



Wednesday, November 3, 2021

Renters and Rental Market Crisis Working Group



Eviction Diversion in the District of Columbia

Beth Mellen

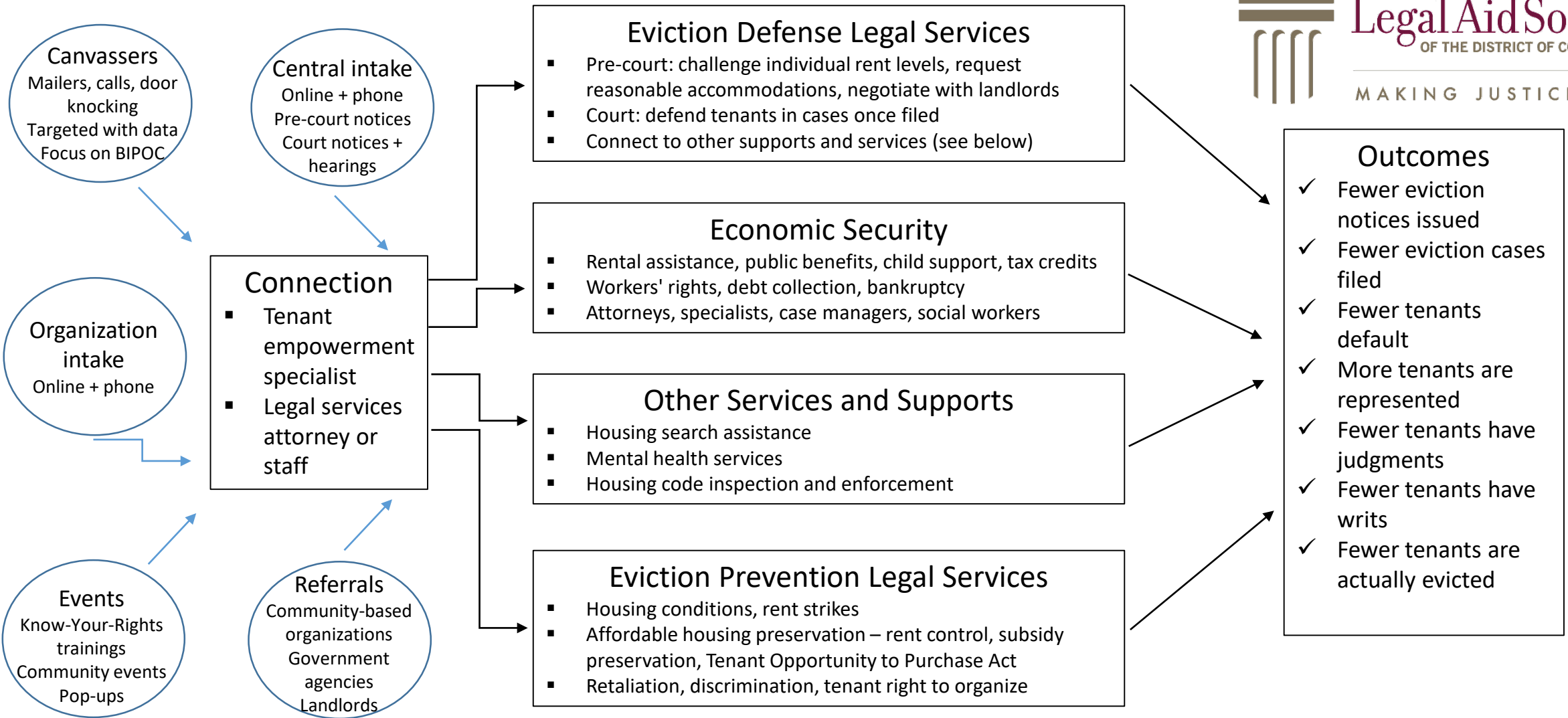
Legal Aid Society of the District of Columbia

November 3, 2021

Opportunities in DC

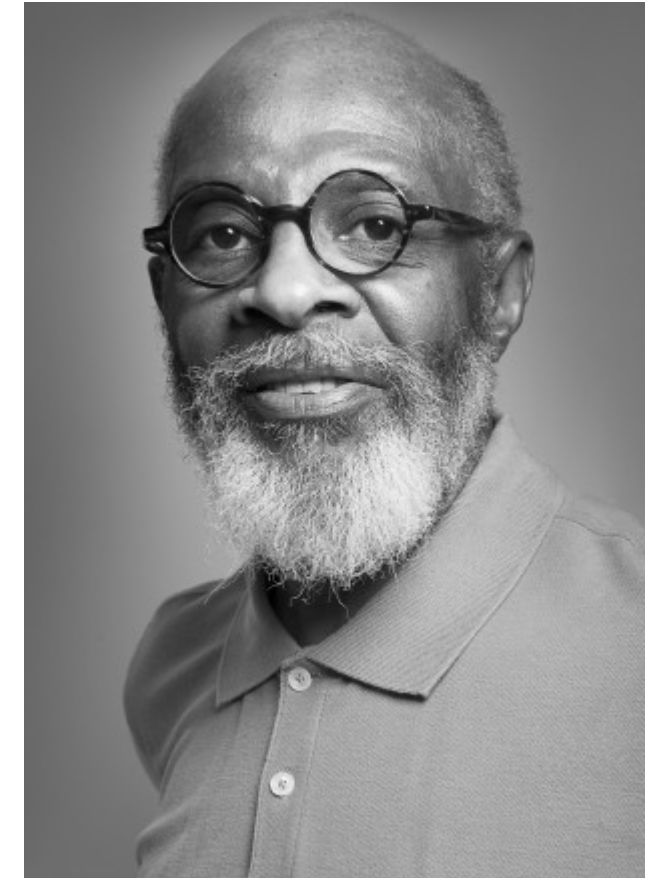
- DC Eviction Diversion Working Group
 - Weekly meeting of co-leads representing government agencies, legal services, rental assistance/housing counseling services, Court
 - Monthly meeting of stakeholders representing government agencies, legal services, rental assistance/housing counseling services, Court, tenant organizers, landlords
 - Key goal is to collaborate on a framework for eviction diversion and prevention in DC
- New Funding for Eviction Diversion
 - New funding of \$1.5 million for eviction diversion, specifically to prevent new case filings
 - Increase of \$3.4 million for eviction defense legal services (\$8 million total)
 - Increase of funding for other legal services





Building Blocks for Success

- Partnerships
 - Bring together legal services, rental assistance, other non-profit providers + Court + government agencies + private philanthropy + lawmakers
- Coordination
 - Six legal services providers coordinated to form a single network, with shared intake system, shared referral system, shared court-based same-day representation and intake system
 - Shared pro bono initiative – Housing Right to Counsel Project – with same six legal services providers coordinating, training, mentoring cases, paired with 23 major law firms and federal government
 - Currently adding canvassers from multiple tenant organizing groups and coordinating closely with rental assistance provider and government agencies
 - Goal to build out partnerships with other community-based organizations
- Data/Information Sharing
 - Information from government agencies, e.g. which tenants have received pre-court eviction notices
 - Information from Court, e.g. new case filings, upcoming hearings, new judgments filed, new writs issued, new eviction dates scheduled
 - Coordination across service providers – canvassers, legal services, rental assistance



Please feel free to contact me with any questions:

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Photo credit: photographs were taken by Jonathan Ragle for Legal Aid



DC | DEPARTMENT of
HUMAN SERVICES



Program impact overview

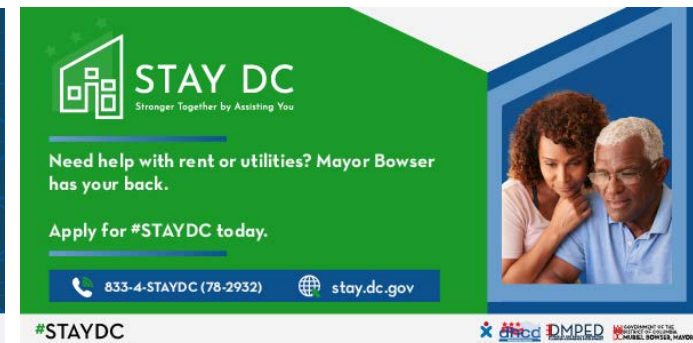
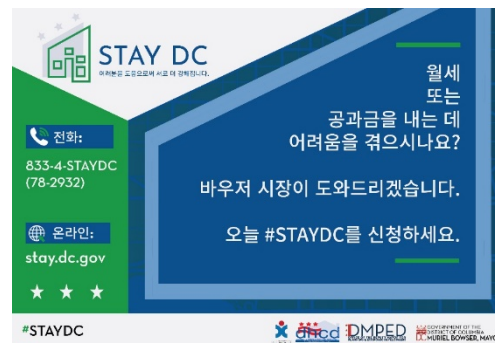
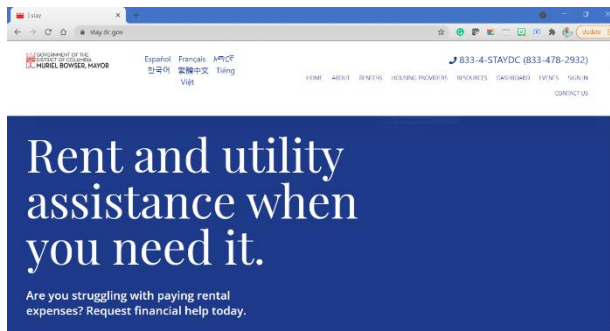
Laura Green Zeilinger, Director
DC Department of Human Services

Program Administration

- STAY DC was designed and implemented through effective partnerships across multiple District departments and CBOs
 - Office of the Deputy Mayor for Planning and Economic Development (**DMPED**) for strategic and policy guidance
 - Department of Housing and Community Development (**DHCD**) for communications and outreach, and
 - Department of Human Services (**DHS**) for administration and subject matter expertise
 - Multiple Community Based Organizations (**CBOs**) for resident outreach and application assistance
- Contract for system and services
 - Application portal
 - Call center
 - Analytics and reporting

Outreach and Engagement

- Deployed robust communication and outreach strategy to spread awareness to all District residents
 - Website
 - Human-centered application design
 - In-person application completion support via 3x weekly pop-up events and canvassing high traffic areas
 - Targeted outreach
 - Advertising across multiple mediums and languages



Impact

Category	Totals (as of 11/2/21)
Total rental assistance awarded	\$176,475,427
Total approved rent applications	36,626
Total utility assistance awarded	\$9,682,266
Total approved utility applications	9,557

Area Median Income (AMI)	Percent total rent award payments
0-30%	83%
30-50%	14%
50-80%	3%

DC is nation-leading in its performance:

- #1 in US in per capital expenditure of funds
- #2 in US in percent of total allocation spent

Ward	% total DC pop	% total approved rental apps
1	12%	9%
2	11%	4%
3	12%	3%
4	13%	9%
5	13%	13%
6	14%	12%
7	12%	21%
8	12%	30%

Additional eviction prevention processes

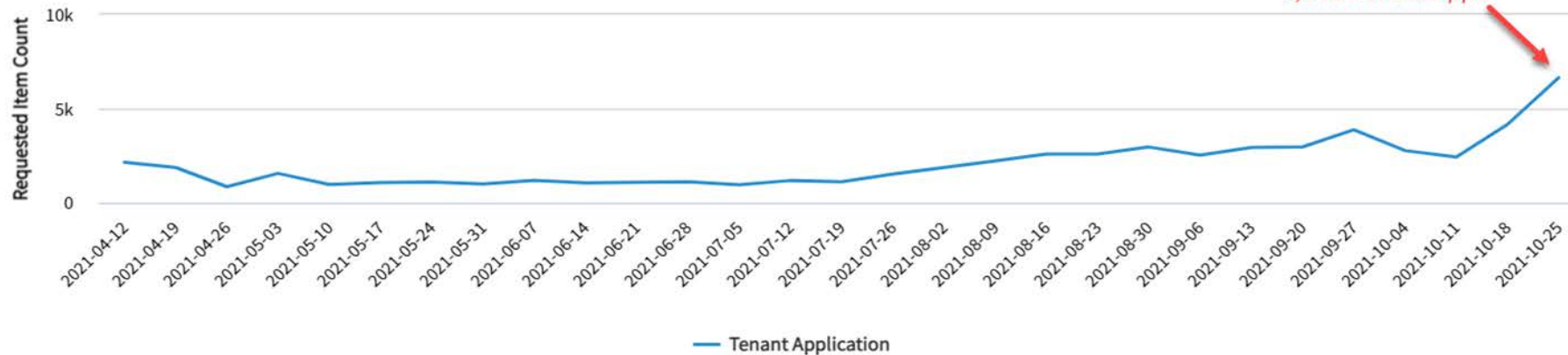
- DHS team working closely with CBOs, legal services, and Deloitte to prevent evictions as they are scheduled
 - US Marshal Service sends eviction list to DC Office of the Tenant Advocate
 - DHS coordinates process
 - Client outreach by CBOs and legal services
 - Match with STAYDC applications, expedited processing

All data from 9/13/2021 – 10/29/2021	
Total scheduled evictions	441
Total tenants not yet reached through outreach efforts	259
Total tenants successfully reached through outreach efforts	181
<i>Of those reached:</i> evictions stopped/delayed through coordination, payments, and/or other intervention	148
<i>Of those reached:</i> Funds paid to stop evictions	~\$559,000 total (pre- and post-pandemic)
<i>Of those reached:</i> Cases with unknown, in process, other unresolvable outcomes	18
<i>Of those reached:</i> Evictions executed	15

Current State

- Demand for STAY DC remains high
 - Need among District residents exceeds ERA 1 & ERA 2 appropriations
 - Applications received on last *day* of program nearly matches highest *week* to date
 - Unemployment in the District fell to 6.5 % in August, but remains at 19.5% for those without a Bachelor's degree

Tenant Application Submitted Line Chart



Moving forward

- Mayor Muriel Bowser is requesting additional funds from US Department of Treasury
- The District will draw on local Emergency Rental Assistance Program funds
- Continue efforts with community partners to streamline pre-eviction prevention strategies