

**Biannual Progress Report to the
Council of the District of Columbia and the
Office of Victim Services and Justice Grants**

CIVIL LEGAL COUNSEL PROJECTS PROGRAM (CLCPP) EVALUATION

Grantee Name:	District of Columbia Bar Foundation (DCBF)
Grant Number:	2025-DCBF-01
Project Title:	Civil Legal Counsel Projects Program (CLCPP)
Grant Year Reporting:	FY24 DCBF Admin Year, FY24 Subgrantee Year (January 1, 2025 – December 31, 2025)
Reporting Period:	January 1, 2025 – June 30, 2025

September 2025

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EXECUTIVE SUMMARY

The Civil Legal Counsel Projects Program (CLCPP) is a grant program established by the Expanding Access to Justice Amendment Act¹ enacted by the Council of the District of Columbia in July 2017. Grants are administered by the DC Bar Foundation (DCBF) and awarded to legal services organizations in the District of Columbia (DC) to provide legal assistance to DC residents with low incomes who are facing, or at risk of facing, eviction proceedings or the loss of a housing subsidy. In July 2022, the legislation that authorized the CLCPP was expanded to allow for grant funds to be used to provide legal services to tenants who wanted to initiate a legal action (“tenant petition cases”), whether it is against their landlord (e.g., to repair housing conditions) or with an agency such as the DC Housing Authority (e.g., to request a change in their housing subsidy). Each year from 2018 through 2022, DCBF administered grants to 6 legal services providers that formed the CLCPP network: Bread for the City, DC Bar Pro Bono Center, Legal Aid DC, Legal Counsel for the Elderly, Neighborhood Legal Services Program, and Rising for Justice. In January 2023, the Children’s Law Center was added as the 7th CLCPP grantee to join the network, and all 7 organizations were funded through 2025.

The statute also mandates an evaluation of the program. In 2019, NPC Research (NPC) was hired by DCBF to design and conduct this evaluation, which is ongoing. As part of the evaluation, biannual reports are submitted to the DC Bar Foundation and the DC Office of Victim Services and Justice Grants (OVSJG) (the organization that distributes the legislatively approved CLCPP funds to DCBF) for each 6-month reporting period. The current report describes the activities between January and June 2025.

HIGHLIGHTED RESULTS FOR THIS REPORTING PERIOD



CLCPP partners closed 1,699 cases in the current reporting period. From January through June 2025, 1,699 cases were closed after a CLCPP attorney provided direct legal services to the tenant, **1,538 (91%) of which were eviction cases**. An additional 519 cases went through intake at the Landlord Tenant Legal Assistance Network (LTLAN), but the case was not yet closed as legal services were not complete at the time of this report. Across these 1,699 cases, CLCPP attorneys served 2,054 clients (a client may have more than one case). These numbers were similar to cases closed and clients served in 2024



CLCPP services reached tenants in every District Ward, though predominantly Wards 7 and 8. Almost half (45%) of the 2,054 CLCPP clients lived in Ward 7 (17%) and 8 (28%). An additional 15% of CLCPP clients lived in Ward 5, 13% in Ward 6, 9% in Ward 1, 7% in Ward 4, 5% in Ward 2, and 5% in Ward 3. This distribution aligns with the program’s historical focus on areas of greater economic need.

¹ DC Act 22-130



Most CLCPP clients faced an active eviction case and a landlord who was represented by an attorney. Among the 1,538 closed CLCPP eviction cases, the tenant had been served with an eviction complaint in 1,359 (88%). Of these 1,359, the landlord was represented by an attorney in 1,290 (95%).



CLCPP clients reported characteristics that would make them more vulnerable to the risk of unstable housing or homelessness. Of the 2,054 clients served in the current period:

- **41%** had at least one minor child living in the household
- **29%** identified as having a disability or chronic health condition²
- **44%** resided in subsidized housing and were at risk of losing their housing subsidy



Tenants continued to utilize the LTLAN to connect with CLCPP attorneys.

Among the tenants that received legal services from the CLCPP partners, **41% connected with services through the LTLAN.** The centralized intake model of the LTLAN offers significant benefits, including a streamlined entry point for tenants seeking legal help and an efficient way to match tenants with services.



Over half of CLCPP clients in eviction cases received legal advice. Across the 1,538 eviction cases that CLCPP attorneys closed after direct legal services:

- **17% of cases received full representation**, whereby an attorney represented the tenant throughout the duration of the eviction case
- **15% received limited scope representation**, which may include activities such as providing representation during a court hearing or a mediation session
- **8% received brief services**, which may include writing a demand letter or filing an answer to the eviction complaint
- **58% received advice and counsel**, whereby clients were provided with guidance on how to respond to the eviction complaint, minimize the financial impact of the eviction, and remain housed or find new housing
- **2% received legal information** from a CLCPP attorney after intake

² Disability status and subsidized housing information status is not collected by Landlord Tenant Legal Assistance Network (LTLAN) intake screeners. These percentages are calculated out of 1,579 cases in the current reporting period that have this information.



Most CLCPP eviction cases were resolved outside of court via dismissal or settlement. Among the 495 CLCPP cases closed in the current reporting period where the outcomes are known by the attorney, 71% resolved outside of court either via a dismissal by the landlord (39%) or a settlement agreement between the parties (31%). An additional 15% of cases were dismissed by the Court, while 8% of cases were resolved after a judicial ruling. Resolving cases outside of court can help resolve disputes sooner and under terms that both parties can agree to.



CLCPP attorneys helped 348 families remain housed. During this period, CLCPP attorneys helped 348 clients retain possession of their homes, affecting a total of 702 household members. Across these 348 clients, **129 (37%) had minor children** living in the home and **131 (38%) reported having a household member living with a disability.**

INTRODUCTION

BACKGROUND

The Civil Legal Counsel Projects Program (CLCPP) is a grant program established by the Expanding Access to Justice Amendment Act³ enacted by the Council of the District of Columbia in July 2017. Grants are administered by the DC Bar Foundation (DCBF) and awarded to legal services organizations in the District of Columbia (DC) to provide legal assistance to DC residents with low incomes⁴ who are facing, or at risk of facing, eviction proceedings or the loss of a housing subsidy. In July 2022, the legislation that authorized the CLCPP was expanded to allow grant funds to be used to provide legal services to tenants who wanted to initiate a legal action (“tenant petition cases”), whether it is against their landlord (e.g., to repair housing conditions) or with an agency such as the DC Housing Authority (e.g., to request a change in their housing subsidy). Each year from 2018 through 2022, DCBF administered grants to 6 legal services organizations that formed the CLCPP network: Bread for the City, DC Bar Pro Bono Center, Legal Aid DC, Legal Counsel for the Elderly, Neighborhood Legal Services Program, and Rising for Justice. In January 2023, the Children’s Law Center was added as the 7th CLCPP grantee to join the network, and all 7 organizations were funded through 2025.

THIS REPORT

The statute also mandates an evaluation of the program. In 2019, NPC Research (NPC) was hired by DCBF to design and conduct this evaluation, which is ongoing. This report presents the results of the evaluation of CLCPP activities conducted between January – June 2025 (the current reporting period). The first section presents aggregated results of the CLCPP Service Data collection, which reflects the clients served, services provided, and outcomes achieved by the full CLCPP network. A more detailed examination of case outcomes is shown in the following section, which utilizes data for cases closed during the current period for which more comprehensive service data are available.⁵ The next section summarizes grantee activities beyond providing direct legal services. Lastly, the report summarizes the study results to date.

The main body of this report presents data for cases that were closed by the CLCPP partners during the most recent reporting period (January – June 2025). Appendices at the end of the report present data for cases closed from the start of the evaluation in August 2019 through the end of the reporting period in June 2025. Some exhibits in the main report include data from the full evaluation period for comparison.

³ DC Act 22-130

⁴ In July 2022, the CLCPP statutory eligibility requirement expanded from the initial restriction that grant funds only serve tenants below 200% of the Federal Poverty Guidelines (FPG) to authorizing services for tenants with “low income,” which led to some CLCPP organizations accepting tenants with household incomes up to 300% FPG.

⁵ When entering service data, CLCPP are asked to input information about case outcomes if they know them. As such, outcome data is typically only available for cases that the attorney helped to resolve (generally cases that received representation as opposed to brief services or advice and counsel).

CLCPP IMPLEMENTATION

Exhibit 1 shows that **2,054 District residents living with low income** contacted the CLCPP for legal services in the current grant reporting period (January – June 2025), **accounting for a total of 2,298 cases closed** (as some residents had more than one case).⁶ The majority of the 2,298 cases in the current grant period were closed after a CLCPP attorney provided direct legal services,⁷ and nearly all of the cases were eviction cases in the Landlord Tenant (L & T) Branch of the Superior Court (the Court). A small percentage of cases (3%) were closed after the partner did not provide direct legal services, typically because the partner referred the case to a pro-bono attorney or other legal services organization that could better meet the tenant’s needs.

A subset of cases (23% in the current period) were not yet closed at the time of this report. These cases featured a completed intake by the Landlord Tenant Legal Assistance Network (LTLAN) and a referral for legal services, but services are either still ongoing or the CLCPP partner who received the referral was not able to connect with the tenant to conduct a full intake and provide services.

Exhibit 1. Number of Tenants Served and Cases Closed (Current Period and Total Since 2019)

Across all 7 CLCPP partners, total number of...	January – June 2025		August 2019 – June 2025	
Total tenants who contacted the CLCPP (through LTLAN or directly through a CLCPP partner)	2,054	(100%)	13,621	(100%)
Total cases among tenants who presented for services	2,298 ^a	(100%)	17,116	(100%)
Cases closed after receiving direct legal services from a CLCPP attorney	1,699	(74%)	13,433	(78%)
Cases closed that did not receive direct legal services from a CLCPP attorney	80	(3%)	777	(5%)
Cases with LTLAN intake, but CLCPP partner has not closed the case ^b	519	(23%)	2,906	(17%)
<i>Of 1,699 cases closed after receiving direct CLCPP legal services, type of case</i>				
Eviction cases closed	1,538	(91%)	12,583	(94%)
Voucher termination cases closed	34	(2%)	360	(3%)
Housing conditions cases closed	127	(7%)	477	(4%)
Other tenant petition cases closed	0	(0%)	13	(<1%)

^a Of the 2,298 cases in the current reporting period, **2,105 (92%)** were eviction cases.

^b Some tenants who completed an LTLAN intake were referred to a provider, but their case was not closed by a CLCPP attorney. In these cases services may be ongoing, or the provider was not able to connect with the tenant after receiving the LTLAN referral.

⁶ A case is considered “closed” when the CLCPP lawyer completes services and administratively closes in the organization’s case management system. This closure may or may not coincide with the date on which the case is resolved with the Court, and as such a CLCPP client may have more than one case closed.

⁷ Direct legal services include cases that received either full representation, limited scope representation, brief services, advice and counsel, or legal information

CLCPP TENANT INFORMATION

Tenant information is available for all 2,054 DC residents who contacted the CLCPP for legal services. This includes tenants whose cases were closed after receiving legal services and tenants whose cases were still in progress and not closed at the time of this report (see Exhibit 1).

WHO RECEIVED CLCPP SERVICES?

In the current reporting period, 2,054 tenants contacted the CLCPP for legal help, and a total of 4,327 household members were impacted. Of these tenants, 65% identified as women while 82% identified as Black or African American.

Many of these cases featured households that were vulnerable to the risks of unstable housing created by an eviction. Of the 2,054 tenants served during this reporting period, 849 (41%) had at least one minor child in the household and 461 (29%) identified as having a disability or chronic health condition. Further, 693 (44%) tenants resided in subsidized housing and were at risk of losing their subsidy as well as their home.⁸

The median household income among CLCPP clients served in this reporting period was \$1,276 per month (range = \$0 to \$8,833), with 64% of clients reporting household income below 100% of the Federal Poverty Guidelines (FPG).⁹

CLCPP CLIENT INFORMATION

Between January and June 2025:

2,054 Tenants contacted the CLCPP for legal help

4,327 Household members were impacted

Of these clients:

82% Identified as Black or African American

65% Identified as a woman

41% Had minors living in the household

29% Had a disability or chronic health condition

44% Lived in subsidized housing

\$1,276 Median monthly family income

⁸ Disability status and subsidized housing information status are not collected by Landlord Tenant Legal Assistance Network (LTLAN) intake screeners and are entered later by partner staff. Therefore, these percentages are calculated out of the number of cases that have this information: 1,583 cases in the current reporting period.

⁹ The Federal Poverty Guidelines (FPG) are calculated using family size, and households with a high monthly income can still be considered low income when there are multiple members in the household. According to the 2024 guidelines, a family of 3 is living at 100% FPG with an annual income of \$31,070, at 150% FPG with an annual income of \$46,605, and at 200% FPG with an annual income of \$62,140. The FPG guidelines are available here: <https://aspe.hhs.gov/topics/poverty-economic-mobility/poverty-guidelines>

Household Income. In its 2024 publication of the annual Out of Reach report, the National Low Income Housing Coalition (NLIHC) ranked the District of Columbia as the fifth most expensive jurisdiction in the nation regarding rental housing wages.¹⁰ The Fair Market Rent for a 2-bedroom apartment in DC was \$2,314, and the monthly income necessary to afford this rent without being cost burdened was \$7,713.

As shown in Exhibit 2, under these conditions, the vast majority of CLCPP clients experienced housing cost burden.¹¹ Among 965 CLCPP clients whose income and monthly rental amounts were known, 82% of clients were cost burdened (all shaded figures), while 64% were severely cost burdened (dark shaded figures).

Of the 18% of CLCPP clients who were not cost burdened, one-third received a housing subsidy that lowered their rental costs. Only 12% of CLCPP clients did not experience rent burden and did not have a housing subsidy.

Ward of residence. Eviction risk continues to be disproportionately experienced by DC residents in Wards 7 and 8, where almost half (45%) of the CLCPP clients lived. An additional 15% of clients lived in Ward 5. Taken together, 60% of CLCPP clients served between January and June 2025 lived in one of these three wards. Fewer clients (10%) were living in either Wards 2 or 3. This distribution of services aligns with the program’s focus on areas of greater economic need. Wards 7 and 8 have median household incomes under \$50,000 compared to \$100,000 or more in other wards (see Appendix C for additional details).¹²

Exhibit 2. Percentage of CLCPP Clients Experiencing Cost Burden (Jan – Jun 2025)

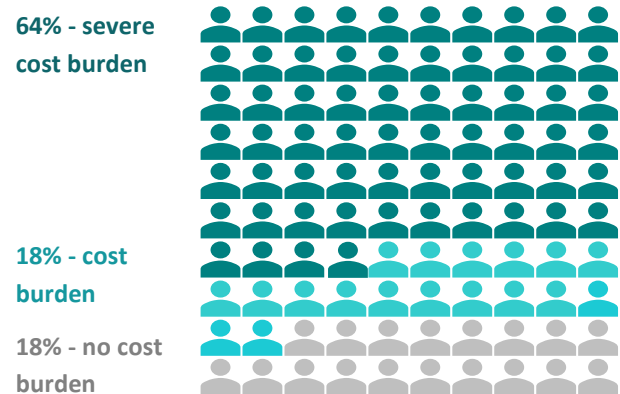
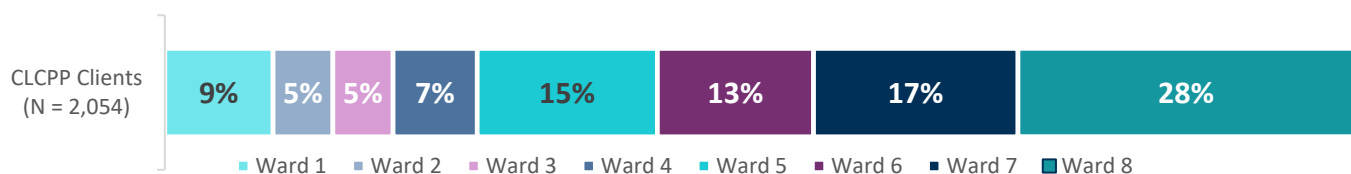


Exhibit 3. Percentage of CLCPP Clients Living in Each Ward (Jan – Jun 2025)



Note. Percentages in Exhibit 3 may not sum to 100% due to rounding. Ward information was missing for 2% of clients.

¹⁰ DC was the sixth most expensive jurisdiction in the prior publication of the Out of Reach Report.

¹¹ The U.S. Department of Housing and Urban Development (HUD) defines housing cost burdened families as those who are paying more than 30% of their income on rent. Severe cost burden is defined as paying more than 50% of income on rent. Cost burden definitions are available from the HUD website: https://www.huduser.gov/portal/datasets/cp/CHAS/bg_chas.html

¹² Data accessed 4/11/25 from:

<https://www.dchealthmatters.org/?module=demographicdata&controller=index&action=view&localeId=0&localeTypeId=27&tagFilter=0&id=2419>

TENANT ACCESS TO THE CLCPP NETWORK

Exhibit 4 shows how tenants who received legal services from a CLCPP attorney initially contacted the network. As shown, the CLCPP partners have collaborated to provide tenants with multiple avenues to contact a CLCPP attorney, including contacting the Landlord Tenant Legal Assistance Network (LTLAN; 41% of tenants)¹³, calling a CLCPP partner directly (29%), meeting with a CLCPP partner in the courthouse (19%), or being referred from another community organization, such as a social services or medical provider (7%).

Exhibit 4. How Tenants Contacted the CLCPP Network (Jan – Jun 2025)



41% LTLAN Intake



29% Called CLCPP



19% Court House



7% Community Referral

Note: Exhibit 4 does not include cases where the tenant completed an LTLAN intake and were referred to a provider, but their case was not yet closed by a CLCPP attorney during the time period.

The CLCPP attorneys work in shifts throughout the week to process LTLAN intake referrals, which has become the primary point of access to services, in large part due to efforts to promote the service to tenants who are at risk of losing their rental housing. As a result of advocacy by the CLCPP partners, the LTLAN contact information is included on every official document that a tenant receives from the Court as part of the eviction process.

The partners also each maintain a separate intake for clients to either call the attorneys directly or walk in to their offices. Additionally, three of the partners coordinate schedules to ensure that the CLCPP has a consistent presence in the courthouse with sufficient staff to conduct intake and provide services for tenants looking for legal help.

Finally, the Children's Law Center, which provides legal services to tenants who want to pursue legal action against their landlord to remediate sub-standard housing conditions, has cultivated a referral partnership with local medical providers. These providers will refer their patients to the CLC in cases where the housing conditions may be exacerbating a medical issue.¹⁴

¹³ The LTLAN is a coordinated intake and referral system established by CLCPP partners. For details about the LTLAN, see Appendix B

¹⁴ Exhibit C-6 in the Appendix shows the tenant point of contact separately for each CLCPP partner

DIRECT LEGAL SERVICES

This section presents data describing the direct legal services provided by the CLCPP partners.¹⁵ With grant funds, CLCPP partners provide a continuum of legal services, from legal information to full representation. Each service type is defined below.

Landlord Tenant Legal Assistance Network (LTLAN) intake screening – brief intake with individuals calling the LTLAN hotline to assess their eligibility and refer them to a CLCPP partner for further assessment and legal assistance

Legal information – general information regarding legal rights and responsibilities or explanation of options (not legal advice)

Advice and counsel – legal information and a recommendation for a course of action for the specific case, but no action on behalf of the tenant

Brief services – brief action on behalf of the tenant, such as drafting a letter or making a phone call; typically, not more than 2 hours of time; no court appearance

Limited scope representation – more involved action on behalf of the tenant, but less than full representation; typically, more than 2 hours of time; may include court appearance(s)

Full representation – committing to represent the tenant for the duration of the case; may involve negotiation, litigation, administrative representation, or other advocacy as the attorney of record

This section is divided into three parts that separately discuss **eviction cases**,¹⁶ **housing choice voucher termination cases**, and **tenant petition cases**, primarily tenant petitions requesting that landlords repair substandard housing conditions. Data on the number of cases closed and the CLCPP services provided are presented for each type of case. When available, outcome data are presented, including how cases were resolved (e.g., trial, settlement agreement, dismissal), outcomes of the case (e.g., which party had possession of the unit at the time the case was resolved, the status of the voucher), and the degree to which the outcome aligned with the tenant's wishes.

¹⁵ Legal services staff enter data when they have completed providing services for a case. In some instances, services end (providers close the case) when the case is resolved by the Court. In other instances, services are provided for a limited period of time and services may end (and the case may be closed by the provider) before the case has been resolved by the Court.

¹⁶ See Appendix A for a summary of the eviction case process in Washington, DC.

EVICTIION CASES

Characteristics of Eviction Cases

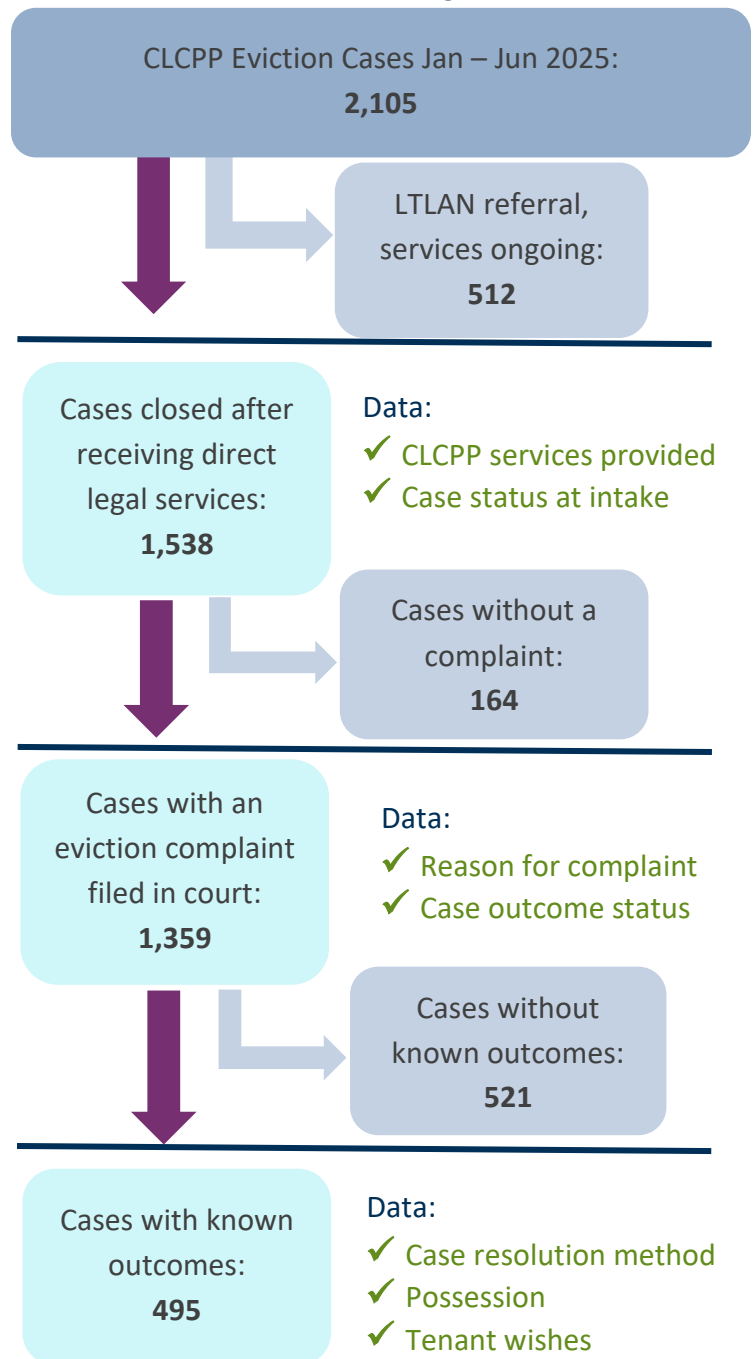
As shown in Exhibit 5, the CLCPP partners reported a total of **2,105 eviction cases between January and June 2025**. Of these eviction cases, 1,538 (73%) were closed after receiving direct legal services from the CLCPP partners while 512 (24%) involved an intake completed by the LTLAN staff but were not closed as the legal services provided by the organization accepting the LTLAN referral were still in progress. An additional 55 cases (3%) did not receive a direct legal service and instead were referred to a pro bono attorney or another organization.

Of the 1,538 closed cases that received direct CLCPP services, **164 (11%) involved tenants who contacted the CLCPP, but whose landlord had not filed a complaint** with the Court. These tenants received a notice of eviction but were not facing an active lawsuit at the time that they presented for CLCPP services. The remaining **1,359 cases (88%) involved tenants who had a complaint filed against them** when they came to the CLCPP, and, therefore, were facing an active eviction case.¹⁷ Among the 1,359 cases with an eviction complaint, in 1,128 (83%) the landlord cited non-payment of rent as the basis for the eviction.

Almost all landlords (95%) in eviction cases with a complaint had an attorney. This high rate of landlord representation underscores the importance of CLCPP services for tenants.

Finally, **case outcomes were known for 495 cases**. This number represents 24% of eviction cases handled by the CLCPP partners.

Exhibit 5. CLCPP Eviction Cases
(Jan – Jun 2025)

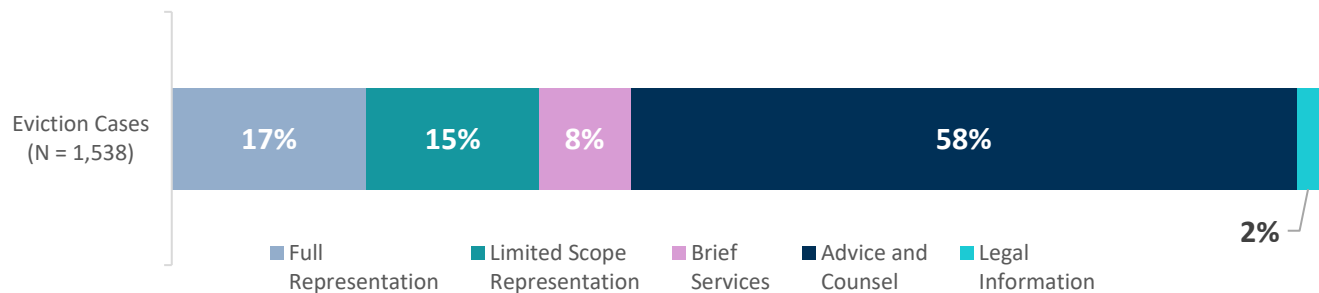


¹⁷ Complaint filing status was unknown in 15 (1%) of closed cases in the current reporting period.

Legal Services Provided in Eviction Cases

The CLCPP partners try to provide at least some level of legal services to as many eligible tenants as possible, while prioritizing serving tenants who are most at risk of being unhoused in an eviction action. As part of this approach, CLCPP attorneys offer a range of legal services that vary in intensity and have developed triage protocols that direct tenants to the service level that aligns with the client’s needs and the specific circumstances of their case, and with the organization’s attorney capacity. Exhibit 6 shows the legal services provided across the 1,538 eviction cases closed after receiving direct legal services during this reporting period.¹⁸

Exhibit 6. Legal Services Provided for Eviction Cases (Jan – Jun 2025)



The CLCPP partners prioritize full representation in cases where an attorney can have the most impact on the case outcome. This includes cases where tenants have a viable legal defense, can financially sustain the tenancy by paying the rent, have a housing subsidy that is at risk if the tenant is evicted, or if the tenant is otherwise vulnerable to a negative outcome of an eviction case if they do not have legal counsel (e.g., the tenant may not be able to understand the process or to represent themselves).

Limited scope representation and brief services are provided when tenants have a specific legal need that an attorney can help with. The CLCPP partners have collaborated to establish a physical presence in the courthouse every day of landlord / tenant court, and many of the tenants who connect with a CLCPP attorney in the courthouse may receive limited scope representation in the form of a single court appearance or one-time negotiation with the landlord. Brief services may include a demand letter or answer filed on behalf of the tenant, along with advice to help them represent themselves.

Advice and counsel occurs most frequently and is typically provided for evictions filed for nonpayment of rent in which the landlords demanded more money than the tenant could pay, the tenant did not have a viable legal defense against the eviction filing and therefore the presence of an attorney would not impact the case outcome, and the tenant has the capacity to represent themselves after receiving advice. In these cases, the attorney’s advice is designed to help tenants remain housed for as long as possible to allow them more time to find other housing and otherwise to help mitigate the negative ancillary impacts of an eviction, as well as to provide information about any non-legal support services available to help tenants find new housing if they needed to move out.

¹⁸ If a client received more than one service, they are counted once under the highest level of service.

Outcomes Achieved in Eviction Cases

When entering service data, attorneys are asked to input information about case outcomes if they know them. While these outcome data are important to examine, they are biased toward those cases in which a complaint was filed and that the attorney helped to resolve, which are primarily those cases that receive some level of representation. **Cases with outcome data may not adequately represent all eviction cases (see Exhibit 5). Therefore, the following results should be interpreted with caution.**

During the current reporting period, attorneys entered outcome data for a total of **495 (24%) closed eviction cases**. Most of these closed cases with outcome data received representation from a CLCPP attorney: 76% received representation (49% full and 27% limited scope), 17% received advice, 6% received brief services, and 1% received legal information.

How Eviction Cases Were Resolved

Of the 495 cases closed in this reporting period with outcome data:

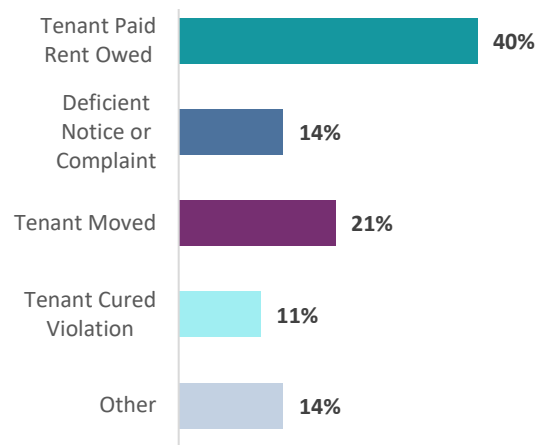
- **55% resolved via dismissal** (15% by the Court, 39% by the landlord)
- **31% resolved via a settlement agreement** between the parties
- **6% resolved via a judgment or ruling against the tenant** (e.g., consent judgment, judgment after trial, Court ruling on a landlord's motion for judgment, etc.)
- **2% ended with a default judgment**¹⁹ against the tenant²⁰

Landlord reason for dismissal varied

Exhibit 7 displays the reasons why landlords dismissed CLCPP cases. The most common reason was because the tenant paid all of the rent demanded by the landlord. In 46% of the cases dismissed because the rent was paid, tenants received emergency rental assistance program (ERAP) funds, highlighting the importance of public rental assistance in keeping tenants housed.

Exhibit 7 also shows that CLCPP attorneys continued to earn dismissals due to technical deficiencies in the notice or the complaint. These cases are typically dismissed *without prejudice*, meaning that the landlord can refile the eviction case for the same issue. In these cases, the dismissals gave the tenants additional time to resolve the dispute or find alternative housing.

Exhibit 7. Reason for Landlord Dismissal (Jan – Jun 2025)



Note. Percentages are based on the 173 cases ending via landlord dismissal.

Note. Landlord dismissal reason was unknown in 11%

¹⁹ A default judgment is a court order issued against a tenant who fails to respond to an eviction or fails to appear in court for a scheduled hearing. Sometimes tenants present for CLCPP services after a default judgment has already been entered, or they fail to appear with their CLCPP attorney on the day of their hearing. A default judgment against a CLCPP client does not reflect inaction by the attorney.

²⁰ An additional 6% of cases resolved via some other method, while case resolution method was unknown in 1% of cases.

Possession of Property Outcomes

Across the 495 eviction cases with outcome data, **tenants retained possession of the unit in 348 (70%) cases and possession reverted to the landlord in 147 (30%) cases**. Understanding whether the tenant was successful in response to the landlord’s eviction complaint requires taking a more nuanced look at how the possession outcome was determined.

When possession reverted to the landlord, it was typically because the tenant moved out

As shown in Exhibit 8, 78% of the 348 tenants who retained possession of their rental unit did so outright, without any conditions attached. In the remaining 22% of cases ending in tenant possession, the tenant retained possession under the conditions of a negotiated agreement with their landlord.

In 69% of the 147 eviction cases where possession reverted to the landlord, the tenant agreed to leave the property to resolve the dispute. While these tenants did not remain housed, they still needed legal assistance to resolve their case under favorable terms to avoid the ongoing challenges associated with an eviction judgment. The remaining 31% of eviction cases ending with landlord possession were resolved without the tenant proactively moving to close the matter. These cases represent 9% of all eviction cases with outcomes.

Tenants retained possession most often via dismissal, landlords received possession most often via negotiated settlement

Exhibit 9 on the following page shows the method of case resolution when the tenant retained possession of the property versus when the possession reverted to the landlord. When tenants retained possession, it was most often because the case was dismissed either by the landlord (44%) or by the Court (21%). Tenants in 28% of cases retained possession of the property by agreeing to the terms of a negotiated settlement.

In contrast, landlords primarily regained possession through a settlement agreement (39%) in which tenants may have agreed to move in exchange for other negotiated benefits. Landlords also gained possession by dismissing the case (28%), often because the tenant moved out to resolve the dispute.

Exhibit 8. Possession Outcomes in Eviction Cases (Jan – Jun 2025)

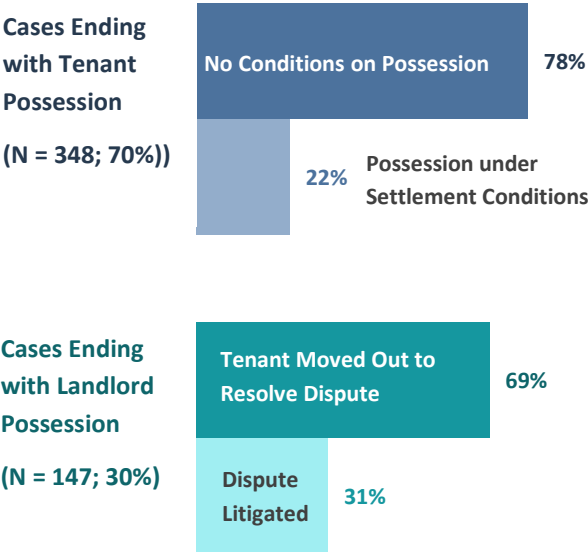
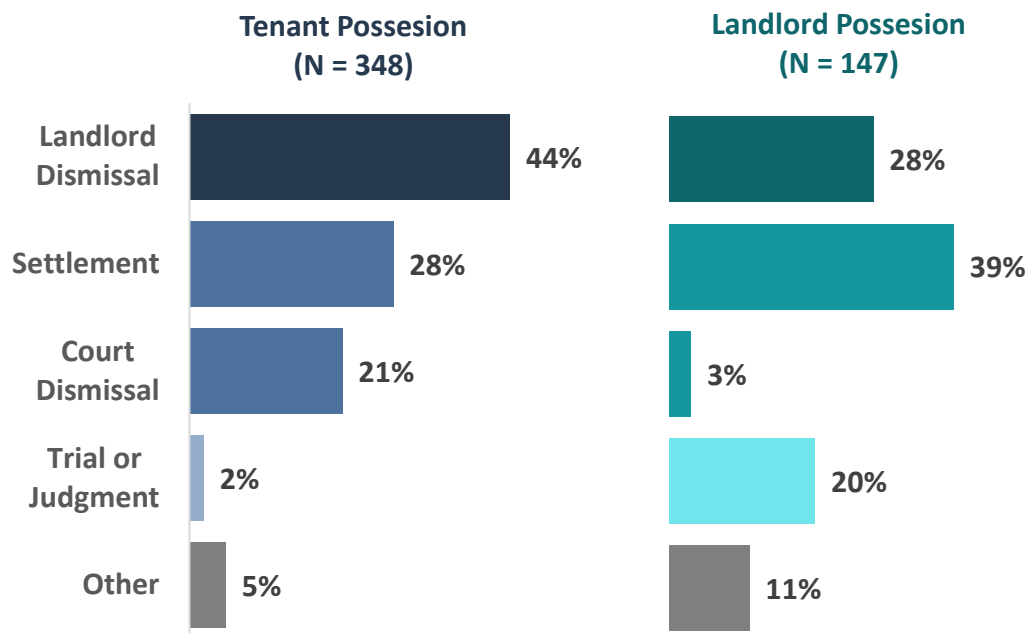


Exhibit 9. Tenant and Landlord Possession by Resolution Method (Jan – Jun 2025)



Of the cases that ended in landlord possession, 20% ended with an unfavorable Court outcome against the tenant. Specifically, 6% of cases ending with landlord possession resolved via a Court ruling in favor of the landlord (e.g., a ruling on a dispositive motion), 5% ended with a default judgment against the tenant, 3% ended with judgment against the tenant after a trial, and 6% ended with a consent or confessed judgment. Notably, **cases that ended in an unfavorable ruling against the tenant represent 29 (6%) of the 495 total eviction cases** with outcome data.

Tenants who moved after a settlement received favorable terms

When a case ended with possession reverting to the landlord via settlement, the CLCPP attorney was typically able to negotiate a “soft landing” that helped insulate the tenant from the negative impact of being unhoused through an eviction. Of the 57 such cases, information about settlement terms was available in 56 (98%). Among these cases, tenants often received additional time to move (53%), a neutral rental reference (42%), or a reduction of financial damages demanded such as back rent (21%). Some of these settlements also included an agreement not to report the eviction to credit agencies (21%) or a reduction of other fees (18%).

Monetary Outcomes for Tenants

Of the 495 cases with outcomes, 375 (76%) were filed for nonpayment of rent. Among these 375 cases, 61 cases (17%) involved tenants who had some type of housing subsidy, and the remaining 314 cases (84%) involved tenants without a subsidy. Because the amount of money demanded by the landlords is best understood in the context of the monthly rental amount paid by tenants, tenants with and without a housing subsidy are discussed separately below.

Cases with a housing subsidy. In the 61 cases where the tenant had a subsidy, the median amount of back rent demanded was \$3,248 (the mean was \$7,269).²¹ The median rent amount for which these tenants were responsible was \$249 per month. **On average, for tenants with a housing subsidy, landlords demanded about 13 months of the rent.**²²

Across these 61 cases, information about payments made by tenants to the landlord for rent demanded on the complaint was available in 9. Among these 9 cases, the median amount paid by the tenant was \$2,623, or 80% of the total rental amount demanded, to resolve the dispute.

Cases without a housing subsidy. Among the remaining 314 cases where the tenant did not have a subsidy, the median amount of back rent demanded was \$5,938 (the mean was \$9,096). The median rental amount that these tenants paid was \$1,212 per month. **For tenants without a subsidy, landlords demanded, on average, over 7 months of rent.**²³

Across these 314 cases, information about payments to the landlord for rent demanded on the complaint was available in 57. Among these 57 cases, the median amount paid by the tenant was \$5,925, or 99% of the total amount of back rent demanded to resolve the dispute.

²¹ Median refers to the middle value (the 50th percentile marker) when the records are ordered from least to greatest in value. Mean refers to the average value, calculated by adding all values and dividing by the total number of records. Means are prone to over- and under-estimation when there are very high or very low values in the dataset. Medians are more stable.

²² Among the 61 cases featuring tenants who had a housing subsidy, the amount demanded by landlords varied from \$498 to \$56,297.

²³ Among the 314 cases featuring tenants who did not have a housing subsidy, the amount demanded varied from \$674 to \$56,636.

HOUSING CHOICE VOUCHER (SUBSIDY) TERMINATION CASES

In addition to eviction cases, CLCPP attorneys served tenants at risk of losing their housing choice vouchers administered by the DC Housing Authority (DCHA). Data in this section describes the services provided in those cases, and the outcomes achieved.

Services Provided

Exhibit 10 shows the legal services provided across the 34 voucher termination cases closed during the reporting period. Of these cases, 24% received full representation, 6% received limited scope representation, 6% received brief services, and 65% were given advice and counsel.

Exhibit 10. Legal Services Provided for Voucher Termination Cases (Jan – Jun 2025)



Outcomes of Housing Choice Voucher Termination Cases

Of the 34 voucher termination cases closed during this reporting period, 12 (35%) had outcome data entered. Of the 12 voucher termination cases with outcome data closed during this reporting period, 4 (33%) were settled through negotiation with litigation and 8 (67%) were resolved by some other method, such as the client receiving a transfer voucher or the client completing recertification. Notably, tenants in **9 (75%) of the 12 voucher cases with outcome data in this reporting period were able to retain their subsidies** (the outcome was unknown in the other 3 cases).

TENANT PETITION CASES

Exhibit 11 displays the number of tenant petition cases (cases where tenants initiated legal action against their landlord or petitioned the DC Housing Authority) that received direct legal services from CLCPP partners during the current reporting period by the type of housing matters addressed. As shown, 118 of the 127 tenant petition cases (93%) closed by the CLCPP in the current period pertained to housing conditions, such as mold in the unit, leaks that created water damage, or other issues that were in violation of housing codes (Housing Conditions or Rapid Rehousing Conditions).

Exhibit 11. Tenant Petition Matters Addressed (Jan – Jun 2025)

Type of Petition	Cases Closed # (%)	
Housing Conditions	102	(80%)
Rapid Rehousing Conditions	16	(13%)
Other Rapid Rehousing Issue	8	(6%)
US Department of Housing and Urban Development (HUD) Administrative Matter	0	(0%)
Appeal of Shelter Denial or Termination	1	(1%)
Other Administrative Matter related to Voucher or Subsidy	0	(0%)
Rent Control / Unlawful Rent Increase	0	(0%)
Other	0	(0%)
Unknown	0	(0%)
Total	127	

The Children’s Law Center (CLC) uses its CLCPP funding to provide legal services to families with low-income whose children have health issues (e.g., asthma) and who are living in rental units with substandard conditions. CLC served all 127 of the tenant petition cases closed after receiving direct legal services during the current reporting period. Across these 127 cases, CLC served 125 clients.

Tenant Petition Client Characteristics, January – June 2025

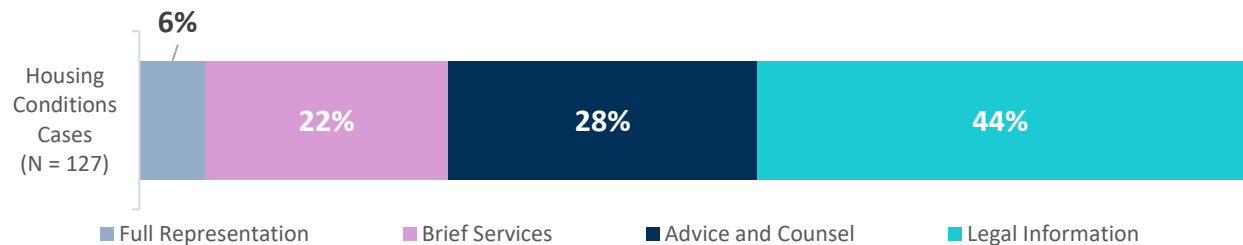
Of the 125 tenant petition clients served during the current reporting period, **113 (90%) identified as female,**²⁴ **110 (88%) had a household income less than 100% of the Federal Poverty Guidelines (FPG), with 66 (53%) reporting that they lived with zero income.** All the clients had minor children in the household, and 28% reported that their housing stability was at risk, either because they faced an active eviction lawsuit (18%) or felt that their landlord would move to evict them soon (10%).

²⁴ Gender identity for 8 (6%) clients was unknown. 6 CLC clients (4%) in the current period identified as male.

Services Provided in Tenant Petition Cases, January – June 2025

Exhibit 12 shows the direct legal services provided across the 127 tenant petition cases closed during this reporting period. Of these cases, 8 (6%) received full representation, 28 (22%) received brief services, 35 (28%) were given advice and counsel, and 56 (44%) were provided with legal information.

Exhibit 12. Legal Services Provided for Housing Conditions Cases (Jan – Jun 2025)



Note. The Children’s Law Center does not offer limited scope representation in housing conditions cases.

The percentage of clients who received legal information is related to the nature of housing conditions cases and the manner in which tenants connect with the CLC to receive services. As described above, the CLC has cultivated partnerships with medical providers who refer patients whose medical condition may be related to the conditions of their apartment (See Exhibit 4, page 5 above). As such, most housing condition clients are referred to the CLC rather than seeking the organization out. Further, unlike clients in eviction cases, tenants in a housing conditions matter must choose to proceed with the legal action against their landlord. In situations where the tenant elected not to pursue a housing conditions case against their landlord, the attorney typically provided the tenant with information about their legal rights and closed the matter.

CLCPP NETWORK ACTIVITIES BEYOND DIRECT LEGAL SERVICES

In addition to providing direct legal services to tenants, the CLCPP network partners undertook several important activities to strengthen the program. The following section summarizes selected examples of program activities during the current reporting period. CLCPP grantees provide this information about their activities for each grant period, which is edited for clarity and length for this report

The LTLAN intake staff continues to refine and improve the system. DC Bar Pro Bono Center improved the LTLAN intake system by implementing a new platform, Five9, to better manage increasing call volume and connect tenants with services more efficiently. Five9 allows for calling and texting from a dedicated LTLAN number that may be given to callers beforehand, minimizing time lost to missed calls, and a phone tree that can better direct callers to services.

The Court continues to include the LTLAN phone number in court notices, and it continues to announce the availability of LTLAN services during court proceedings. Between January 1 and June 30, 2025, LTLAN intake staff processed 1,140 intake calls for tenants seeking CLCPP services.

Proactive outreach connected tenants at risk of eviction to the CLCPP. The CLCPP partners, in coordination with community-based organizations, continued to respond to an increase in eviction filings by conducting intensive outreach to these tenants and offering them legal services and access to rental assistance. This effort included:

- **Data collection and sharing** – The partners continued to track all scheduled evictions in real time, with tenant names, addresses, and (where available) email and phone.
- **Canvassing** - The Eviction Prevention in Communities (EPIC) grant allowed the partners to formally partner with community-based organizations, who hired community members to canvass. Through coordinated in-person outreach, these canvassers continued to knock on the doors of large numbers of households with scheduled hearings in an eviction case. When canvassers spoke to tenants directly, they connected them directly to LTLAN. If they did not speak to the tenant, they left flyers directing tenants to LTLAN.
- **Connection to legal and non-legal services and supports** - Canvassers directed tenants not only to legal assistance, through LTLAN, but also to non-legal supports through Tenant Empowerment Specialists (TES). The TES helped clients apply for rental assistance and public benefits; they also conducted housing searches and facilitated voucher transfers. Canvassers also directed tenants to participatory defense hubs, tenant-led spaces where litigants could share experiences as defendants in landlord-tenant court. Altogether, 78 tenants attended these hubs in the current reporting period.
- **Partnership with emergency rental assistance providers** – The partners continued to expedite referrals to and from emergency rental assistance for tenants facing imminent evictions, prioritizing the rental assistance applications of tenants who were court involved.

- **Iterative, ongoing collaboration** - Leadership at the CLCPP partner organizations and the canvassing organizations met at least monthly to identify and implement solutions as challenges arose.

The CLCPP network continued to support the Housing Right to Counsel (HRTC) program. The HRTC project was formally relaunched in November 2023. As part of the HRTC, the partners collaborate to train pro bono attorneys in housing law, which adds capacity to the network. CLCPP attorneys manually review eviction filings to identify tenants who have a scheduled eviction hearing and who have a housing subsidy, and mail letters to a subset of these tenants that guarantee legal representation (based on pro bono capacity).

- In the current reporting period, CLCPP partners sent 303 letters to tenants guaranteeing counsel. Of these, 51 (17%) tenants made contact through the LTLAN or a visit to the courthouse. CLCPP partners worked with 20 firms, federal government agencies, and the Office of the Attorney General to place 19 of these cases with pro bono attorneys between January – June 2025.
- To finetune the program to improve efficacy and impact, the CLCPP partners and law firms met regularly to discuss program implementation, to review what is working well and what needs to be improved, and to adjust the program to adapt to current needs.

CLCPP partners remain committed to advocacy . The CLCPP partners have continued to play a critical role in advocating for tenants’ rights, and legislative advocacy has remained central to the network’s efforts. CLCPP partners testified before the DC Council housing committee on the RENTAL (Rebalancing Expectations for Neighbors, Tenants, and Landlords) Act and its impacts on tenants through its changes to eviction processes, TOPA, and DCHA board composition, and met with legislative staff to raise additional substantive and technical concerns. Due to their advocacy, the CLCPP partners were able to secure key protections for victims of crime and domestic violence survivors incorporated in this legislation. Finally, the CLCPP partners continue to attend DCHA Board of Commissioner meetings to raise issues regarding the operation of public housing and voucher programs.

The CLC pursued a multi-tenant housing conditions lawsuit. The Children’s Law Center (CLC) is representing multiple tenants across an entire apartment complex in Ward 5, where families are facing mold, sewage leaks and other health-harming housing conditions that have gone unaddressed by the property owner. After extensive tenant outreach, education and organizing in 2024—supported by CLC’s partner EMPOWER DC—the CLC entered the litigation phase with the landlord in early 2025 and are now trying to reach a negotiated settlement.

The CLC has also recently begun planning to accept a second whole building case in partnership with Legal Aid and Latino Economic Development Center. The property is on the CLC’s Healthy Housing map (created with Children’s National’s IMPACT DC asthma clinic), which identifies the DC apartment buildings with the highest rates of pediatric asthma and worst housing conditions. The property’s tenant association has been very active and has tried to get help from the city for years for severe mold and pest issues throughout the building.

CLCPP attorneys maintained collaboration with the Court. The CLCPP partners continued to participate in the Court’s Landlord Tenant Working Group, which meets every month to discuss updates and provide recommendations to the Landlord Tenant Branch of the DC Superior Court on process improvements and other topics. The organizations collaborate to propose agenda items with the Court, provide joint recommendations as issues emerge, and share updates from these meetings across all the CLCPP partners. Additionally, the Court continued its work with the Landlord Tenant Rules Committee, and attorneys at several of the partner organizations were asked to participate in the reconstituted committee. The partner members of the Rules Committee have worked to ensure that the Court rules continue to facilitate tenant rights and protections and have suggested potential rule changes to pursue these goals.

The CLCPP partners also continue to meet with the Court’s Eviction Diversion Initiative. The Court recently invited housing providers to these meetings and there have been some collaborative opportunities to address issues of back rent and recertifications in affordable housing properties including a proposed standard payment agreement that forgives a month of rent for every month paid. Through these meetings, the partners are able to identify which landlords carry large balances of back rent and which properties have significant numbers of tenants who have failed to recertify.

The CLC, partnered with Legal Aid DC and the Health Justice Alliance to conduct judicial trainings at the DC Superior Court on health-harming housing conditions. These trainings for civil court judges included a session with mold and pest experts as well as a two-part session on housing subsidies for DC tenants with low incomes. They are planning an additional session to address the remediation of substandard housing conditions. Because civil court judges encounter housing conditions issues across all courtrooms, these trainings will improve their ability to consider housing code and other legal violations impacting the health and stability of tenants.

Finally, CLC collaborated with DC legal service providers and Court officials to improve landlord compliance with housing regulations. Proposed improvements led to better coordination between the Housing Conditions Court and DC Department of Environment, including access to mold inspectors.

CLCPP partners engaged in training and outreach. The CLCPP partners have continued to participate in various training and outreach events with other community organizations, including Housing Counseling Services, Empower DC and Latino Economic Development Center (LEDC). In addition, the partners have made numerous presentations for individual buildings both online and in-person. Senior and supervising attorneys also participate as trainers in the Washington Council of Lawyers’ regular eviction defense cohort training for newer attorneys funded by the CLCPP grant and Right to Counsel training for pro bono attorneys.

CLCPP partners coordinated rapid response to tenants facing serious housing conditions issues. The CLC, in partnership with Legal Aid, LCE, NLSP, and the DC Bar Pro Bono Center have led a rapid response to an urgent threat by DC Water to terminate water in 2,000+ apartment buildings in DC. Landlords have failed to pay water bills and now thousands of tenant families are facing water shut-offs. The Office of the Attorney General (OAG), unable to halt water shut-offs, reached out to legal services organizations and Children’s Law Center took the lead in organizing partners. Property owner negligence means many of these buildings also have water leaks, caved-in ceilings, mold and pests that threaten tenants’ health and safety. The CLCPP partners are working together on litigation to compel

landlords to comprehensively address both the water shut-offs and housing conditions. This litigation will inform a larger legislative strategy around enhancing landlord accountability.

Additionally, this June, the CLC received a 5 – 7 referrals per week from medical partners concerned about their patients' health related to broken air conditioning during DC's recent heat waves. To prevent health complications from heat stress—especially in children more vulnerable to heat, such as those with asthma and epilepsy—the CLC use Temporary Restraining Orders (TROs) to compel landlords to quickly fix air conditioning units or pay for families to stay in temporary accommodations.

The CLCPP partners collaborated to cross-train their attorneys. The CLC engaged Legal Aid DC to train their staff on landlord-tenant issues (excluded from above listed performance measures). This issue is outside of Children's Law Center's legal practice areas, however, many of the families they serve are also at risk of eviction or are facing other landlord-tenant concerns. Therefore, this cross-training will enhance CLC staff's ability to identify landlord-tenant issues and make effective warm referrals to Legal Aid DC to ensure tenant families receive the best-fit legal services for their unique situation.

SUMMARY

From January through June 2025, the CLCPP network partners collectively provided legal assistance to 2,054 DC residents with low incomes, representing 2,298 eviction, voucher termination, and tenant petition cases. Of these cases, 1,699 were closed after a CLCPP attorney provided direct legal services to the tenant. The remaining 599 cases featured a tenant who received another service that was not a direct legal service (80 cases), or that had completed an LTLAN intake and were referred to a CLCPP partner; however, legal services were not complete at the time of this report (519 cases). Nearly all (91%) of the 1,699 the cases closed after the CLCPP attorney had provided legal services were eviction cases in the Landlord Tenant (L & T) Branch of the DC Superior Court (the Court).

Though tenants living in every DC Ward have accessed the CLCPP services, DC residents in Wards 7 and 8, where almost half of the CLCPP clients lived, had a greater risk of eviction. Eviction risk also continues to be disproportionately experienced by DC's Black residents, who account for more than 8 out of 10 CLCPP clients and by women, who account for nearly 7 out of 10 CLCPP clients. The racial distribution of CLCPP clients suggests that the risk of eviction among low-income District residents is disproportionately experienced by Black residents - while 80% of the CLCPP clients are black, the 2024 American Community Survey indicates that 41% of DC's population is Black.²⁵

Nearly two-thirds of CLCPP clients reported a household income below 100% of the Federal Poverty Guidelines, and the median monthly household income for clients was \$1,276. Given their income and the high cost of living in DC, 82% of clients whose income and monthly rental amount were known experienced rent burden, with 64% experiencing severe cost burden. Finally, among CLCPP clients who had an active eviction lawsuit, 95% faced a represented landlord. Taken together, the profile of CLCPP clients suggests that many are living in conditions of poverty, come from historically marginalized communities in Washington DC, and experience severe rent burden.

Of the cases that received direct legal services in this period, attorneys provided advice and counsel in 58% and some form of legal representation in 32% (17% full representation, 15% limited scope). Attorneys continued to earn positive outcomes for clients when they legally represented them. Among active eviction cases closed during the current reporting period that received a direct legal service by a CLCPP attorney, 70% of tenants retained possession of their units. Of those tenants who did not retain possession, most moved out on their own accord or as part of an agreement—**notably, fewer than 6% of CLCPP clients with an active case for which the outcomes were known had a judgment entered against them that put them at risk for an actual lockout.** DC ERAP helped many of these clients stay housed. In the reporting period, 46% of CLCPP tenants who retained possession received ERAP funds.

Finally, in addition to providing direct legal services to tenants facing an eviction, the CLCPP partners continued to conduct community **outreach** to make tenants aware of the CLCPP services and engage in ongoing **advocacy** efforts to ensure that the needs of tenants with low income are represented in policy decisions.

²⁵ United States Census Bureau, ACS Demographic and Housing Estimates, retrieved from: <https://data.census.gov/table/ACSDP1Y2024.DP05?g=050XX00US11001>

EXPENDITURES DURING THIS REPORTING PERIOD

Exhibit 13 shows the legal services providers funded with CLCPP grants during fiscal year 2025, the amount of grant funding awarded, and how the funding was used.

Exhibit 13. CLCPP-funded Legal Services Providers (Jan - Dec 2025)

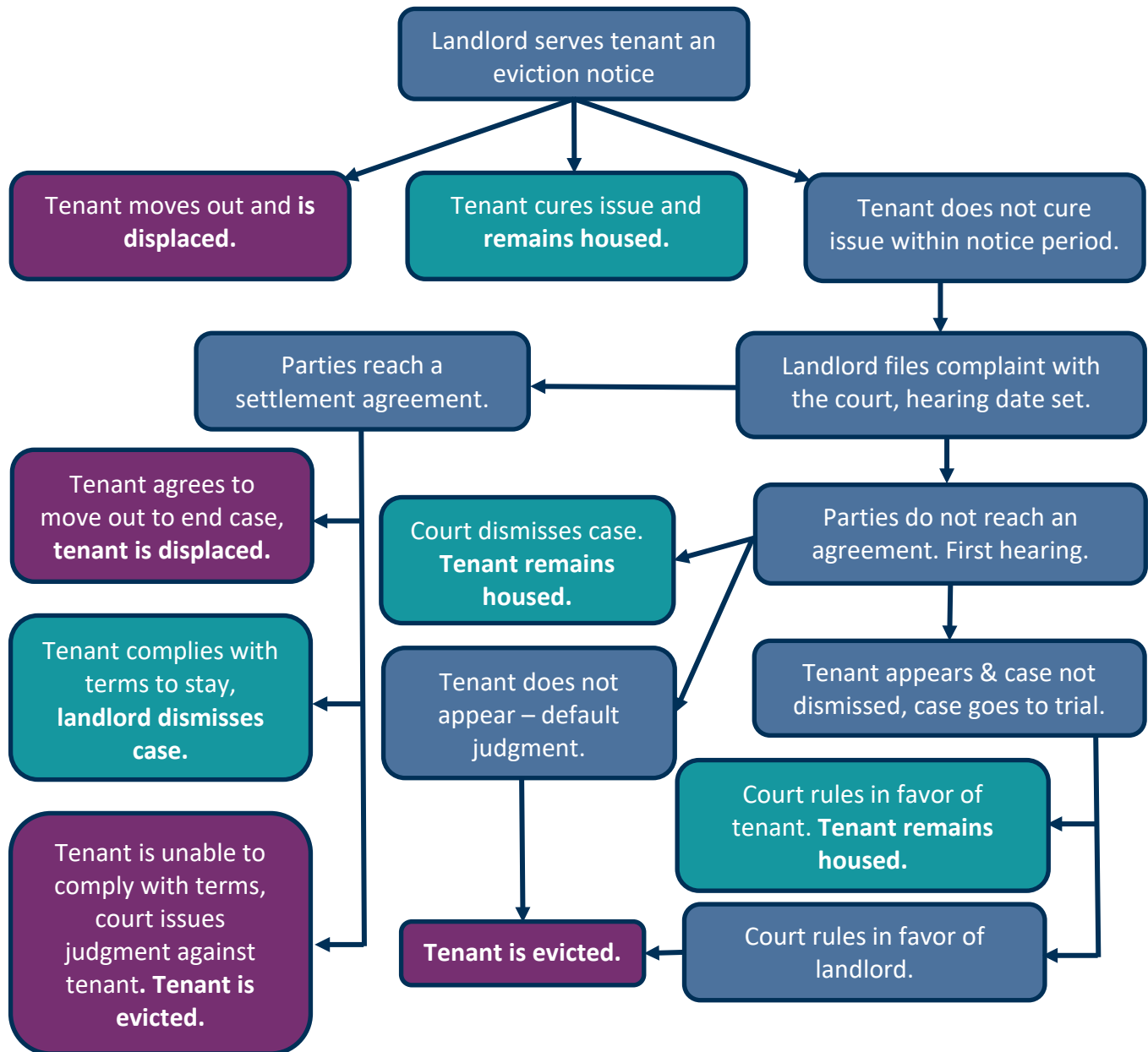
LEGAL SERVICES PROVIDER	AMOUNT FUNDED	HOW GRANT FUNDING WAS USED
Legal Aid Society of the District of Columbia	\$2,912,320	The Legal Aid Society of the District of Columbia works to prevent displacement and preserve safe and affordable housing for low-income DC tenants and their families.
Bread for the City	\$972,310	Bread for the City prevents displacement and preserves safe and affordable housing for low-income DC tenants and their families by providing and coordinating high-quality legal representation for tenants facing eviction and termination of their housing subsidies.
Legal Counsel for the Elderly	\$1,097,776	Legal Counsel for the Elderly helps prevent the displacement of DC tenants and their families. Their goal is to preserve safe and affordable housing for DC residents by providing and coordinating high-quality legal representation for tenants facing eviction proceedings or subsidy terminations.
Rising for Justice (formerly DC Law Students in Court)	\$1,467,879	Rising for Justice collaborates closely with the six other CLCPP providers to reduce barriers to service, avoid duplication of services, and maximize efficiencies, while also engaging in joint outreach and community education efforts to advocate for systemic change with the courts, government agencies, and the DC Council.

LEGAL SERVICES PROVIDER	AMOUNT FUNDED	HOW GRANT FUNDING WAS USED
The DC Bar Pro Bono Center	\$1,131,745	The DC Bar Pro Bono Center addresses the overwhelming need for legal representation on behalf of tenants at risk of voucher termination and eviction. This includes operating the Landlord Tenant Resource Center at the DC Superior Court and staffing the LTLAN intake hotline.
Children’s Law Center	\$667,284	Children’s Law Center delivers legal services that address substandard housing conditions harming the health of DC children and contributing to racial inequities in pediatric asthma and other health concerns.
Neighborhood Legal Services Program	\$1,250,686	Neighborhood Legal Services Program helps prevent displacement and preserve safe, affordable housing for low-income DC tenants by providing and coordinating high-quality legal representation for tenants facing eviction and housing subsidy termination.

APPENDIX A: EVICTION PROCESS

Although there are nuances that can affect a case flow, an eviction case generally involves the following steps:

Exhibit A-1. Eviction Process in Washington, DC



Note: Cure in the eviction process refers to the act of correcting a breach of the lease agreement.

As shown in Exhibit A-1, an eviction case begins when the landlord issues a notice to the tenant that demands that the tenant cure an alleged violation of the lease, typically non-payment of rent,²⁶ or vacate the rental unit. Under the new legislative requirements for eviction filings, the landlord must give the tenant 30 days to respond to the notice before they can proceed with a complaint. Landlords are also required to include the contact information for the LTLAN on the eviction notice. After receiving the notice, tenants can either vacate the unit, cure the alleged violation, or remain in the unit without curing the violation, in which case the landlord can file a complaint after the 30-day period has lapsed. Tenants in the notice period are not facing an active eviction lawsuit.

When a landlord files an eviction complaint with the Court, a hearing date is set. The landlord is then required to serve the tenant with the complaint at least 21 days before the date of the hearing. When a tenant is served with the complaint, they face an active eviction lawsuit. At this stage, the parties can end the case via a negotiated settlement agreement that is filed with the Court to resolve the case without a hearing. In some cases, the tenant agrees to move out, sometimes in exchange for a reduction in the amount of rent demanded or for additional time to find alternative housing. It is also possible that the negotiated settlement allows the tenant to remain in the unit providing that the tenant complies with the terms of the agreement. If the tenant complies with the terms, then they can remain housed; however, if they do not then the landlord can petition the Court for a writ of restitution, which allows them to schedule a lockout and evict the tenant.

If the parties do not resolve the case with a negotiated settlement agreement, then the case will proceed to trial. The first step in this process is the initial (first) hearing. If the tenant does not appear at this initial hearing, then the Court will issue a default judgment against the tenant, and the landlord can schedule a lockout and evict the tenant. If the tenant does appear, then the Court can dismiss the case, which will typically happen if the landlord's complaint was legally insufficient, or the tenant was not properly served with the complaint in advance of the hearing. If the tenant appears and the case is not dismissed, then it will proceed to a trial where the judge will consider the merits of the landlord's eviction complaint. If the Court rules in favor of the tenant, then the tenant can remain housed; however, if the Court rules for the landlord, then the tenant is evicted and faces an imminent lockout.

Finally, if the landlord is issued a writ of restitution and schedules an eviction, a tenant may redeem their tenancy and remain housed at any time before they are locked out by addressing the landlord's issue (typically by paying back rent).

²⁶ Landlords can only initiate an eviction action for non-payment of rent if the amount demanded is at least \$600.

APPENDIX B: LTLAN REFERRALS

The Landlord Tenant Legal Assistance Network (LTLAN) is a coordinated intake and referral system that simplifies the process of finding legal assistance by providing a single phone number (and website) that income-eligible tenants can call to connect with an attorney from one of the six CLCPP organizations.²⁷ Between January and June 2025, the LTLAN was the primary entry point for CLCPP services with **54% of clients accessing CLCPP services by contacting the LTLAN**. The success of the LTLAN is the product of a multi-pronged approach implemented by the network over time to promote the service to tenants who are at risk of losing their rental housing. Since the LTLAN's inception, the partners have **successfully advocated for legislative changes** that took effect in 2022 and required the LTLAN contact information to be included on every official document that a tenant receives as part of the eviction process. They also continue to engage in **community outreach**, such as hosting Know Your Rights workshops, establishing referral partnerships with community-based organizations, and supporting community outreach and education through the EPIC (Eviction Prevention in the Community) project.

When a tenant calls the LTLAN, the staff conducts a brief screening to determine whether the tenant is income-eligible for CLCPP services, and if they have a qualifying legal issue (eviction or potential loss of a housing subsidy). Eligible tenants are referred to the CLCPP partners for legal services if their case meets one or more of the following criteria:

- **they have an active case** (i.e., the landlord has either filed an eviction case against them in court or has illegally locked them out of their home)
- **they have been constructively evicted** (the landlord failed to repair substandard conditions in the unit or has shut off utilities), or
- **their housing subsidy was terminated.**

Since the start of January 2022, when the District's eviction moratorium was phased out and filings resumed, the LTLAN has referred between 40 – 50% of callers to the CLCPP network for services. Tenants who are not income eligible for CLCPP services, who do not meet one of the above criteria, or who have called the LTLAN before and have already received legal services from a CLCPP attorney regarding the same issue are referred to the Landlord Tenant Resource Center (LTRC), where they may receive legal information or brief assistance from a volunteer attorney.

²⁷ Interested readers can learn more about the LTLAN in this published report:
https://www.dccbarfoundation.org/_files/ugd/3ddb49_3c3f9628d05447f7a502fac2d16b404c.pdf

APPENDIX C: ADDITIONAL DATA

Exhibit C-1. Number of Tenants Served and Cases Closed by Year (Aug 2019 – June 2025)

Across all 7 CLCPP partners, total number of...	Aug – Dec 2019 # (%)	Jan – Dec 2020 # (%)	Jan – Dec 2021 # (%)	Jan – Dec 2022 # (%)	Jan – Dec 2023 # (%)	Jan – Dec 2024 # (%)	Jan – Jun 2025 # (%)	Total # (%)
Tenants served	1,149 (100%)	1,363 (100%)	1,060 (100%)	1,887 (100%)	2,658 (100%)	3,450 (100%)	2,054 (100%)	13,621 (100%)
Total cases for the tenants who presented for services	1,459 (100%)	1,806 (100%)	1,466 (100%)	2,659 (100%)	3,377 (100%)	4,051 (100%)	2,298 (100%)	17,116 (100%)
Cases closed after receiving direct legal services ^a	1,339 (92%)	1,528 (89%)	1,230 (84%)	1,849 (70%)	2,598 (80%)	3,190 (79%)	1,699 (74%)	13,433 (78%)
Cases closed after not receiving direct legal services	120 (2%)	254 (10%)	26 (2%)	45 (2%)	93 (3%)	159 (4%)	80 (3%)	777 (5%)
LTLAN Intake Only	0 (0%)	24 (1%)	210 (14%)	765 (29%)	686 (20%)	702 (17%)	519 (23%)	2,906 (17%)
<i>Of cases closed after receiving direct CLCPP legal services</i>								
Eviction	1,303 (97%)	1,469 (96%)	1,174 (95%)	1,799 (97%)	2,401 (92%)	2,899 (91%)	1,538 (91%)	12,583 (94%)
Voucher termination	36 (3%)	59 (4%)	56 (5%)	48 (3%)	53 (2%)	74 (2%)	34 (2%)	360 (3%)
Housing conditions ^b	--	--	--	--	144 (6%)	205 (6%)	127 (7%)	477 (4%)
Other tenant petition ^b	--	--	--	--	0 (0%)	12 (<1%)	0 (0%)	13 (<1%)

^a Tenants can receive help for more than one case.

^b The CLCPP statute did not authorize the provision of legal services in cases where the tenant wanted to initiate a legal action against their landlord (such as housing conditions cases) until July 2022. The CLCPP partners began providing services in tenant petition cases at the start of the 2023 grant year.

The following key events have impacted the number of tenants served and cases closed over time:

- From the middle of March 2020 to July 2021, the eviction moratorium was in effect and landlords could not file new cases or proceed with scheduled lockouts. Tenants still contacted the CLCPP for services during this period; however, in many of these cases, the tenant was not facing an eviction action and CLCPP attorneys provided advice and counsel to help tenants understand their rights and responsibilities while the eviction moratorium was in place.
- From the end of July through December 2021, the moratorium on new eviction filings was phased out. Landlords were permitted to give tenants notice of unpaid rent, proceed with previously scheduled lockouts, and, starting in mid-October 2021, file new nonpayment of rent eviction cases.
- Starting in January 2022, landlords were permitted to file new eviction cases for any reason. New legislation designed to protect tenant rights added requirements for landlords to file eviction cases, including longer notice periods and a requirement that the LTLAN information appear on legal documents, which impacted CLCPP services.

Exhibit C-2. Gender, Age, Race, and Ethnicity of Tenants Served (Current Period and Total)

Demographic Characteristic	Current Period # (%)		Total # (%)	
Gender				
Woman	1,330	65%	8,892	65%
Man	664	32%	4,387	32%
Non-binary or gender diverse	4	<1%	33	<1%
Transgender	2	0%	40	0%
Prefer not to say	14	1%	73	1%
Unknown/Missing	40	2%	196	1%
Age				
Under 18 Years Old	0	<1%	5	<1%
18–35	626	30%	4,235	31%
36–59	932	45%	6,334	47%
60 and Older	450	22%	2,907	21%
Unknown/Missing	46	2%	140	1%
Race^a				
Black or African American	1,692	82%	10,990	81%
Hispanic or Latino/a	117	6%	1,008	7%
White	84	4%	770	6%
American Indian/Alaska Native	12	1%	94	1%
Middle Eastern or North African	2	<1%	2	<1%
Asian American	4	<1%	102	1%
Native Hawaiian or Pacific Islander	2	<1%	26	<1%
Other Race	25	1%	418	3%
Prefer not to say	62	3%	361	3%
Unknown/Missing	94	5%	870	6%

Current period = Jan – Jun 2025. Total = Aug 2019 to Jun 2025.

^a Race and Ethnicity definitions are those used by the U.S. Census. Fact sheet on definitions can be found here: <https://www.census.gov/topics/population/race/about.html>. Percentages may not sum to 100.

Exhibit C-3. Tenant Risk Factors (Current Period and Total)

Risk Factors	Current Period # (%)		Total # (%)	
Household with at least one minor child	849	(41%)	5,452	(40%)
Tenant had a disability or chronic health condition ^a	461	(29%)	3,537	(32%)
Tenant resided in subsidized housing ^{b, c}	693	(44%)	4,691	(42%)
Opposing party had legal representation^d				
Cases with an eviction complaint filed in court by the landlord	1,290	(97%)	8,631	(95%)
Cases without an eviction complaint filed in court by the landlord	71	(68%)	1,098	(61%)

Current period = Jan – Jun 2025. Total = Aug 2019 to Jun 2025.

^a Disabilities included developmental or intellectual disabilities, physical disabilities, psychiatric or mental health disorders, blindness or significant vision loss, and deafness or significant hearing loss. Chronic health conditions included long-term illnesses such as diabetes, asthma, and cancer. Tenants could indicate that they had a disability without disclosing the type. This information is not collected by Landlord Tenant Legal Assistance Network (LTLAN) intake screeners and is entered later by partner staff. Therefore, these percentages are calculated out of the number of cases that have this information: 1,583 cases in the current reporting period and 11,119 cases total.

^b Subsidized housing included Department of Behavioral Health subsidies, low-income housing tax credit, housing choice voucher programs (including VASH and LRSP), project/site-based subsidies (Section 8 or other), public housing, and Rapid Re-housing Subsidies.

^c Subsidized housing information is not collected by Landlord Tenant Legal Assistance Network (LTLAN) intake screeners and is entered later by partner staff. Therefore, these percentages are calculated out of the number of cases that have this information: 1,583 cases in the current reporting period and 11,119 cases total.

^d Opposing party representation status is not collected by LTLAN intake screeners and is entered later by partner staff. Therefore, these percentages are calculated out of the number of cases that have this information: For cases with a complaint, 1,329 during current reporting period and 9,080 total; for cases without a complaint filed at intake, 104 during the current reporting period and 1,802 total.

Exhibit C-4. CLCPP Client Ward of Residence (Current Period and Total)

Ward	Current Period (July – Jun 2025) # (%)		Total (Aug 2019 – Jun 2025) # (%)	
Ward 1	179	9%	1373	10%
Ward 2	97	5%	579	4%
Ward 3	98	5%	559	4%
Ward 4	152	7%	1178	9%
Ward 5	306	15%	1979	15%
Ward 6	262	13%	1384	10%
Ward 7	349	17%	2595	19%
Ward 8	577	28%	3878	28%
Missing Ward	34	2%	96	1%
Total	2,054		13,621	

Exhibit C-5. Median Household Income by Ward

Ward	Median Household Income
Ward 1	\$120,010
Ward 2	\$116,285
Ward 3	\$147,968
Ward 4	\$109,966
Ward 5	\$98,326
Ward 6	\$120,943
Ward 7	\$49,814
Ward 8	\$45,598

Data accessed 4/11/25 from:

<https://www.dchealthmatters.org/?module=demographicdata&controller=index&action=view&localeId=0&localeTypeId=27&tagFilter=0&id=2419>

Exhibit C-6. How Tenants Contacted the CLCPP Network, by Partner and Total (Jan – Jun 2025)

Access Point	Bread for the City	Children's Law Center	Legal Aid	Legal Counsel for the Elderly	NBHD Legal Services Program	Rising for Justice	Total
Tenant Called the LTLAN	128 (69%)	0 (0%)	282 (38%)	92 (69%)	84 (41%)	61 (32%)	649 (41%)
Tenant Contacted Partner Directly	36 (19%)	19 (15%)	159 (22%)	38 (29%)	112 (55%)	98 (51%)	462 (29%)
Tenant Connected at Courthouse ^a	7 (4%)	0 (0%)	259 (35%)	0 (0%)	0 (0%)	28 (15%)	294 (19%)
Tenant was Referred, not via LTLAN	0 (0%)	106 (82%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	106 (7%)
Other	7 (4%)	0 (0%)	9 (1%)	1 (1%)	3 (1%)	0 (0%)	20 (1%)
Unknown	7 (4%)	4 (3%)	30 (4%)	2 (2%)	4 (1%)	6 (4%)	53 (4%)
Total	185	129	739	133	203	193	1,584

Note: Exhibit C-6 does not include cases where the tenant completed an LTLAN intake and were referred to a provider, but their case was not closed by a CLCPP attorney.

Note: Exhibit C-6 does not include the Pro Bono Center, which uses CLCPP funds to staff and maintain the LTLAN and provided direct legal services to 2 tenants in the current reporting period.

^a Includes connecting with a tenant during a virtual court hearing

Exhibit C-7. Legal Services Provided in Eviction Cases by CLCPP Partner (Jan – Jun 2025)

Services Provided ^a	Bread for the City	Legal Aid	Legal Counsel for the Elderly	Rising for Justice	Neighborhood Legal Services Program	Pro Bono Center
Full Representation	57 (28%)	84 (10%)	86 (44%)	10 (5%)	58 (24%)	0 (0%)
Limited Scope Representation	69 (34%)	72 (9%)	31 (22%)	55 (27%)	3 (1%)	1 (<1%)
Brief Services	18 (9%)	77 (9%)	10 (7%)	24 (12%)	2 (1%)	1 (<1%)
Advice and Counsel	56 (28%)	569 (68%)	28 (20%)	90 (44%)	165 (69%)	0 (0%)
Legal Information	1 (<1%)	5 (1%)	4 (3%)	19 (9%)	0 (0%)	0 (0%)
LTLAN Intake (Pro Bono Center)	--	--	--	--	--	519 (99%)
Other	1 (<1%)	33 (4%)	5 (4%)	6 (3%)	10 (4%)	0 (0%)
Missing	0 (0%)	0 (0%)	1 (<1%)	2 (1%)	0 (0%)	0 (0%)
Total Eviction Cases	202	840	142	206	238	521

^a If a client received more than one service, they are counted once under the highest level of service.

Exhibit C-8. Direct Legal Services Provided in Eviction Cases by Year (Aug 2019 – Jun 2025)

Services Provided ^a	Aug – Dec 2019 # (%)	Jan – Dec 2020 # (%)	Jan – Dec 2021 # (%)	Jan – Dec 2022 # (%)	Jan – Dec 2023 # (%)	Jan – Dec 2024 # (%)	Jan – Jun 2025 # (%)	Total # (%)
Full Representation	252 (24%)	330 (24%)	338 (29%)	447 (25%)	470 (20%)	519 (18%)	264 (17%)	2,620 (21%)
Limited Scope Representation	412 (39%)	342 (25%)	248 (21%)	289 (16%)	518 (22%)	682 (24%)	229 (15%)	2,720 (22%)
Brief Services	194 (18%)	237 (18%)	169 (14%)	199 (11%)	180 (7%)	219 (8%)	130 (8%)	1,328 (11%)
Advice and Counsel	188 (18%)	409 (30%)	399 (34%)	794 (44%)	1,185 (49%)	1,443 (50%)	886 (58%)	5,304 (43%)
Legal Information ^b	23 (2%)	34 (3%)	20 (2%)	70 (4%)	48 (2%)	36 (1%)	29 (2%)	260 (2%)
Total Eviction Cases ^c	1,069 (100%)	1,352 (100%)	1,174 (100%)	1,799 (100%)	2,401 (100%)	2,899 (100%)	1,538 (100%)	12,232 (100%)

^a If a client received more than one service, they are counted once under the highest level of service.

^b Before the COVID-19 pandemic, tenants could receive legal information from the DC Bar Pro Bono Center's Landlord Tenant Resource Center (LTRC), which was in the Superior Court and staffed with CLCPP funds. When COVID-19 forced the Court to close, the LTRC was no longer available, and the number of tenants who received legal information decreased. The Court, and the LTRC, reopened in 2021 when the public health emergency ended, and tenants who are not eligible for CLCPP services are currently referred to the LTRC for legal information; however, the service is no longer supported with CLCPP grant funds.

^c Total reflects the number of eviction cases that received direct legal services. These totals do not reflect the cases that only received an LTLAN intake, nor cases that received a referral or some other legal service, nor cases that have missing or unknown legal services information.

The total also does not reflect cases that were served during the reduced data collection period during the early months of the pandemic. The CLCPP providers have had to adjust their service structure in response to the pandemic and other (related) key events summarized in note in Exhibit B-1 above. For more information about how CLCPP services have changed over time in response to the pandemic and subsequent period after the end of the public health emergency, please review the annual evaluation reports for the previous grant years, which are made available by the DC Bar Foundation at <https://www.dcbarfoundation.org/>.

Exhibit C-9. Resolution of Eviction Cases (Current Period and Total)

How eviction cases were resolved	Current Period (Jan – Jun 2025) # (%)		Total (Aug 2019 – Jun 2025) # (%)	
Total number of cases with a complaint filed	1,359 (100%)		9,039 (100%)	
Number of cases with a complaint and data about outcomes	488 (36%)		4,553 (50%)	
Of cases with a complaint and outcome data, number that were resolved via...				
Notice withdrawn	1	<1%	15	<1%
Court dismissal	71	15%	706	16%
Landlord dismissal without terms	194	40%	1,697	37%
Consent/confessed judgment	8	2%	47	1%
Default judgment	8	2%	71	2%
Settlement agreement	153	31%	1461	32%
Judgment at trial	6	1%	55	1%
Court ruling (not through dismissal or trial)	3	1%	53	1%
Landlord's motion for judgment to terminate stay ^a granted	6	1%	78	2%
Landlord's motion for judgment to terminate stay ^a withdrawn	5	1%	51	1%
Landlord's motion for judgment to terminate stay ^a denied	0	0%	12	0%
Court dismissal due to eviction filing during moratorium	0	0%	32	1%
Other	28	6%	247	5%
Unknown	5	1%	27	1%

^a Landlords file a motion to terminate the stay of eviction when there is an existing eviction judgment that is put on hold with a judicial stay order until the judge can decide if the eviction should proceed. In these cases, the landlord alleges the stay should be lifted to allow the eviction. If the motion is granted, the tenant is subject to eviction; if the motion is denied, the tenant can remain in the rental unit.

Exhibit C-10. Possession Outcomes by Year (Aug 2019 – Jun 2025)

Possession Outcomes	Aug – Dec 2019 # (%)	Jan – Dec 2020 # (%)	Jan – Dec 2021 # (%)	Jan – Dec 2022 # (%)	Jan – Dec 2023 # (%)	Jan – Dec 2024 # (%)	Jan – Jun 2025 # (%)	Total # (%)
Total number of eviction cases closed that received direct legal services	1, 069 (100%)	1,352 (100%)	1,174 (100%)	1,799 (100%)	2,401 (100%)	2,899 (100%)	1,538 (100%)	12,232 (100%)
Number of eviction cases with data about outcomes	527 (49%)	440 (33%)	415 (35%)	647 (36%)	966 (40%)	1,093 (38%)	495 (32%)	4,583 (37%)
Of <u>eviction cases closed with data about outcomes</u>, number and percentage that ended with possession for ...								
Landlord	133 (25%)	88 (20%)	75 (18%)	51 (8%)	83 (9%)	91 (8%)	45 (9%)	566 (12%)
Landlord, Tenant Moved ^a	1 (< 1%)	2 (< 1%)	20 (5%)	86 (13%)	163 (17%)	158 (14%)	102 (21%)	532 (12%)
Tenant	239 (45%)	228 (52%)	257 (62%)	446 (69%)	608 (63%)	705 (65%)	271 (55%)	2,754 (60%)
Teant Under Settlement Terms	154 (29%)	122 (28%)	63 (15%)	62 (10%)	112 (12%)	139 (13%)	77 (16%)	729 (16%)
Of <u>total eviction cases closed</u>, number and percentage that ended with possession for ...								
Landlord	148 (14%)	95 (10%)	94 (8%)	57 (3%)	85 (4%)	100 (3%)	49 (3%)	628 (5%)
Landlord, Tenant Moved	1 (< 1%)	2 (< 1%)	29 (2%)	99 (6%)	182 (8%)	167 (6%)	105 (7%)	585 (5%)
Tenant	270 (25%)	303 (31%)	356 (30%)	549 (31%)	656 (27%)	767 (26%)	290 (19%)	3,191 (27%)
Tenant Under Settlement Terms	159 (15%)	129 (13%)	67 (6%)	63 (4%)	119 (5%)	142 (5%)	79 (5%)	758 (6%)
Possession unknown	491 (46%)	434 (45%)	628 (53%)	1,031 (57%)	1,359 (57%)	1,723 (59%)	1,015 (66%)	6,681 (56%)

^a Possession to the landlord because the tenant moved was added as a classification in 2021. Cases closed with this possession designation before 2021 were entered or edited after the classification was added.

Exhibit C-11. Legal Services Provided in Housing Choice Voucher Termination Cases by Year (Aug 2019 – Jun 2025)

Services Provided^a	Aug – Dec 2019 # (%)	Jan – Dec 2020 # (%)	Jan – Dec 2021 # (%)	Jan – Dec 2022 # (%)	Jan – Dec 2023 # (%)	Jan – Jun 2024 # (%)	July – Dec 2024 # (%)	Total # (%)
Full Representation	21 (58%)	33 (56%)	11 (20%)	20 (42%)	17 (32%)	25 (34%)	8 (24%)	135 (38%)
Limited Scope Representation	5 (14%)	8 (14%)	12 (21%)	2 (4%)	1 (2%)	5 (7%)	2 (6%)	35 (10%)
Brief Services	6 (17%)	7 (12%)	9 (16%)	8 (17%)	6 (11%)	11 (15%)	2 (6%)	49 (14%)
Advice and Counsel	4 (11%)	9 (15%)	23 (41%)	15 (31%)	29 (55%)	31 (42%)	22 (65%)	113 (37%)
Legal Information	0 (0%)	2 (3%)	1 (2%)	3 (6%)	0 (0%)	2 (3%)	0 (0%)	8 (2%)
Total Housing Choice Voucher Cases	36 (100%)	59 (100%)	56 (100%)	48 (100%)	53 (100%)	74 (100%)	34 (100%)	360 (100%)

^a If a client received more than one service, they are counted once under the highest level of service.

The CLCPP providers have had to adjust their service structure in response to the key events summarized in Exhibit B-1 above. For more information about how CLCPP services have changed over time in response to the pandemic and subsequent period after the end of the public health emergency, please review the annual evaluation reports for the previous grant years, which are made available by the DC Bar Foundation at <https://www.dcbfoundation.org/>.

Exhibit C-12. Resolution of Housing Choice Voucher Termination Cases (Current Period and Total)

Administrative case resolution	Current Period (Jan – Jun 2025) # (%)		Total (Aug 2019 – Jun 2025) # (%)	
Total number of cases served ^a	34 (100%)		360 (100%)	
Total number of cases with data about outcomes	12 (35%)		202 (58%)	
Of cases with outcome data, number that were resolved via...				
Settlement via negotiation without litigation	4	33%	92	46%
Settlement via negotiation with litigation	0	0%	32	16%
Decision at a hearing	0	0%	8	4%
Decision on appeal to Executive Director	0	0%	4	2%
Recertification completed	0	0%	9	4%
Reasonable accommodation granted	0	0%	5	2%
Other	8	67%	45	22%
Unknown / Missing	0	0%	7	3%
Status of housing choice voucher at case closure				
Voucher termination rescinded	9	75%	152	75%
Voucher termination upheld	0	0%	8	4%
Voucher termination delayed subject to tenant’s compliance with obligations	0	0%	8	4%
Unknown / Missing	3	25%	34	17%

^a These totals do not reflect the cases that were served during the reduced data collection period, nor the cases that were served that involved a referral to a pro bono attorney.

Percentages may not sum to 100% due to rounding.

Exhibit C-13. Tenant Petition Matters Addressed (Current Period and Total)

Type of Petition	Current Period (Jan – Jun 2025) # (%)		Total (Aug 2019 – Jun 2025) # (%)	
Housing Conditions	102	80%	393	80%
Rapid Rehousing Conditions	16	13%	56	11%
Other Rapid Rehousing Issue	8	6%	23	5%
US Department of Housing and Urban Development (HUD) Administrative Matter	0	0%	0	0%
Appeal of Shelter Denial or Termination	1	1%	5	1%
Other Administrative Matter related to Voucher or Subsidy	0	0%	0	0%
Rent Control / Unlawful Rent Increase	0	0%	0	0%
Other	0	0%	13	3%
Unknown	0	0%	0	0%
Total	127		490	

Percentages may sum to over 100% as multiple matters may be addressed in one case.

Exhibit C-14. Resolution of Housing Conditions Cases Served by the CLC (Jan 2023 – Jun 2025)

Case resolution	Total # (%)	
Total number of cases served that received direct legal services	449 (100%)	
Total number of cases with data about outcomes	76 (17%)	
Of cases with outcome data, number that were resolved via...		
Landlord made requested repairs after receiving demand letter	8	11%
Voluntary dismissal by the tenant due to satisfaction with repairs	6	8%
Voluntary dismissal by the tenant because the tenant vacated the rental unit	21	28%
Voluntary dismissal by the tenant because tenant received a transfer to a different rental unit	11	14%
Voluntary dismissal by the tenant because the tenant withdrew the case without repairs being made	10	13%
Court dismissal due to landlord demonstrating that repairs have been made	7	9%
Other	2	3%
Unknown/Missing	11	14%