

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



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Reporting Period:	July 1, 2022 – December 31, 2022



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INTRODUCTION

BACKGROUND

The Civil Legal Counsel Projects Program (CLCPP) is a grant program established by the Expanding Access to Justice Amendment Act (DC Act 22-130) enacted by the Council of the District of Columbia (DC Council) 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. 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's Landlord Tenant Resource Center, Legal Aid Society of the District of Columbia, Legal Counsel for the Elderly, Neighborhood Legal Services Program, and Rising for Justice. The statute also mandates an evaluation of the program. In 2019, NPC Research (NPC) was hired by DCBF to conduct this evaluation, which is ongoing.

THIS REPORT

This report presents data on the CLCPP network, focusing on the most recent 6-month reporting period (July 1 to December 31, 2022).

It presents a cumulative snapshot of program implementation; data about the individuals served, services provided, and case outcomes; and key activities, beyond direct legal services, undertaken by CLCPP partners during the reporting period.

CURRENT CLCPP SERVICE CONTEXT

Since the evaluation began in 2019, the CLCPP providers have had to adjust their service structure in response to new rules governing the eviction process in DC. Although the eviction moratorium ended in January 2022, new legislation not tied to the public health emergency period enacted tenant protections that impacted services during the current reporting period. Under the new eviction procedure, landlords can only seek to evict a tenant for non-payment of rent if the balance owed is more than \$600, cannot waive the 30-day notice period for evictions related to unpaid rent, and must serve tenants with an eviction complaint at least 21 days before a scheduled hearing. As a result of these changes, tenants had more time to respond to an eviction notice or complaint by either correcting the alleged issue or vacating the rental unit. Additionally, during the current reporting period, rental assistance was not as widely available, and CLCPP attorneys adjusted their service structure to clients who faced an eviction complaint by offering advice and legal counsel that helped mitigate the legal consequences of an eviction when there were not funds available to help the tenant pay the back rent demanded by the landlord.

CLCPP IMPLEMENTATION TO DATE

Evaluation reports have been provided to the DC Council for each 6-month reporting period since the beginning of the evaluation in August 2019. Exhibit 1 shows the number of cases closed by the CLCPP partners during each reporting period since data collection began.¹

Exhibit 1. Number of Tenants Served and Cases Closed by Reporting Period

Across all 6 CLCPP partners, total number of...	Aug–Dec 2019	Jan–Jun 2020	Jul–Dec 2020	Jan–Jun 2021	Jul–Dec 2021	Jan–Jun 2022	Jul–Dec 2022	Total
Cases closed	1,459	1,146	666	741	715	1,320	1,457	7,504
Tenants served	1,255	973	514	615	561	1,005	1,309	6,232

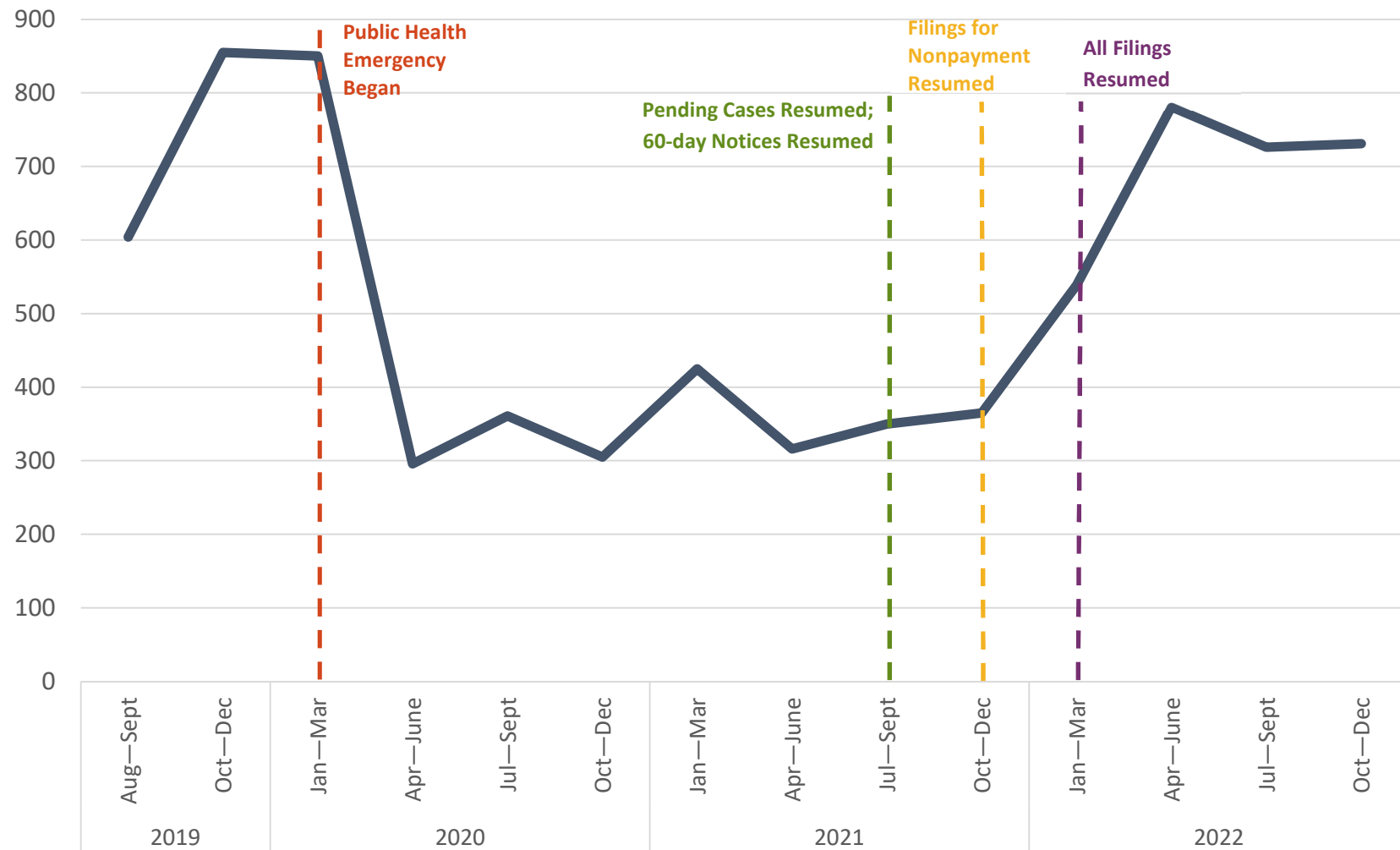
Note. It is possible for CLCPP partners to assist one tenant with more than one case.

Exhibit 2 on the following page shows the number of cases closed by CLCPP partners each quarter from August 2019 through December 2022. Exhibit 2 indicates the following periods that were impacted by various stages of the COVID-19 pandemic:

- **Pre-Pandemic Period:** The pre-pandemic period ranged from August 2019 to the middle of March 2020. During this period, the CLCPP partners closed approximately 288 cases per month.
- **Public Health Emergency Period:** 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. During this period, the CLCPP partners closed approximately 115 cases per month.
- **Moratorium Phase Out Period:** From the end of July through mid-October 2021, landlords were permitted to give tenants notice of unpaid rent but not file new eviction cases, and previously scheduled lockouts were able to proceed. During this period, the CLCPP partners closed approximately 152 cases per month.
- **End of Moratorium on New Nonpayment of Rent Eviction Filings:** From mid-October through the end of December 2021, landlords were permitted to file new nonpayment of rent eviction cases. During this period, the CLCPP partners closed approximately 120 cases per month.
- **End of Moratorium for All New Eviction Filings:** Starting in January 2022, landlords were permitted to file new eviction cases for any reason. Since the end of the moratorium, the CLCPP partners have closed approximately 231 cases per month.

¹ CLCPP partners consider a case “closed” when the service provision for that case has ended. This closing may or may not coincide with the resolution of the case.

Exhibit 2. Number of Cases Closed Over Time (by Quarter)



DIRECT LEGAL SERVICES

This section presents data to reflect the direct legal services provided by the CLCPP partners.² Data are shown for the current reporting period (July through December 2022) and for the cumulative period since data collection began (August 2019 through December 2022).³

HOW MANY TENANTS RECEIVED CLCPP SERVICES?

From July through December 2022, the CLCPP network served 1,309 tenants across a total of 1,457 cases⁴ (see Exhibit 3). Nearly all (99%) were eviction cases in the Landlord Tenant (L & T) Branch of the Superior Court (the Court), and 1% were administrative cases related to the potential termination of a Housing Choice Voucher (subsidy).

Exhibit 3. Number of Tenants Served and Cases Closed

Across all 6 CLCPP partners, total number of...	Current Period # (% of total)		Total # (% of total)	
Tenants served	1,309	(100%)	6,232	(100%)
Cases closed	1,457	(100%)	7,504	(100%)
Eviction cases closed	1,439	(99%)	7,303	(97%)
Voucher termination cases closed	18	(1%)	201	(3%)

Note. Current period includes cases closed Jul. to Dec. 2022. Total includes cases closed from Aug. 2019 to Dec. 2022.

Tenants can receive help for more than one case.

WHO RECEIVED CLCPP SERVICES?

Tenant demographic characteristics. As shown in Exhibit 4 on the following page, across the 1,309 tenants served in this reporting period, 60% identified as female, 78% identified as Black or African American, and 9% as Hispanic or Latino/a. Women of color, who tend to experience low income and face eviction at higher rates than other demographic groups, made up 52% of the CLCPP clients. Around a third (34%) of all clients were between the ages of 18 and 35 while just under half (47%) were between the ages of 36 and 59 years.

² Legal services staff enter data when they have completed providing services for a case. In some instances, services end when the case is resolved. In other instances, services are provided for a limited period of time and services may end before the case has resolved.

³ Data are shown for all tenants who received services. In a small number of cases, data were “unknown,” such as when a tenant did not complete all questions on a paper form, or “missing,” indicating that information was not entered into the service database.

⁴ It is possible for tenants to receive assistance with more than one case during the reporting period.

Exhibit 4. Gender, Age, Race, and Ethnicity of Tenants Served

Demographic Characteristic	Current Period # (%)		Total # (%)	
Gender^a				
Male	500	(38%)	2,068	(33%)
Female	786	(60%)	4,057	(65%)
Transgender Male	0	(0%)	2	(< 1%)
Transgender Female	2	(< 1%)	17	(< 1%)
Non-binary or gender diverse	1	(< 1%)	13	(< 1%)
Prefer not to say	7	(1%)	32	(1%)
Unknown or missing	13	(1%)	43	(1%)
Age				
Under 18 Years Old	0	(0%)	1	(< 1%)
18–35	447	(34%)	1,857	(30%)
36–59	607	(46%)	2,982	(48%)
60 and Older	247	(19%)	1,342	(22%)
Unknown or missing	8	(1%)	50	(1%)
Race^b				
Black or African American	1,019	(78%)	5,022	(81%)
White	87	(7%)	386	(6%)
American Indian/Alaska Native	6	(< 1%)	21	(< 1%)
Asian American	9	(1%)	49	(1%)
Native Hawaiian or Pacific Islander	2	(< 1%)	5	(< 1%)
Other Race	46	(4%)	213	(3%)
Multiracial (races not specified)	16	(1%)	64	(1%)
Prefer not to say	34	(3%)	166	(3%)
Unknown or missing	90	(7%)	306	(4%)
Ethnicity				
Hispanic or Latino/a	121	(9%)	521	(8%)
Not Hispanic or Latino/a	1,023	(78%)	5,036	(81%)
Prefer not to say	31	(2%)	160	(3%)
Unknown or missing	134	(10%)	515	(8%)

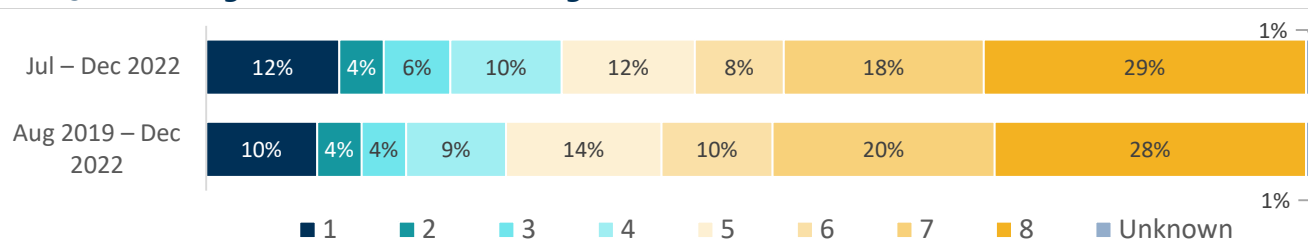
Current period = Jul. to Dec. 2022. Total = Aug. 2019 to Dec. 2022.

^a Categories for gender are those used by DC Office of Victim Services and Justice Grants.

^b 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.

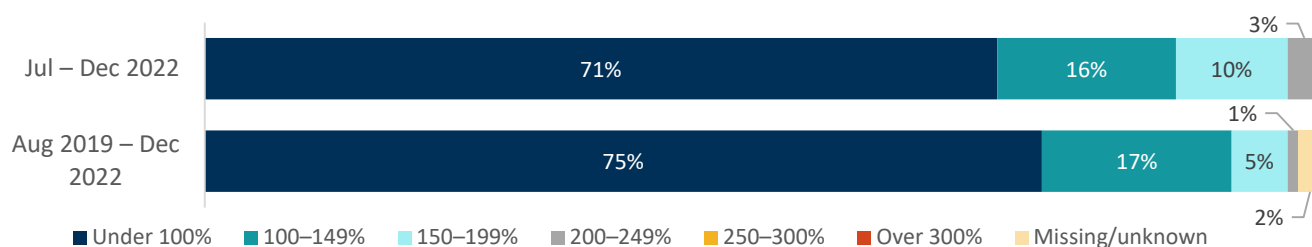
Ward of residence. CLCPP services reached tenants living in every District Ward. Exhibit 5 shows the percentages of CLCPP clients from each Ward served in the current reporting period (top bar) and since data collection began (bottom bar). As shown in Exhibit 5, almost half (47%) of the CLCPP clients in this reporting period lived in Wards 7 and 8. This distribution reflects the historical pattern.

Exhibit 5. Percentage of CLCPP Clients Living in Each Ward



Household income. To be eligible for CLCPP services, the original statute required that tenants have household incomes not more than 200% of the Federal Poverty Guidelines (FPG). In October 2021, eligibility was expanded to 250% of FPG. In July 2022, the statutory eligibility requirement changed to “low income,” which led to some CLCPP organizations accepting tenants with household incomes up to 300% FPL.⁵ Although these guidelines increased, the CLCPP partners continued to prioritize serving tenants with low incomes, and, as seen in Exhibit 6, the majority (71%) of clients had household incomes below 100% of FPG—an indication of very low incomes, which has been consistent over time.

Exhibit 6. Percentage of Clients with Incomes Within Federal Poverty Guidelines



In its 2022 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.⁶ The Fair Market Rent for a 2-bedroom apartment in DC was \$1,785, and monthly income necessary to afford this rent without experiencing rental cost burden was \$5,950. In contrast, the median household income among CLCPP clients served in this reporting period was \$1,015 per month (range = \$0 to \$8,189). The median monthly income among all clients served since 2019 was \$1,017 (range = \$0 to \$8,805).

⁵ The Federal Poverty Guidelines (FPG) are published by the U.S. Department of Health and Human Services, available at: <https://aspe.hhs.gov/poverty-guidelines>. In 2022, a family of 4 was at 300% of FPG with an income of not more than \$83,250.

⁶ https://nlihc.org/sites/default/files/oor/DC_2022_OOR.pdf

Risk factors. Across the 1,309 CLCPP clients served this reporting period, a total of 2,776 household members were impacted. As shown in Exhibit 7 below, many of these cases featured households that were particularly vulnerable to the risks of unstable housing or homelessness created by an eviction. Across the 1,309 tenants served during this reporting period, 506 (39%) had at least one minor child living in the household. In addition, 271 (21%) tenants identified as having a disability or chronic health condition severe enough that it prevented them from working or performing day-to-day tasks, and 69 (5%) reported that another household member had such a disability or chronic health condition.

Exhibit 7 also shows that 36% of tenants who presented for legal help resided in subsidized housing and faced the prospect of losing not only their home, but also their housing voucher. Waiting lists for most subsidy programs are many years long, so losing a subsidy often means that the tenant will not regain one, which is a major risk for a resident with low income.

Finally, landlords were represented by an attorney in over 90% of the cases where the CLCPP client faced an eviction complaint, which is consistent with the percentage of represented landlords in cases with an eviction complaint since the evaluation began in 2019 (90%). Landlords were most often represented by the private bar. Among those tenants who sought legal assistance before a complaint was filed, this percentage is lower, likely because fewer landlords had attorneys at this point in the dispute or, without a formal complaint, the landlord's representation status was not known.

Exhibit 7. Additional Risk Factors

Risk Factors	Current Period # (%)		Total # (%)	
Household with at least one minor child	506	(39%)	2,465	(40%)
Tenant had a disability or chronic health condition ^a	271	(21%)	1,624	(28%)
Other household member had a disability or chronic health condition	69	(5%)	431	(7%)
Tenant resided in subsidized housing ^{b, c}	322	(36%)	2,324	(47%)
Opposing party had legal representation^d				
Cases with an eviction complaint filed in court by the landlord	625	(90%)	3,427	(90%)
Cases without an eviction complaint filed in court by the landlord	101	(38%)	707	(40%)

Current reporting period = Jul. to Dec. 2022. Total = Aug. 2019 to Dec. 2022.

^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.

^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: 887 cases in the current reporting period and 4,938 cases total.

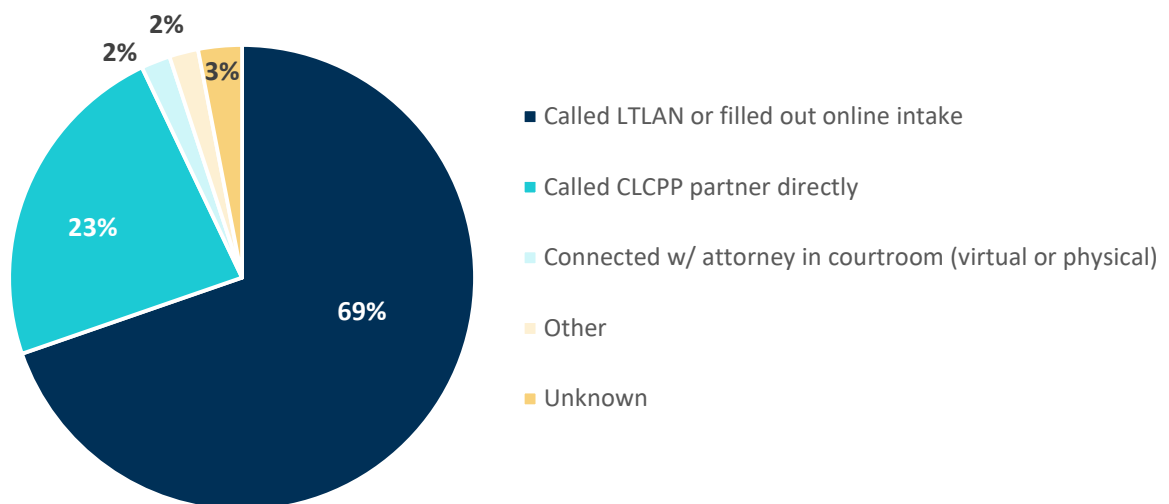
^d Opposing party representation status is not collected by LTLAN intake screeners and is entered later by partner staff. Therefore, these percentages are calculated out of the number of cases that have this information: For cases with a complaint, 693 during current reporting period and 3,811 total; for cases without a complaint filed at intake, 264 during the current reporting period and 1,757 total.

HOW DID TENANTS ACCESS CLCPP SERVICES?

Referral sources. Tenants learned about CLCPP services in a variety of ways. Among the tenants with available data,⁷ 24% learned about the CLCPP through the Court, an increase from 18% in the prior reporting period. This finding suggests that CLCPP services are becoming increasingly integrated into the Court's operations. This access point included finding information on court materials such as notices, videos, flyers, and the court website (10%); being referred by court staff such as clerks, mediators, interpreters, and security officers (6%); and being directly referred by a judge (8%). A total of 10% of tenants connected because they heard about the CLCPP from a trusted source, either a non-legal services organization (4%) or word of mouth in their community (8%). In addition, 11% of tenants had previously been a client of a CLCPP partner and returned to that organization for assistance, and 5% of tenants were referred to CLCPP through some other method. (Note: Referral source was unknown for 50% of clients in this reporting period.)

Point of first contact. Tenants have multiple avenues available to contact CLCPP attorneys. As shown in Exhibit 8, the key entry point to CLCPP services is through the Landlord Tenant Legal Assistance Network (LTLAN), a coordinated intake and referral system established by the CLCPP partners in 2020 that tenants can access by calling a single phone number or completing an online intake form. Among the 1,309 tenants served during the current reporting period, 69% connected with services through the LTLAN. Most of the tenants who did not connect through the LTLAN called a CLCPP partner organization directly (23%), while some connected with a CLCPP attorney in the courtroom (2%).

Exhibit 8. How Tenants Contacted the CLCPP Network (Current Reporting Period)



⁷ Tenant referral source 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: 887 cases in the current reporting period.

WHAT LEGAL SERVICES WERE PROVIDED?

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 guidance regarding legal rights and responsibilities or explanation of options

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

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

Eviction Cases

The eviction moratorium enforced during the public health emergency was completely phased out by July 2022, and, although it did not yet reach pre-pandemic levels, the number of cases closed by the CLCPP providers in the current reporting period was consistently higher than in the prior periods (see Exhibit 2 on page 5 above). A total of 1,439 eviction cases were closed during the current reporting period. Of this total, 474 (33%) were LTLAN-referred cases that were still in progress at the time of this report⁸ and 8 (< 1%) were referred to a pro bono attorney, leaving 957 (67%) cases with data on services provided by the CLCPP partners.

Of these 957 cases, 264 (28%) involved tenants who contacted the CLCPP before a complaint was filed and 693 (72%) involved tenants who had a complaint filed against them and, therefore, an active eviction case. This percentage suggests that most clients come to the CLCPP when they are facing an active eviction lawsuit; however, this was not the case during, and immediately after, the pandemic-era public health emergency and eviction moratorium.

From April 2020 through June 2022, only 51% of CLCPP cases that received services beyond the initial intake had a complaint filed at the time the tenant contacted the CLCPP. The increase during the current reporting period in the percentage of CLCPP cases with a complaint filed reflects an increase in eviction filings, and the corresponding shift in CLCPP partners' case triage protocols to prioritize serving tenants who faced a complaint at the time that they contacted the CLCPP.

⁸ LTLAN staff had conducted an intake and had referred the case to a CLCPP partner, but the partner had not yet closed the case.

Case Status at Intake Impacts Service Provision.

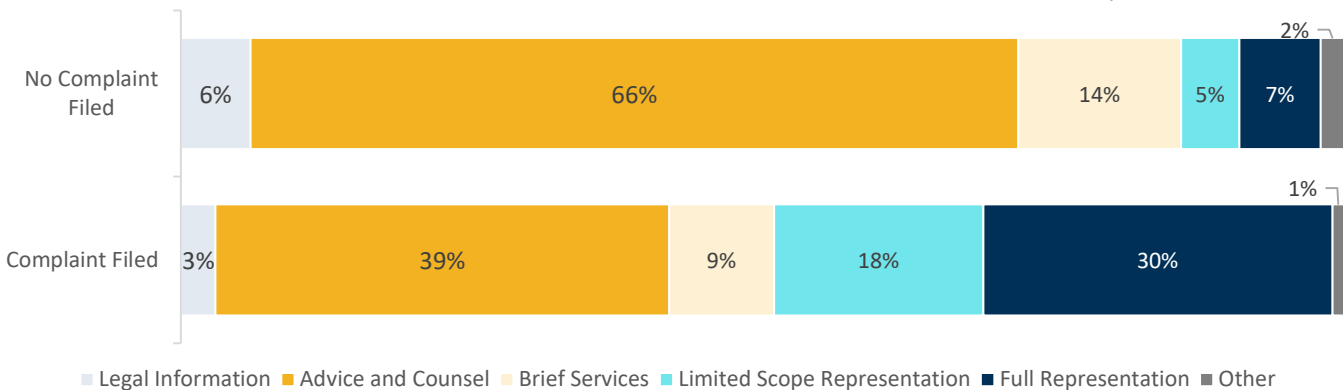
When a tenant presents for CLCPP services, whether they are facing a complaint can impact the service they receive. When a tenant presents for service after their landlord has filed an eviction complaint with the Court, there is an active lawsuit for the attorney to assist with. In contrast, when a tenant presents for service before their landlord files a complaint, there is no active lawsuit, presenting a different situation for the CLCPP attorney.

Exhibit 9 compares the services provided to tenants in cases with and without a complaint and shows that these two types of tenants required different levels of legal service provision. Exhibit 9 categorizes clients by the highest level of service received. If a tenant received multiple services from CLCPP partners—such as screening and referral by the LTLAN intake staff and then brief services from an attorney at another CLCPP organization—that tenant is counted only once (in this example, under brief services).

As shown in the top bar of Exhibit 9, most tenants without a complaint who contacted the CLCPP partners received legal advice and counsel (66%) or brief services (14%), while only 12% received some form of representation (5% limited scope, 7% full representation). In contrast, as shown in the bottom bar of Exhibit 9, tenants who had a complaint filed against them often received more intensive assistance. Of the cases with a complaint, comparably fewer received legal advice (39%) or brief services (9%). Instead, tenants in these cases were more likely to receive some level of representation, either limited scope (18%) or full representation (30%).

Exhibit 9. CLCPP Services Provided for Eviction Cases (Current Reporting Period)

(Total cases: 264 cases without a complaint filed and 693 cases with a complaint filed)



While this service distribution aligns with the historical patterns for clients without and with a complaint, it is notable that among both these types of clients, the percentage who received advice and counsel was higher during the current reporting period than in any prior reporting period since data collection began in 2019. According to the CLCPP attorneys, this is related to the decrease in available public rental assistance funds that have been critically important to tenants remaining housed, and to the increase in eviction filings that demanded that tenants pay more in back rent than they could afford without rental assistance.

Throughout 2021, the federally funded STAY DC program provided rental assistance to tenants without capping the amount of money that could be distributed to each applicant. This meant that tenants facing eviction could apply for STAY DC funds to pay the full balance of the back rent that they owed to the landlord, allowing them to remain housed. Because clients had a pathway to retaining possession of their unit, the CLCPP attorneys could provide some level of representation to help access STAY DC funds, repay the landlord, and close the eviction case.

When the STAY DC program ended in late October 2021, tenants were redirected to Washington DC's Emergency Rental Assistance Program (ERAP). Unlike STAY DC, the DC ERAP program capped the amount of rental assistance money that tenants could receive to up to five (5) times HUD's Rental Reasonable guideline for the zip code and bedroom size.⁹ During the current reporting period, landlords could initiate an eviction action for non-payment of rent, including back rent that accrued during the moratorium when landlords could not file a new eviction complaint. As a result, eviction filings increased, and many tenants faced demands for back rent that they could not pay in full given the cap on rental assistance.

When a tenant in this situation did not have a potential defense to the landlord's allegations (e.g., substandard housing conditions, inaccurate rent calculation, etc.), the CLCPP attorneys were typically not able to offer representation, even if the tenant had been served with a complaint. Tenants who did not have the ability to pay back rent or a legal defense were still provided with assistance in the form of legal advice and counsel. Whether these tenants contacted the CLCPP after receiving a notice from their landlord, but before a complaint had been filed, or after being served with an eviction complaint, the CLCPP attorneys provided legal guidance that could help the tenant understand their situation, stay housed for as long as possible, and mitigate the long-term consequences of an eviction filing by moving out to avoid a judgment.

⁹ Information about DC ERAP is available here: <https://erap.dhs.dc.gov/About>

WHAT OUTCOMES WERE ACHIEVED?

When entering service data, attorneys are asked to input information about case outcomes, if they know them. **Two inherent limitations to these outcome data bear noting:**

- Cases with outcomes come from **those in which a complaint was filed**.
- Attorneys **only know the outcomes of the cases that they help to resolve**, which are primarily those that receive some level of representation.

While these outcome data are important to examine, they are biased toward certain types of cases and services and may not adequately represent the full population of eviction cases. **Therefore, they should be interpreted with caution.**

During the current reporting period, attorneys entered outcome data for a total of **342 eviction cases**.¹⁰ Most of these cases received representation from a CLCPP attorney: 57% received full representation, 22% received limited scope representation, and the remaining 21% received advice or brief services.

Eviction Case Resolution and Possession Outcomes

How Cases Were Resolved

Exhibit 10 shows how eviction cases were resolved—the manner by which the case outcomes were reached—for the current reporting period (July – December 2022) and the entire evaluation timeframe (August 2019 – December 2022). Of the 342 cases closed in this reporting period with outcome data, the two most common forms of resolving a case were through a dismissal (58%; 21% by the Court, 37% by the landlord) or a settlement agreement between the parties (30%).

It is notable that the 58% of cases closed with outcome data that were dismissed during this reporting period is higher than the percentage of dismissals since data collection began in August 2019 (46%). The higher rate of dismissals during the period between July and December 2022 is likely attributable to legislation that was designed to extend tenant protections beyond the eviction moratorium by enacting new requirements for landlords filing eviction. The CLCPP attorneys indicated that during the current reporting period, landlords were likely unfamiliar with the new procedural requirements and filed eviction complaints that did not satisfy the updated guidelines and were dismissed.

¹⁰ The 342 cases with outcome data represent 49% of the total cases that had a complaint filed; 36% of cases that received services beyond an intake screening; 24% of all eviction cases served by the CLCPP.

Exhibit 10. Resolution of Eviction Cases

How eviction cases were resolved	Current Period (Jul – Dec 2022) # (%)		Total (Aug 2019 – Dec 2022) # (%)	
Total number of cases with a complaint filed	693 (100%)		3,811 (100%)	
Number of cases with a complaint and data about outcomes	342 (49%)		2,025 (53%)	
Of cases with a complaint, outcome data that were resolved via...				
Notice withdrawn	0	(0%)	3	(< 1%)
Court dismissal	72	(21%)	272	(13%)
Landlord dismissal without terms	128	(37%)	667	(33%)
Consent/confessed judgment	4	(1%)	26	(1%)
Default judgment	10	(3%)	36	(2%)
Settlement agreement	101	(30%)	732	(36%)
Judgment at trial	4	(1%)	20	(1%)
Court ruling (not through dismissal or trial)	1	(< 1%)	31	(2%)
Landlord's motion for judgment to terminate stay ^a granted	5	(1%)	44	(2%)
Landlord's motion for judgment to terminate stay ^a withdrawn	1	(< 1%)	41	(2%)
Landlord's motion for judgment to terminate stay ^a denied	0	0%	10	(1%)
Court dismissal due to eviction filing during moratorium	0	0%	31	(1%)
Other	15	(4%)	108	(5%)
Unknown	1	(< 1%)	4	(< 1%)

Current period = Jul. to Dec. 2022. Of 342 cases, 57% received full representation, 22% limited representation, and 19% advice or brief services. Total = Aug. 2019 to Dec. 2022. Of 2,025 cases, 53% received full representation, 31% limited representation, and 16% advice or brief services.

^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.

Possession Outcomes for Tenants

Across the 342 eviction cases with outcome data, 253 (74%) tenants retained possession of the unit and possession reverted to the landlord in 87 (25%) cases.¹¹ While it is notable that roughly three-quarters of the tenants in cases with possession data remained housed, tenant possession is not always possible, and it would not be accurate to assume that the 25% of cases with known possession outcomes in which the property reverted to the landlord are losses for the tenant in the eviction proceeding. In many of the cases where possession reverted to the landlord, the tenant agreed to leave the property or negotiated a departure settlement that mitigated the legal and financial consequences of an eviction and afforded them more agency over the circumstances of their move. In some cases, tenants wished to leave the unit, but still needed legal assistance to resolve their case under favorable terms by reducing the financial burden of rent obligations or avoiding the ongoing challenges that an eviction judgment presents.

Understanding whether the tenant was successful in response to the landlord's eviction complaint requires taking a more nuanced look at how possession was determined. To this end, the following analyses explore how the possession outcome affected the tenant by incorporating the method of case resolution, the tenants' desire to stay in the rental unit, and the terms of party settlements.

Case resolution favored tenants. Exhibit 11, on page 18, shows the method of case resolution among the 253 cases in which the tenant retained possession and, separately, among the 87 cases in which the landlord regained possession. As shown in the bar on the right side, landlords primarily regained possession through a settlement agreement (45%) in which tenants may have agreed to move in exchange for other benefits or when tenants chose to move out of the unit before a hearing had occurred, leading the landlord to dismiss the case (19%). Just over a quarter of the cases that ended in landlord possession ended with an unfavorable court outcome against the tenant as 11% ended with default judgments against the tenant, 6% ended with a court ruling in favor of the landlord, 5% ended with a consent or confessed judgment, and 5% ended with judgment against the tenant after a trial. These cases that ended in an unfavorable court ruling against the tenant represent 7% of the 342 eviction cases with outcome data.

When tenants retained possession (shown in the left bar of Exhibit 11) during this reporting period, they generally did so outright due to the case being dismissed either by the Court (28% of tenant possessions) or by the landlord (49% of tenant possessions). Other tenants retained possession through the terms of a negotiated settlement (17%) that allowed them to say if they complied with agreed upon terms. As discussed above, the high rate of dismissals during this reporting period suggests that landlords continued to adjust to the new filing requirements enacted as the moratorium phased out. While it is encouraging that many of these dismissals favored the tenants, it is important to note that a dismissal in these cases may not reflect the final outcome of the dispute. When a case is

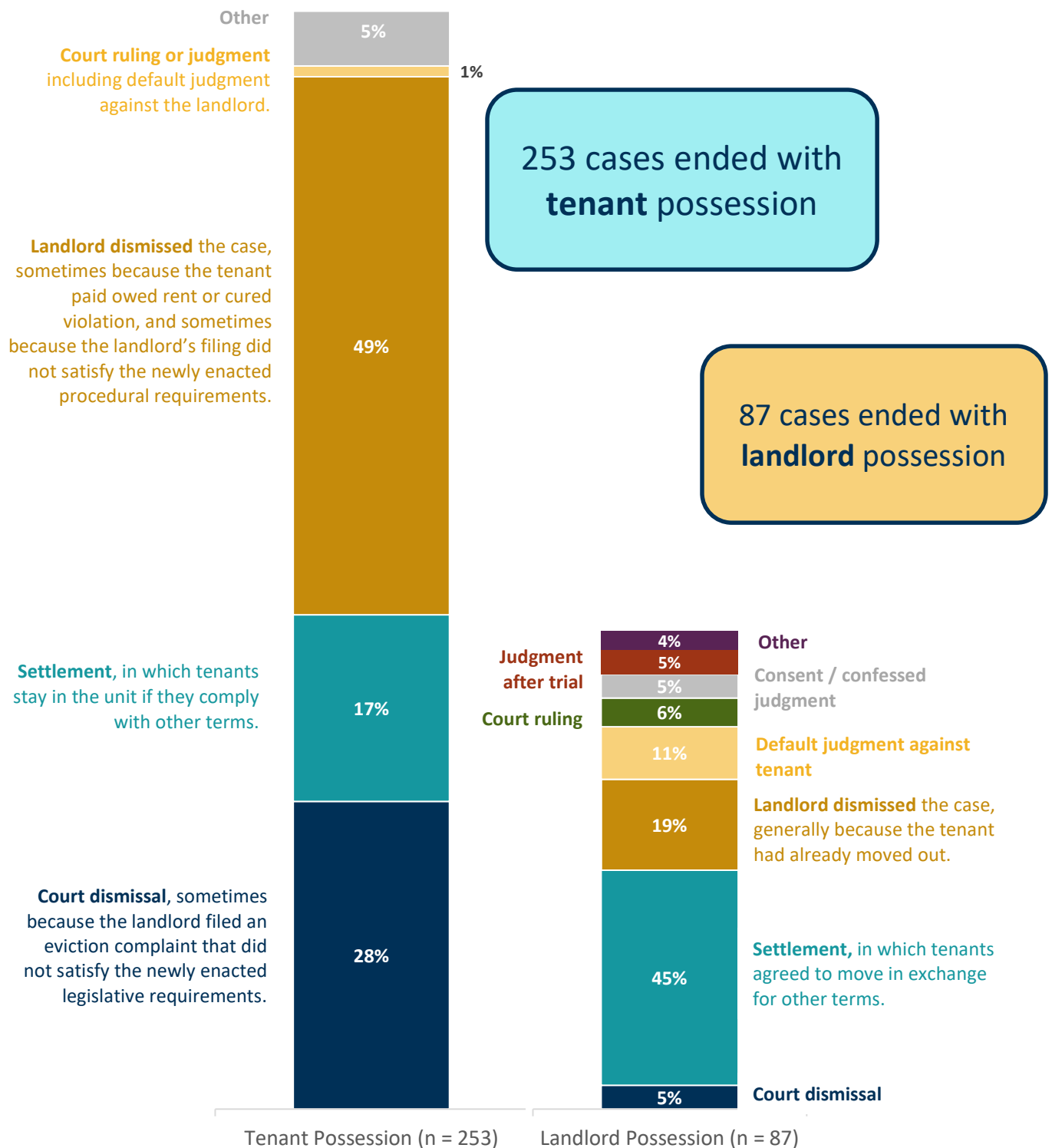
¹¹ Possession outcomes were unknown in 2 (1%) cases.

dismissed for a procedural reason, it is typically dismissed *without prejudice*, which means that the landlords in these cases had the opportunity to refile the case correctly after it was dismissed.

As landlords adjust to the new legislative requirements, they can refile the complaints and the tenants who retained possession due to a dismissal would still face an eviction complaint that requires them to either correct the alleged lease violation (typically by paying the landlord for unpaid rent) or vacate the unit. This is not to suggest that the tenants do not benefit from a case being dismissed even if the landlord can refile after correcting a defective complaint.

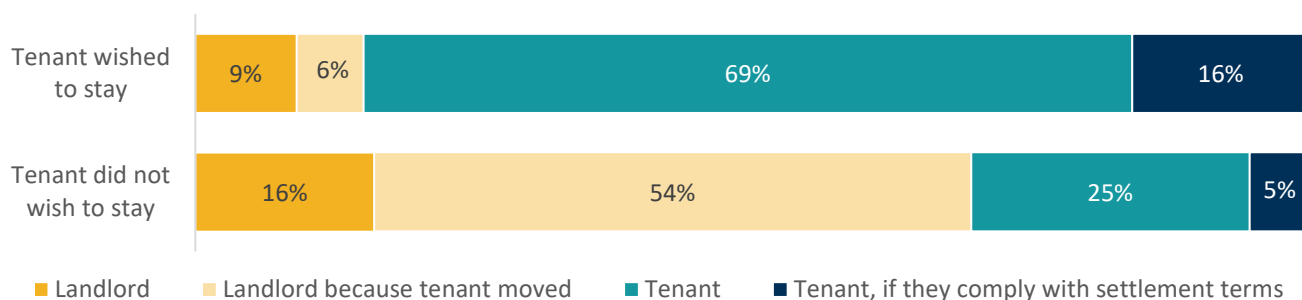
Tenants without legal assistance may not be aware that an eviction complaint is legally insufficient, and the CLCPP attorneys were able to protect clients from deficient filings and give them additional time to either correct the alleged lease violation or find a new place to live. Additionally, the new legislation requires the Court to seal eviction records, which can help tenants who need to vacate their unit. The law also has new guidelines that landlords must consider before taking on new tenants, which may encourage them to negotiate an agreement with the existing tenant rather than pursue an eviction and go through the process of re-renting the unit.

Exhibit 11. Method of Resolution by Party Entitled to Possession of Property



Possession of the property aligned with tenant wishes. At CLCPP service intake, of the 342 cases with outcome data closed during this reporting period, 264 (77%) tenants wished to stay in the unit and 56 (16%) expressed a desire to leave.¹² As shown in Exhibit 12, in the 264 cases where tenants wished to stay, they were able to do so 85% of the time. While this alignment was not as high in cases where tenants did not wish to stay, it is worth noting that tenants moved to resolve the dispute in 54% of the cases in which possession reverted to the landlord. Of the 87 cases that ended with landlord possession in the current reporting period, 45% of the tenants indicated that they did not wish to stay in the unit at the time of intake (not depicted).

Exhibit 12. Possession of Property by Tenant Wish to Stay (July – December 2022)



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). As shown in Exhibit 13 on the following page, of the 18 voucher termination cases closed during this reporting period, 8 (44%) had outcome data entered. Of the 201 voucher cases closed between August 2019 and December 2022, outcome data were entered for 127 (63%).¹³

How cases were resolved. Of the 8 cases with outcome data closed during this reporting period, 3 were settled without litigation, 3 were settled with litigation, and 2 resolved by the initial recommendation for voucher being withdrawn (displayed as “other” in Exhibit 13). Among the 127 cases closed since August 2019 with outcome data, 62 (49%) were settled without the need for litigation, 25 (20%) were settled during litigation, 5 (4%) were decided at a hearing, and 3 (2%) were decided on appeal to the DCHA Executive Director. Cases settled without litigation typically involved CLCPP attorneys helping the tenant reach an agreement to keep the landlord from filing the termination request with DCHA. CLCPP attorneys also helped tenants complete the recertification process (7%) and successfully petition for reasonable accommodation for a disability (4%).

¹² Tenants expressed another wish (e.g., they want to stay until they find another place to live, or they can’t stay in the unit because it was not inhabitable) in 7 (2%) cases. Tenant wishes were unknown in the remaining 15 cases (4%).

¹³ Voucher outcome information was not collected for cases closed before January 2021 (21 cases).

Status of Housing Choice Voucher. Also shown in Exhibit 13, tenants in all 8 voucher cases with outcome data were able to retain their subsidies due to their voucher termination being rescinded. Of the 127 cases closed since data collection began that had outcome data available, 89 (70%) tenants had their voucher termination rescinded and were therefore able to keep their subsidy. Another 8 (6%) tenants had their termination delayed on the condition that they complied with obligations. Only 6 (5%) tenants had their termination upheld and lost their subsidy.

Exhibit 13. Resolution of Voucher (Subsidy) Termination Cases

Administrative case resolution	Current Period (Jul – Dec 2022) # (%)		Total (Aug 2019 – Dec 2022) # (%)	
Total number of cases served	18 (100%)		201 (100%)	
Total number of cases with data about outcomes	8 (44%)		127 (63%)	
Of cases with outcome data, number that were resolved via...				
Settlement via negotiation without litigation	3	(38%)	62	(49%)
Settlement via negotiation with litigation	3	(38%)	25	(20%)
Decision at a hearing	0	(0%)	5	(4%)
Decision on appeal to Executive Director	0	(0%)	3	(2%)
Recertification completed	0	(0%)	9	(7%)
Reasonable accommodation granted	0	(0%)	5	(4%)
Other	2	(25%)	13	(10%)
Unknown	0	(0%)	5	(4%)
Status of Housing Choice Voucher at case closure				
Voucher termination rescinded	8	(100%)	89	(70%)
Voucher termination upheld	0	(0%)	6	(5%)
Voucher termination delayed subject to tenant’s compliance with obligations	0	(0%)	8	(6%)
Unknown	0	(0%)	24	(19%)

Current reporting period = Jul. to Dec. 2022. Total = Aug. 2019 to Dec. 2022.

Percentages may not sum to 100% due to rounding.

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 and navigate the end of the moratorium on new eviction filings. Selected examples of program activities, done during the most recent 6-month reporting period, are described below.

CLCPP partners continued to improve the Landlord Tenant Legal Assistance Network (LTLAN). The LTLAN operates a single phone line for litigants with low incomes to call, Monday–Friday from 9 a.m.–5 p.m., which is staffed by an intake specialist from the DC Bar Pro Bono Center. Intake specialists collect basic eligibility information, and—if a client is eligible for CLCPP services¹⁴—the information is entered into the shared database for triage and referral. An attorney from one of the CLCPP partners then contacts the caller to conduct a more thorough case assessment and provide legal assistance. The LTLAN received 2,245 total calls between July and December 2022.

The Pro Bono Center has continued to work with NPC Research and recently concluded a collaborative effort to survey LTLAN callers to gather feedback. Findings of the LTLAN Customer Survey Study indicated that 82% of surveyed callers were satisfied with the LTLAN experience.¹⁵ Additionally, the DC Bar Pro Bono Center launched a LTLAN cloud-based referral platform in December 2022. This platform allows for automated referrals and direct communication between the CLCPP partners. The Pro Bono Center will continue to monitor the platform’s performance and gather feedback from all CLCPP partners about functionality.

The LTLAN phone number continues to be included as a resource in all notices sent to tenants. All pre-court eviction notices must include the LTLAN contact information, and the availability of LTLAN services is announced during court proceedings.

CLCPP organizations collaborated to train pro bono attorneys. The Housing Right to Counsel Project officially restarted in September 2022. Through working closely with the 23 law firms and federal government agencies that participate in the Housing Right to Counsel Project, CLCPP partners placed 29 pro bono cases from July to December 2022. The CLCPP partners also hosted another 4-part Basic Housing Law Training series for the Housing Right to Counsel Project pro bono law firm partners. These trainings occurred in October and November 2022 and 104 attorneys signed up for all or part of the series.

¹⁴ If a caller does not meet the eligibility criteria for CLCPP, they may be referred for other services. For example, through alternate resources, the DC Bar Pro Bono Center can assist landlords with low incomes and tenants who do not income qualify for CLCPP services.

¹⁵ The full summary of the LTLAN Customer Survey Study is available for download from the DCBF website:

<https://www.dcbfoundation.org/post/press-release-dcbf-releases-landlord-tenant-legal-assistance-network-customer-survey-study>

CLCPP partners sustained the rapid response plan to prevent scheduled evictions. In coordination with community-based organizations, the CLCPP partners continued to provide intense outreach, legal services, and access to rental assistance to tenants facing eviction. These efforts included:

- *Tracking evictions:* CLCPP organizations continued to track all scheduled evictions in real time. Partners also tracked tenant names, addresses, and email/phone information (when available).
- *CLCPP outreach:* The partners conducted phone and mail outreach to tenants facing eviction.
- *Canvassing:* Through the new eviction diversion grant, CLCPP partners worked with community-based organizations who hired community members to canvass. Through coordinated in-person outreach, canvassers knocked on doors of 1,448 households with a scheduled eviction. If direct contact was made, canvassers connected tenants to the LTLAN. If they did not speak to anyone, canvassers left flyers directing them to the LTLAN.
- *Connection to legal and non-legal services and supports:* In addition to directing tenants to the LTLAN for legal assistance, CLCPP partners also routed tenants to non-legal supports through Tenant Empowerment Specialists (TES). The TES helped clients apply for rental assistance and public benefits, search for housing, and facilitate voucher transfers.
- *Partnership with emergency rental assistance providers (ERAP):* CLCPP partners continued to expedite referrals to and from emergency rental assistance for tenants facing imminent evictions. Applications from tenants who were court involved were prioritized.
- *Ongoing collaboration and formalized partnerships:* Leadership personnel at the CLCPP organizations and the canvassing organizations have prioritized communication and collaboration to identify solutions to challenges that arise in the future for renters with low incomes. CLCPP leaders and canvassing organizations meet monthly to achieve these goals.

CLCPP partners conducted outreach to connect with tenants facing eviction. In addition to the rapid response described above, CLCPP partners continued to implement other targeted outreach efforts to reach tenants who receive new writs of restitution or a notice of the landlord's intention to file an eviction complaint. In the current reporting period, the CLCPP sent outreach letters to 501 tenants who received new writs of restitution and 587 tenants who received notices of newly filed eviction cases. These tenants are identified using lists sent by the DC Superior Court weekly. This type of outreach has expanded the ability of the CLCPP partners to provide eviction prevention services.

CLCPP partners continued to participate in other community training and outreach initiatives. During the current reporting period, CLCPP partners continued their participation in training and outreach events with other community organizations, including Housing Counseling Services (HCS), the District's leading rental assistance provider, and the Latino Economic Development Center (LEDC). CLCPP partners also gave presentations at multiple individual apartment buildings both virtually and in person. Senior and supervising attorneys also continued to serve as trainers in the Washington Council of Lawyers' regular eviction defense cohort trainings for new attorneys.

CLCPP staff attorneys discontinued their practice of attending court hearings. CLCPP partners ceased their court watch efforts. With the high LTLAN call volume and increasing workload of the partners, attending every court hearing was no longer feasible. The partners alerted the Court to this change and encouraged continued LTLAN referrals. Most judges continue to announce LTLAN information at the beginning of each hour and regularly refer tenants who need assistance.

The CLCPP partners began a partnership with Housing Counseling Services (HCS) to ensure members of HCS staff can attend all initial court hearings to provide assistance to tenants. The CLCPP partners and HCS staff collaborate within a shared spreadsheet of upcoming hearings so both parties have access to information about daily hearings and relevant tenant information.

CLCPP grantees played a critical role in advocating for permanent tenant protections. The CLCPP partners continued to advocate for making pandemic-related legislative protections permanent. As part of this effort, the partners worked with Council members on The Emergency Rental Assistance Reform and Career Mobility Action Plan Program Establishment Amendment Act of 2022, which went into effect March 2023. In relevant part, this Act increases protections for tenants who have applied for ERAP, including staying evictions while applications are pending and allowing ERAP funds to be placed in the court registry if a tenant has housing condition issues.

CLCPP partners continued to participate in the Landlord Tenant Working Group. The Landlord Tenant Working Group meets every 3 weeks to discuss updates and provide recommendations to the Court on process improvements and other topics. The CLCPP partners regularly attend this group and collaborate on proposed agenda items for the Court, provide joint recommendations on issues, and share updates across the CLCPP network. The Court revived the Landlord Tenant Rules Committee and several attorneys from partner organizations joined the committee. These attorneys ensured that the committee tracked tenant protections implemented throughout the pandemic and any temporary legislation, many of which are now permanent. One significant and permanent change is the requirement for housing providers to list the LTLAN in the pre-eviction filing notices.

The CLCPP partners rolled out the Eviction Prevention in the Community (EPIC) Project. The CLCPP partners met with community-based organizations to implement the EPIC project, which includes:

- Tracking new case filings in real time and making this information available to community-based organizations who are canvassing and providing education.
- Meeting monthly with all community-based organizations and legal services staff to discuss project implementation, data collection and distribution, and best practices for connecting tenants to resources.
- Building processes and standards to ensure long-term success of the EPIC project, including the creation of subcommittees, holding regular meetings, and creating an EPIC listserv.
- Cross training between groups, including, for example, training for canvassers on how to read court notices and report information that they have discovered via door knocking.

SUMMARY AND RECOMMENDATIONS

During the period between July and December 2022, the CLCPP partners were able to adjust their service structure by adopting case strategies that enforced new legislative requirements around the process of filing an eviction notice and complaint and prepare for the increase in eviction filings as landlords and the Court adjusted to the post-pandemic legal environment. This ability of the CLCPP partners to adapt their services and outreach to meet clients' evolving needs was critical in the current reporting period as the pandemic-era tenant protections came to an end, even as the social and economic impact of COVID-19 continued to affect the CLCPP client community.

SUMMARY OF CURRENT DATA

From August 2019 through December 2022, the CLCPP network partners have collectively provided legal assistance to 6,232 DC residents with low incomes, closing 7,504 eviction and voucher termination cases. During the current reporting period, the CLCPP partners served 1,309 tenants with 1,457 cases. Though tenants living in every DC Ward have accessed the CLCPP services, eviction risk continues to be disproportionately experienced by DC's Black residents, who account for 8 out of 10 CLCPP clients, and notably, by Black women, who account for more than half of the people served by the CLCPP network.

During the pandemic, close to half of CLCPP clients did not face an active eviction case (from a filed complaint) but still needed information or advice, often because they could not pay rent and wanted to know if they could be evicted under the moratorium. The moratorium was fully phased out by the time the current reporting period started, and consequently the proportion of clients with an active case began to grow as eviction filings began to increase. Between July – December 2022, the CLCPP partners prioritized serving tenants who had been served a complaint, and as a result, 72% of CLCPP clients had an active case.

While the percentage of clients who faced an eviction complaint increased in the reporting period, the service provision for tenants in these cases did not align with historic trends. Typically, when a tenant presented for services with an active eviction complaint, CLCPP attorneys provided some form of representation, such as defending the tenant from an unlawful eviction action, connecting the tenant to ERAP funds, and/or negotiating an agreement with the landlord to close the case. This pattern shifted in the current grant period when close to 40% of tenants who faced an active complaint received advice and counsel. This change in service provision was partially the result of landlords demanding large sums of back rent that had accrued during the public health emergency and moratorium period, and the expiration of ERAP funds. The confluence of these factors left tenants facing a demand for back rent that they did not, and would not, have the resources to pay. Without a meritorious defense, the CLCPP attorneys triaged nearly 40% of cases with a complaint to receive advice and counsel that could help tenants mitigate the legal consequences of an eviction.

When the CLCPP attorneys were able to provide extended representation, they were effective at keeping tenants housed. Among cases closed during the current reporting period that had a complaint filed and received either limited scope or full representation by a CLCPP attorney, close to 80% of tenants retained possession of their units, with nearly half of those clients accessing ERAP funds to help them stay housed. Of those who moved, most did so of their own accord or as part of an agreement—***notably, fewer than 5% 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.***

Nearly 60% of the CLCPP cases closed in the current reporting period that 1) received services beyond intake, 2) had a complaint filed at the time of intake, and 3) had available outcome data were resolved by a dismissal, either from the Court or the landlord. This result is partially due to advocacy by the CLCPP partners, who successfully lobbied for heightened requirements for landlords to lawfully serve a notice and file a complaint after the moratorium expired. Landlords were slow to adjust to the new requirements, and, as a result, many of the CLCPP cases that ended with tenant possession were resolved by a dismissal because the notice or complaint was either technically deficient or improperly served. These cases were dismissed without prejudice, which means that the underlying dispute was not resolved, and those tenants could potentially face another eviction filing.

CLCPP partners also continued to earn outcomes that aligned with tenant wishes. Among the CLCPP tenants who received limited or full representation and whose cases had available outcome data, over 90% of those who wished to stay in their rental unit were able to, and 60% of those who had to move indicated that they wanted to. When tenants did move, having an attorney help negotiate the terms of their departure often paved the way for a smoother transition as the CLCPP partners helped these tenants weather the impact of an eviction filing with fewer legal and financial consequences.

The partners continued to support and expand the Landlord Tenant Legal Assistance Network (LTLAN), a coordinated intake and referral system that offers DC residents a single phone line to call to get connected to a CLCPP attorney. The LTLAN emerged as a primary access point to CLCPP services during the current reporting period, with 69% of clients connecting to the CLCPP attorneys via the LTLAN between July and December 2022. The LTLAN has reduced structural barriers to finding a free attorney and emerged as an important resource for connecting DC tenants with legal services.

Other eviction prevention strategies built on work during the pandemic by focusing on **outreach** to make tenants aware of the CLCPP services, continuing notable **advocacy** efforts to ensure that the needs of tenants with low incomes are represented in policy decisions, and **collaborating** with other community partners to develop a more comprehensive approach to eviction protection services, which involves connecting with tenants before they face an eviction case. During the current reporting period, the CLCPP partner organizations collaborated to provide direct legal services to hundreds of DC residents, refined the implementation of a coordinated intake system (LTLAN), and expanded their community outreach efforts to reach at-risk tenants. Through these efforts, the CLCPP network has created an accessible, responsive, and effective resource for DC residents with low incomes that supports tenants' access to justice as the number of eviction filings continues to rise.

RECOMMENDATIONS

Based on the findings in this report, a few programmatic recommendations can be offered.

➤ **Prepare for changes as the L & T Branch resumes in-person proceedings.**

As the courthouse reopens and in-person proceedings resume, more tenants will need to connect to the CLCPP in person. The partners should anticipate how these changes will impact their service structure, including the LTLAN, which has exclusively operated remotely since its inception.

➤ **Maintain the LTLAN as the number of eviction filings increases.**

The LTLAN has emerged as an important point of entry for eviction defense services, and it will likely maintain this role as the partners expand the service to accommodate in-person intake. The results of the LTLAN Customer Survey Study suggest that tenants trust the service and are satisfied with their experience. The CLCPP partners should continue to sustain the LTLAN as the Court reopens and as the number of eviction filings continues to increase.

➤ **Maintain tenant outreach, community partnerships, and advocacy efforts.**

The value of the CLCPP network to DC residents extended well beyond the direct legal services provided by lawyers. Community outreach and tenant education remain critical to ensuring that tenants know their rights, especially considering the permanent legislative changes that extended tenant protections beyond the eviction moratorium. Partnering with trusted community-based organizations provides CLCPP organizations an effective access point for tenants.

EXPENDITURES DURING THIS REPORTING PERIOD

Exhibit 14 shows the legal services providers funded with CLCPP grants during this reporting period, the amount of grant funding awarded, and how the funding was used.

Exhibit 14. CLCPP-funded Legal Services Providers

LEGAL SERVICES PROVIDER	AMOUNT OF GRANT FUNDING	HOW GRANT FUNDING WAS USED
Legal Aid Society of the District of Columbia	\$1,810,001	The Legal Aid Society of the District of Columbia received funding to support pro bono attorneys from twenty law firms and the federal government to work on eviction cases. With the supplemental CLCPP and the Eviction Diversion funding, Legal Aid expanded its Intake & Brief Services Unit by adding a second Project Coordinator to support its eviction prevention, reentry, and affordable housing work and an investigator in the Housing Unit to focus on housing code inspections, witness interviews, and similar tasks. As a result of the additional funding, the organization is able to provide more advice and brief services to tenants, and simultaneously free up its housing attorneys to focus on limited and extended representation.
Bread for the City	\$1,042,178	Bread for the City received funding to provide same-day representation to DC residents with low incomes facing eviction at DC Superior Court's Landlord-Tenant Court. The attorneys also conduct outreach to tenants living in subsidized housing and facing eviction. The project is part of the court-based eviction defense collaboration with Legal Counsel for the Elderly, Legal Aid Society of the District of Columbia, Rising for Justice, and DC Bar Pro Bono Center. With the supplemental CLCPP funding and the new Eviction Diversion Pilot Project, the organization hired a Tenant Support Coordinator to connect clients and act as a navigator, peer support, and thought partner in addressing clients' needs and a ProBono Coordinator to expand its capacity to assist tenants through pro bono referrals.

Legal Counsel for the Elderly	\$682,461	Legal Counsel for the Elderly (LCE) received funding to assist elderly residents (60+) with low incomes in eviction defense cases at the Landlord-Tenant Court. The project's attorneys are based at the courthouse and work in collaboration with the other court-based eviction defense projects. LCE also conducts pre-court outreach to tenants living in subsidized housing and facing eviction. The supplemental funding enabled LCE to build its expertise in eviction prevention by hiring a Housing and Brief Services Staff Attorney to provide advice and brief services in housing cases and assessing whether they are appropriate for extended representation; conducting intakes on the Landlord-Tenant Legal Assistance Network (LTLAN); coordinating with other NLSP staff to prevent evictions and connect clients with the support and services they need to stabilize their housing situation.
Rising for Justice (formerly DC Law Students in Court)	\$1,616,853	Rising for Justice (RFJ) received funding to place several housing attorneys in the DC Superior Court to provide tenants with low incomes with free same-day representation in eviction cases. These attorneys also formally collaborate with Neighborhood Legal Services Program on a referral basis, as well as other court-based providers. RFJ continues to leverage its impact by utilizing law students to conduct outreach to DC residents with low incomes facing evictions and to assist with eviction cases. The supplemental funding enabled RFJ to increase its capacity to provide eviction defense and social work services through the addition of a supervising attorney, a development outreach and communications specialist, two social worker/case management staff, and a community outreach specialist.
The DC Bar Pro Bono Center	\$1,039,909	The DC Bar Pro Bono Center received funding to hire full-time attorneys for its Landlord-Tenant Resource Center, which serves as one of the main entry points for many DC residents with low incomes facing eviction. Supplemented by rotating volunteer attorneys, the Landlord-Tenant Resource Center serves as one of the entry points for many DC residents with low incomes facing eviction. The supplemental funding enabled the DC Bar Pro Bono Center to expand its capacity to serve DC residents by hiring additional staff attorneys and program specialists to staff the Landlord-Tenant Resource Center and Landlord-Tenant Legal

		Assistance Network (LTAN) phone lines 5 days a week and provide same day representation to clients with low incomes facing eviction.
Neighborhood Legal Services Program	\$858,896	Neighborhood Legal Services Program (NLSP) received funding to greatly increase its capacity to accept referrals from the court-based eviction defense projects, as well as to conduct intake near the sites of properties that have building-wide evictions. NLSP has extensive community-based experience in providing housing-related legal assistance to DC residents with low incomes, which enhances the impact of court-based eviction defense projects. The supplemental funding enabled NLSP to hire a housing and brief services staff attorney, a Tenant Empowerment Specialist, and a paralegal/investigator dedicated to its eviction team. These staff help clients at risk of displacement prevent evictions and connect the tenant with the support and services they need to stabilize their housing situation.