

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:** 2024-DCBF-01  
**Project Title:** Civil Legal Counsel Projects Program (CLCPP)  
**Grant Year Reporting:** FY24 DCBF Admin Year, FY24 Subgrantee Year  
(January 1, 2024 – December 31, 2024)  
**Reporting Period:** January 1, 2024 – June 30, 2024



Oct 2024

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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 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.<sup>1</sup> 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 7<sup>th</sup> CLCPP grantee to join the network, and all 7 organizations were funded through 2024.

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) for each 6-month reporting period. These reports summarize the services provided and outcomes achieved by the CLCPP network partners. The current report describes the program activities between January and June 2024.

## HIGHLIGHTED RESULTS FOR THIS REPORTING PERIOD

**CLCPP partners closed over 2,000 cases in the current reporting period.** From January through June 2024, the CLCPP partners served 2,028 tenants across 2,241 cases. The partners closed an average of 374 cases per month, which was the highest average number of cases closed per month since data collection began. Nearly all the cases closed (95%) were eviction cases in the Landlord Tenant (L & T) Branch of the DC Superior Court (the Court).

**CLCPP services reached tenants in every District Ward, though predominantly Wards 7 and 8.** Almost half (49%) of CLCPP clients lived in Ward 7 (19%) and 8 (30%). An additional 14% of CLCPP clients lived in Ward 5, 10% in Ward 6, 9% in Ward 4, 8% in Ward 1, 5% in Ward 2, and 4% in Ward 3. This distribution is consistent with the program’s historical pattern.

**CLCPP clients typically faced a landlord who was represented by an attorney.** Among the 1,283 CLCPP cases where the tenant had been served with an eviction complaint, the landlord was represented by an attorney in 1,159 (90%).

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<sup>1</sup> 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.

**CLCPP clients reported characteristics that would make them more vulnerable to the risk of unstable housing or homelessness.** Of the 2,028 clients served in the current period:

- **60%** identified as a woman of color, who tend to disproportionately experience eviction filings
- **39%** had at least one minor child living in the household
- **25%** identified as having a disability or chronic health condition<sup>2</sup>
- **40%** 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 2,028 tenants served by CLCPP partners, **61% connected with services through the LTLAN.** This high percentage reflects the CLCPP providers' continued efforts to promote the LTLAN broadly in the community and the Court's inclusion of LTLAN information on all official documents that tenants receive. These efforts have contributed to a steady increase in the number of calls to the LTLAN. To meet the demand for services with limited attorney capacity, providers employed LTLAN triage protocols to prioritize referrals for tenants at imminent risk of displacement—namely, those who have an active eviction lawsuit filed against them in court.

**Almost half of CLCPP clients received limited legal assistance—usually legal advice.** During the current reporting period, **almost half of tenants who received help in eviction cases received legal advice and counsel (48%).** Another 41% received some form of representation, either limited scope (27%) or full (14%), while 7% received brief services. Clients who received advice and counsel, who likely proceeded in their cases as self-represented parties, were provided with guidance on how to respond to the eviction complaint, minimize the financial impact of the eviction filing, and remain housed for as long as possible or find new housing. As the demand for CLCPP services has grown, and as attorney capacity among the partners has remained largely flat, the provision of advice and counsel has enabled providers to offer some level of assistance to a larger number of tenants. Furthermore, when tenants face an eviction filed for nonpayment of rent and have no viable legal defenses, attorneys are often limited in the types of legal services they can provide.

**CLCPP attorneys helped 424 families remain housed.** During this period, CLCPP attorneys helped 424 clients retain possession of their homes.<sup>3</sup> **Across these 424 clients, 169 (40%) had minor children living in the home and 131 (31%) reported having a household member living with a disability. Across these clients a total of 894 household members were impacted by the increased housing stability.** In addition to direct legal services, CLCPP providers also began to **staff in-house Tenant Support Specialists** who connect clients with other needed legal-adjacent services to support their housing stability, such as rental assistance, housing search help, and social services.

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<sup>2</sup> 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 1,109 cases in the current reporting period that have this information.

<sup>3</sup> These 424 families represent 81% of the 525 CLCPP cases that were closed between January and June 2024 AND for which case outcomes were reported.

# 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<sup>4</sup> who are facing, or at risk of facing, eviction proceedings or the loss of a housing subsidy.<sup>5</sup> 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 7<sup>th</sup> CLCPP grantee to join the network, and all 7 organizations were funded through 2024.

## THIS REPORT

This report presents the results of the evaluation activities conducted during the current reporting period (January – June 2024). 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. 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 2024). 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 2024.

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<sup>4</sup> 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.

<sup>5</sup> 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.

# CLCPP IMPLEMENTATION TO DATE

Exhibit 1 shows the cases closed<sup>6</sup> and tenants served by the partners during the current period (January – June 2024), and since data collection began (August 2019 – June 2024). As shown in Exhibit 1, the CLCPP network assisted more than 2,000 District residents living with low incomes in the current period, and more than 10,000 since August 2019. Nearly all the cases closed in the current period (95%) and to date (96%) were eviction cases in the Landlord Tenant (L & T) Branch of the Superior Court (the Court). A further 1% in the current period and 2% to date were administrative cases related to the potential termination of a housing choice voucher.

An additional 3% of CLCPP clients received legal services for a housing conditions issue while less than 1% were for some other type of tenant petition (e.g., challenging an unlawful rent increase or filing a petition with an agency such as the DC Housing Authority for a matter related to their housing subsidy). See Appendix Exhibit B-1 for CLCPP cases closed by year from August 2019 – June 2024.

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

Across all 7 CLCPP partners, total number of...	Current Period <sup>a</sup>		Total	
	#	(%)	#	(%)
Tenants served	2,028	(100%)	10,646	(100%)
Cases closed <sup>b, c</sup>	2,241	(100%)	13,156	(100%)
Eviction cases closed	2,130	(95%)	12,575	(96%)
Voucher termination cases closed	30	(1%)	290	(2%)
Housing conditions cases closed	60	(3%)	199	(2%)
Other tenant petition cases closed	12	(<1%)	26	(<1%)

<sup>a</sup> The current period includes cases closed Jan to Jun 2024. Total includes cases closed from Aug 2019 to Jun 2024.

<sup>b</sup> Tenants can receive help for more than one case.

<sup>c</sup> Case type information is missing for 9 cases during the current period and 66 cases total.

<sup>6</sup> 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.

# CLCPP TENANT INFORMATION

Data in this section are shown for the current reporting period (January – June 2024). See Appendix Exhibit B-2 for client demographic data for the current period and from August 2019 – June 2024.<sup>7</sup>

## WHO RECEIVED CLCPP SERVICES?

Of clients with demographic data available, 83% identified as Black or African American and 66% identified as women. Women of color, who tend to disproportionately experience eviction filings, made up 60% of the CLCPP clients.

Many of these cases featured households that were vulnerable to the risks of unstable housing created by an eviction. Of the 2,028 tenants served during this reporting period, 800 (39%) had at least one minor child in the household and 369 (25%) identified as having a disability or chronic health condition. Further, 583 (40%) tenants resided in subsidized housing and were at risk of losing their subsidy as well as their home.<sup>8</sup> Across the 2,028 CLCPP clients served for all case types in this reporting period, a total of 4,328 household members were impacted.

Finally, among the 1,283 CLCPP cases closed in the current reporting period where the tenant had been served with an eviction complaint, the landlord was represented by an attorney in 1,159 (90%). This imbalance in legal representation underscores the importance of the CLCPP services. See Appendix Exhibit B-3 for CLCPP client risk factor data from August 2019 – June 2024.

## CLCPP CLIENT INFORMATION

Of the tenants served:



**83%** identified as Black or African American



**66%** identified as women



**60%** identified as a woman of color

Tenants in households that were particularly vulnerable to risks of unstable housing:



**39%** had minors living in the household



**25%** had a disability or chronic health condition



**40%** lived in subsidized housing

Of 1,283 tenants with an active eviction lawsuit:

**90%** faced a represented landlord

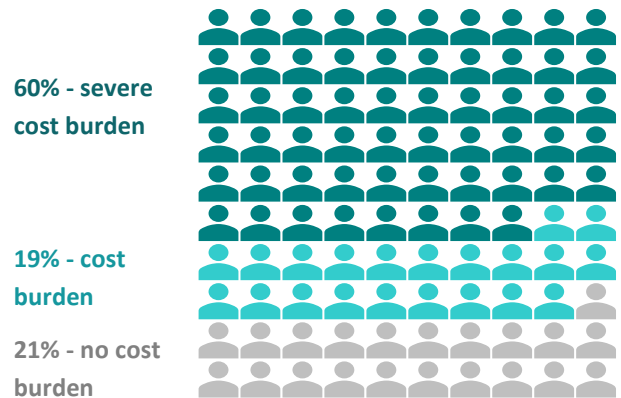
<sup>7</sup> Data are shown for all tenants who received services. In a small number of cases, information was “unknown,” such as when a tenant did not complete all questions on a paper form, or “missing,” because it was not entered into the service database.

<sup>8</sup> 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: 1,463 cases in the current reporting period.



**Household Income.** The median household income among CLCPP clients served in this reporting period was **\$1,515 per month (range = \$0 to \$7,700), with 66% of clients reporting household income below 100% of the Federal Poverty Guidelines (FPG).**<sup>9</sup> 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 sixth most expensive jurisdiction in the nation regarding rental housing wages. The Fair Market Rent for a 2-bedroom apartment in DC was \$2,045, and monthly income necessary to afford this rent without being cost burdened was \$6,816.

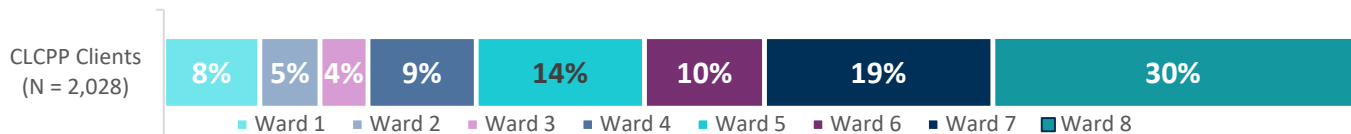
**Exhibit 2. Percentage of CLCPP Clients Experiencing Cost Burden (Jan – Jun 2024)**



As shown in Exhibit 2, under these conditions, a high percentage of CLCPP clients experienced housing cost burden.<sup>10</sup> Among 1,041 CLCPP clients whose income and monthly rental amounts were known, 79% of clients were rent burdened (all shaded teal figures), while 60% were severely rent burdened (dark teal shaded figures). Of the 21% of CLCPP clients who were not rent burdened, 30% received a housing subsidy that lowered their rental costs. Only 15% of CLCPP clients whose rent and income information were available did not experience rent burden and did not have a housing subsidy.

**Ward of residence.** Exhibit 3 shows the distribution of CLCPP clients across the District. Among clients served in the current reporting period, almost half (49%) lived in Wards 7 and 8. An additional 14% of clients lived in Ward 5. Taken together, 64% of CLCPP clients served between January and June 2024 lived in one of these three wards. Fewer clients (9%) reported living in either Wards 2 or 3. See Appendix Exhibit B-4 for client ward of residence from August 2019 – June 2024.

**Exhibit 3. Percentage of CLCPP Clients Living in Each Ward (Jan – Jun 2024)**



Note. Percentages in Exhibit 3 may not sum to 100% due to rounding.

<sup>9</sup> 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>

<sup>10</sup> 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](https://www.huduser.gov/portal/datasets/cp/CHAS/bg_chas.html)

## HOW TENANTS ACCESSED CLCPP SERVICES

Exhibit 4. How Tenants Connected With the CLCPP Network (Jan – Jun 2024)

### Referral Sources



21% Court Referral



13% Community Referral



7% Returning Client

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### First Contact



61% LTLAN Intake



22% Called CLCPP Partner



9% Court Connection

**Referral sources.** As shown in Exhibit 4, a variety of sources referred tenants to the CLCPP. Among those who received services,<sup>11</sup> 21% learned of the CLCPP through the Court. This access point included finding information on Court materials such as notices, flyers, and the Court website (13%); being referred by Court staff such as clerks, interpreters, or mediators (4%); and being referred by a judge (4%). Another 16% of tenants heard about the CLCPP in their community, including a referral from a community-based legal, social services, or medical provider (6%); CLCPP outreach activities such as community information events or social media (5%); and word of mouth (2%). In addition, 7% of tenants had previously been a client of a CLCPP partner and returned to that organization for assistance. Referral source was unknown for 52% of closed cases.

**Point of first contact.** Tenants have multiple avenues available to contact CLCPP attorneys. As shown in the bottom portion of Exhibit 4, the most utilized 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. Among the 2,028 tenants served during the current reporting period, 61% connected with services through the LTLAN. Most of the tenants who did not connect through the LTLAN called a CLCPP partner organization directly (22%), while some connected with a CLCPP attorney in the courtroom (4%), at the courthouse (5%), or through referrals from another organization outside of the CLCPP network (1%).<sup>12</sup>

<sup>11</sup> 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: 1,463 cases in the current reporting period.

<sup>12</sup> Tenants contacted CLCPP attorneys through some other method in 3% of cases, and information about the tenant's first contact was unknown in 4%.

## LTLAN Contacts and Referrals, January 2022 – June 2024

In the current reporting period, the LTLAN was the primary entry point for CLCPP services with **61% 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 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 coordinating canvassing efforts that direct at-risk tenants to the LTLAN.

As shown in Exhibit 5, since the start of January 2022, when the District’s eviction moratorium was phased out and filings resumed, the LTLAN has experienced a 23% increase in the number of calls and a 18% increase in the number of calls that were referred to the CLCPP partners for further review and service determination. For the most part, this increase occurred in the first post-moratorium year when there was a sharp increase in filings. Since January 2023, the number of calls to the LTLAN has remained relatively stable, as has the proportion of calls referred to the CLCPP partners for services.

**Exhibit 5. LTLAN Contacts and Referrals (Jan 2022 – Jun 2024)**

	Jan –Jun 2022	Jul –Dec 2022	Jan –Jun 2023	Jul –Dec 2023	Jan –Jun 2024
All calls to LTLAN	2,133	2,357	2,535	2,561	2,625
Calls referred to CLCPP partners (% of total calls)	1,039 (49%)	1,168 (50%)	1,186 (47%)	1,150 (45%)	1,221 (47%)

Income-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**.

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.

# DIRECT LEGAL SERVICES

This section presents data to reflect the direct legal services provided by the CLCPP partners.<sup>13</sup> 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

**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**,<sup>14</sup> **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.

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<sup>13</sup> 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.

<sup>14</sup> See Appendix A for a summary of the eviction case process in Washington, DC.

## EVICTON CASES

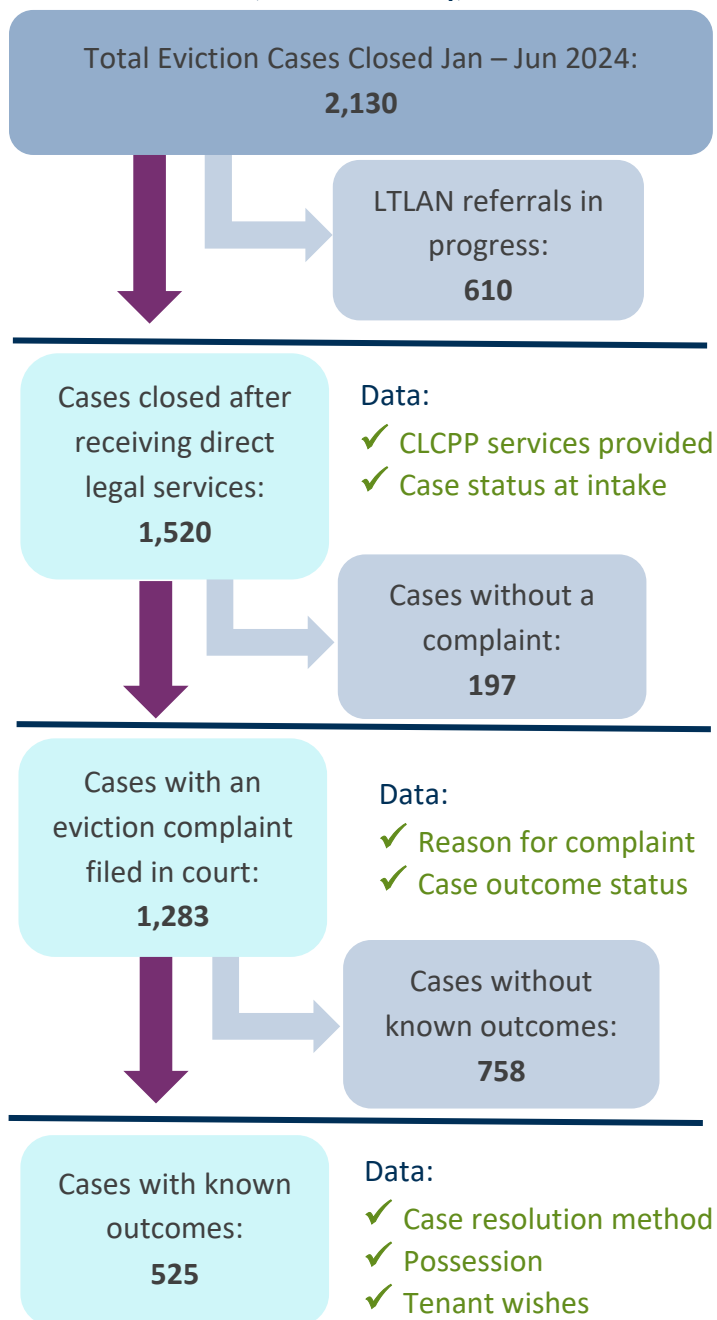
### Characteristics of Eviction Cases

As shown in Exhibit 6, the CLCPP partners closed a total of 2,130 eviction cases between January and June 2024. Of this total, 610 (29%) were closed by the LTLAN staff after completing the initial intake; however, the legal services provided by the CLCPP organization accepting the LTLAN referral were still in progress.<sup>15</sup> The remaining 1,520 (71%) cases were closed after receiving legal services from the CLCPP partners beyond the initial intake screening.

Of the 1,520 cases that received CLCPP services, **197 (13%) involved tenants who contacted the CLCPP before the landlord had 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 **1,283 cases (85%) involved tenants who had a complaint filed against them** when they came to the CLCPP, and, therefore, were facing an active eviction case.<sup>16</sup> Among the 1,283 cases with an eviction complaint, **the landlord cited non-payment of rent as the basis for the eviction in 1,083 (84%)**.

Finally, **case outcomes were known for 525 cases**. This number represents 40% of the total cases that had a complaint filed, 35% of cases that received services beyond an intake screening, and 25% of all eviction cases handled by the CLCPP partners.

Exhibit 6. Eviction Cases Closed by CLCPP (Jan – Jun 2024)



Note. Complaint filing status was unknown in 40 cases

<sup>15</sup> LTLAN staff had conducted an intake and had referred the case to a CLCPP partner, but the partner had not yet closed the case.

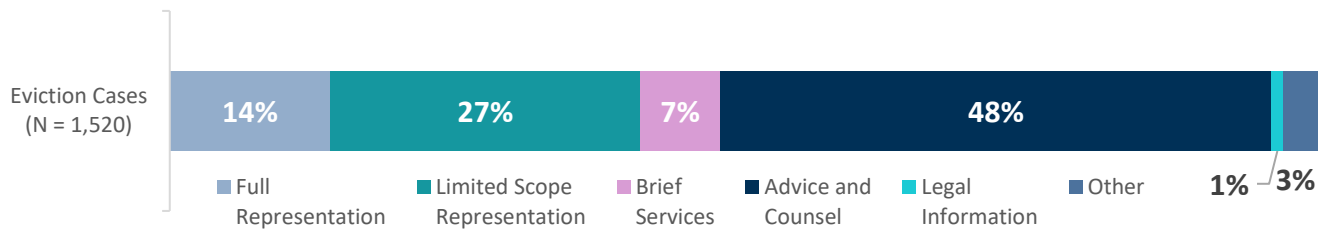
<sup>16</sup> Complaint filing status was unknown in 40 (3%) of closed cases in the current reporting period.

## 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 most aligns with their needs and case circumstances, accounting for attorney capacity.

Exhibit 7 shows the legal services provided across the 1,520 eviction cases closed during this reporting period.<sup>17</sup> As shown in the Exhibit, the CLCPP partners provided some level of representation to 41% of clients (14% full representation; 27% limited scope). An additional 7% of clients received brief services, such as assistance with a response to an eviction complaint or help drafting a letter to the landlord. Roughly half of clients (48%) received advice and counsel, typically a brief conversation in which the attorney provides individualized legal advice to the tenant who remains unrepresented afterward. See Appendix Exhibit B-5 for legal services provided since August 2019.

### Exhibit 7. Legal Services Provided for Eviction Cases (Jan – Jun 2024)



Many of the advice and counsel cases were evictions filed for nonpayment of rent in which the landlords demanded more money than the tenant could pay, and the tenant did not have a viable legal defense against the eviction filing. In these cases, the attorney's advice was designed to help tenants remain housed for as long as possible, 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.

<sup>17</sup> 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 6). Therefore, the results should be interpreted with caution.**

During the current reporting period, attorneys entered outcome data for a total of **525 eviction cases** (40% of cases with an eviction complaint; 25% of all eviction cases closed). Most of these cases received representation from a CLCPP attorney: 76% received representation (38% full and 38% limited scope), 15% received advice, 7% received brief services, and 1% received legal information.

### How Eviction Cases Were Resolved

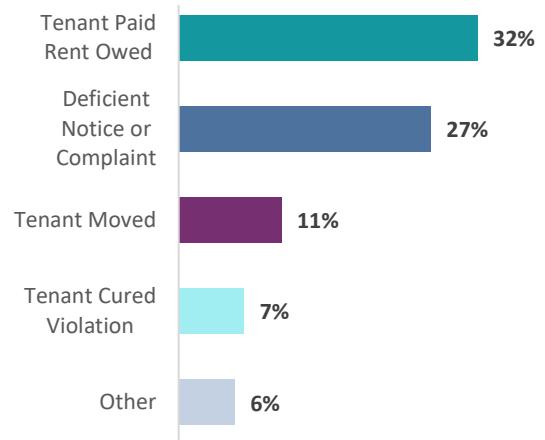
Of the 525 cases closed in this reporting period with outcome data (see Appendix Exhibit B-6):

- **65% resolved via dismissal** (22% by the Court, 43% by the landlord)
- **22% resolved via a settlement agreement** between the parties
- **4% 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.)
- **1% ended with a default judgment** against the tenant<sup>18</sup>

**Landlord reason for dismissal varied.** Exhibit 8 displays the reasons why landlords dismissed CLCPP cases. The most common reason was because the tenant paid all of the rent owed, often with the help of emergency rental assistance program (ERAP) funds. In 75% of the cases dismissed for this reason, tenants received ERAP funds to pay back rent owed, highlighting the importance of public rental assistance in keeping tenants housed.

Exhibit 8 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 8. Reason for Landlord Dismissal (Jan – Jun 2024)**



*Note.* Percentages are based on the 227 cases ending via landlord dismissal.

*Note.* Landlord dismissal reason was unknown in 17%

<sup>18</sup> An additional 6% of cases resolved via some other method, while case resolution method was unknown in 2% of cases.

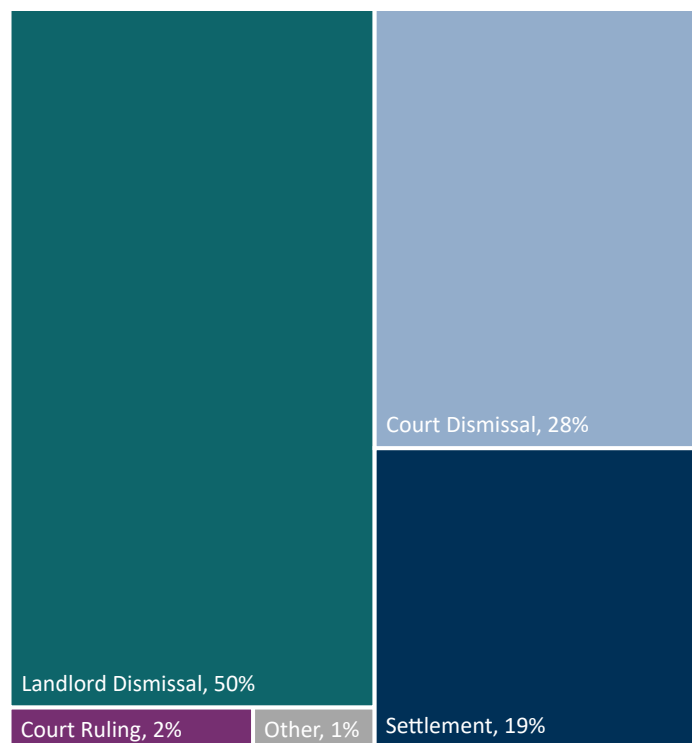
## Possession of Property Outcomes

Across the 525 eviction cases with outcome data, **tenants retained possession of the unit in 424 (81%) cases and possession reverted to the landlord in 101 (19%) cases.**<sup>19</sup> In many of the cases where possession reverted to the landlord, the tenant agreed to leave the property, but still needed legal assistance to resolve their case under favorable terms to avoid the ongoing challenges associated with an eviction judgment. 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. See Appendix Exhibit B-7 for possession outcomes August 2019 – June 2024.

**Tenants retained possession via dismissal.** Exhibit 9 shows the method of case resolution among the 424 cases in which the tenant retained possession of the property. When tenants retained possession, it was most often (78% of cases) because the case was dismissed either by the landlord (50% of tenant possessions) or by the Court (28%). As shown in Exhibit 8 above, landlords often dismissed cases because the tenants paid the back rent (typically with ERAP funds) or because there was a deficiency in the notice or complaint. While the landlord can refile a case that has been dismissed due to technical deficiencies, it gives the tenants additional time to either correct the alleged lease violation or move.

Tenants in 19% of cases retained possession of the property by agreeing to the terms of a negotiated settlement. Of these cases, 33% included an agreed upon payment plan for the tenant to address back rent, 16% included an agreement by the landlord to reduce back rent due and ease the tenant’s financial burden, and 15% included an agreement by the landlord to make repairs to the unit. Finally, tenants agreed to perform obligations such as make repairs or refrain from certain conduct in 21% of cases, while 29% of cases ended without any specific terms.<sup>20</sup>

**Exhibit 9. Case Resolution Among Cases Ending With Tenant Possession (Jan – Jun)**



*Note.* Percentages are based on the 424 cases ending with the tenant retaining possession of the unit.

<sup>19</sup> Possession outcomes were unknown in 2 cases (< 1%).

<sup>20</sup> Settlements may contain multiple terms, so percentages do not sum to 100%.



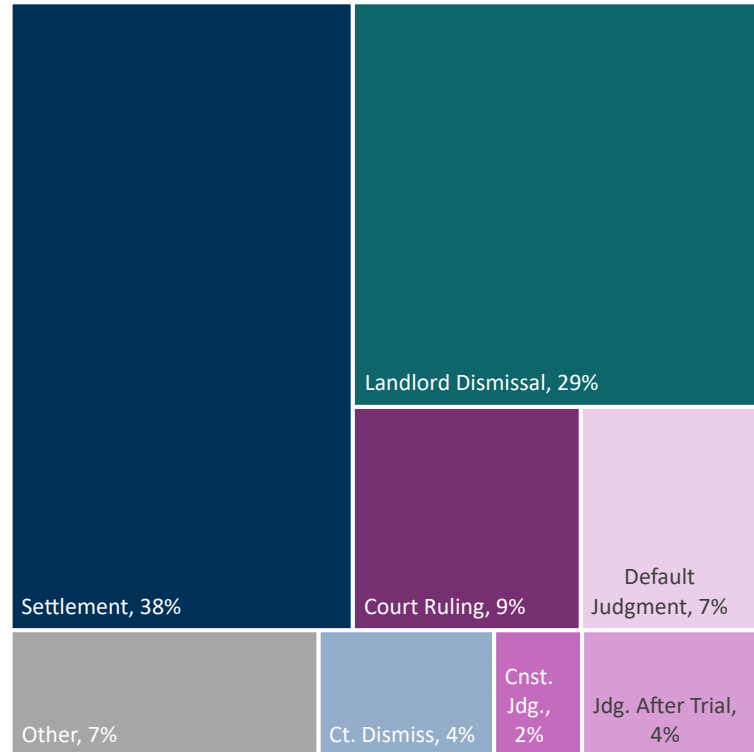
**Landlords gained possession via negotiated agreement.** Exhibit 10 shows the resolution method among the 101 cases ending in landlord possession of the property. As shown, landlords primarily regained possession through a settlement agreement (38%) in which tenants may have agreed to move in exchange for other negotiated benefits. In these cases, tenants often received additional time to move (81%), a neutral rental reference (49%) or agreement to not report the eviction to credit agencies (30%), or a reduction of financial damages demanded such as back rent (41%) or other fees (22%).

Landlords also gained possession when tenants chose to move out of the unit before a hearing had occurred, leading the landlord to dismiss the case (29%).

About 26% of the cases that ended in landlord possession ended with an unfavorable outcome against the tenant. For example, 9% ended with a Court ruling in favor of the landlord, 7% ended with a default judgment against the tenant, 4% ended with judgment against the tenant after a trial (“Jdg. After Trial”), 3% ended with a Court dismissal (“Ct. Dismiss”), and 2% ended with a consent or confessed judgment (“Cnst. Jdg.”). Notably, these **cases that ended in an unfavorable ruling against the tenant represent 26 (5%) of the 525 eviction cases with outcome data.**

**Possession of the property aligned with tenant wishes.** At CLCPP intake, of the 525 cases with outcome data closed during this reporting period, 412 tenants (78%) wished to stay in the unit and 83 (16%) expressed a desire to leave.<sup>21</sup> In the 412 cases in which tenants wished to stay, they were able to do so 88% of the time. Among the 83 cases in which the tenants did not wish to stay, they vacated the unit to resolve the dispute in 49 (59%) cases. These cases constitute 49% of the 101 cases that ended with landlord possession.

**Exhibit 10. Case Resolution Among Cases Ending With Landlord Possession (Jan – Jun 2024)**



*Note.* Percentages are based on the 101 cases ending with the landlord obtaining possession of the unit.

<sup>21</sup> 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 9 cases (2%). Tenant wishes were unknown or missing in 20 cases (4%).

## Monetary Outcomes for Tenants

Of the 525 cases with outcomes, 319 (61%) were filed for nonpayment of rent. Among these 319 cases, 55 cases (17%) involved tenants who had some type of housing subsidy, and the remaining 264 cases (83%) 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.

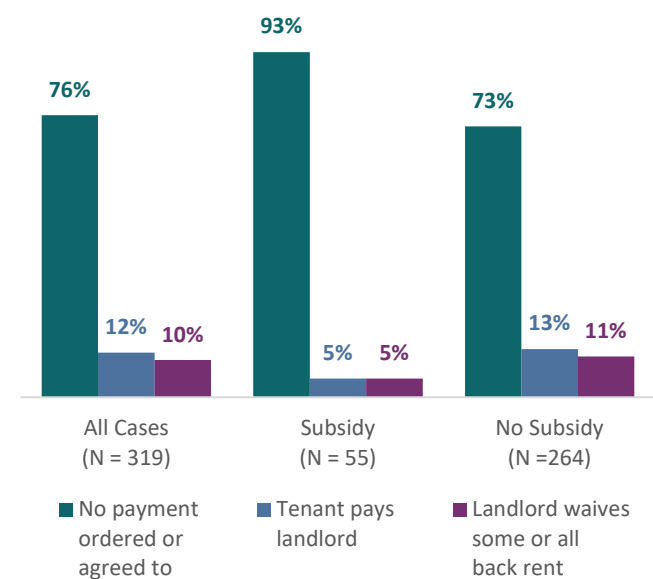
**Landlords demanded, on average, more than 6 months of rent.** In the 55 cases where the tenant had a subsidy, the median amount of back rent demanded was \$3,906 (the mean was \$5,806).<sup>22</sup> The median rent amount for which these tenants were responsible was \$442 per month. **On average, for tenants with a housing subsidy, landlords demanded just under 9 months of the rent.**<sup>23</sup>

Among the remaining 264 cases where the tenant did not have a subsidy, the median amount demanded was \$6,715 (the mean was \$9,204). The median rental amount that these tenants paid was \$1,123 per month. **For tenants without a subsidy, landlords demanded, on average, just under 6 months of rent.**<sup>24</sup>

**Tenants rarely paid the full amount demanded by the landlord.** Exhibit 11 shows the percentage of cases that ended with financial payments ordered by the Court or agreed to as part of a settlement.<sup>25</sup> As shown, across all 319 cases, 76% of cases ended with the tenant *not* ordered to pay the landlord. This result was true of 93% of cases in which the tenant had a housing subsidy and 73% of cases in which the tenant did not have a subsidy.

In the 38 cases in which tenants were ordered, or agreed, to make a payment, they often did not pay the full amount originally demanded. The median amount ordered to be paid by the 3 tenants who had a housing subsidy was \$1,575, while the median amount paid by the 35 tenants without a subsidy was \$4,383.

Exhibit 11. Monetary Orders (Jan – Jun 2024)



<sup>22</sup> Median refers to the middle value (the 50<sup>th</sup> 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.

<sup>23</sup> Among the 55 cases featuring tenants who had a housing subsidy, the amount demanded by landlords varied from \$846 to \$26,732.

<sup>24</sup> Among the 264 cases featuring tenants who did not have a housing subsidy, the amount demanded varied from \$29 to \$56,057.

<sup>25</sup> Cases ending with some other financial order, or with financial order information unknown are not included in Exhibit 11.

**Tenant payment differed by case resolution method.** The percentage of cases that ended with a payment either ordered by the Court or agreed upon by the parties varied depending on how the case was resolved. Among the 319 nonpayment of rent cases where the outcome and case resolution method were known, cases were typically dismissed (64%; 44% by the landlord, 20% by the Court) or resolved via a negotiated settlement agreement (25%). Exhibit 12 shows the percentage of cases that resulted in a payment ordered by the Court or agreed to by the parties, separated by tenant subsidy status.

**Exhibit 12. Monetary Outcomes by Case Resolution Method in Eviction Cases (Jan – Jun 2024)**

Monetary Orders/Terms	All Cases		Cases Ending in Dismissal		Cases Ending in Settlement	
	Subsidy # (%)	No Subsidy # (%)	Subsidy # (%)	No Subsidy # (%)	Subsidy # (%)	No Subsidy # (%)
<i>Number of cases</i>	55	264	47	160	5	76
No payments ordered or agreed to	51 (93%)	192 (73%)	47 (100%)	150 (94%)	1 (20%)	20 (26%)
Tenant ordered or agreed to pay landlord	3 (5%)	35 (13%)	0 (0%)	2 (1%)	3 (60%)	30 (39%)
Landlord ordered or agreed to waive some or all back rent	3 (5%)	30 (11%)	0 (0%)	2 (1%)	3 (60%)	28 (37%)
Landlord ordered or agreed to pay tenant	0 (0%)	8 (3%)	0 (0%)	0 (0%)	0 (0%)	8 (11%)
Unknown	0 (0%)	14 (5%)	0 (0%)	7 (4%)	0 (0%)	5 (5%)

*Note.* A case may have more than one monetary outcome or term. Percentages may not sum to 100%.

As shown in the middle columns of Exhibit 12, of the 207 cases that ended in dismissal, tenants were not ordered, or did not agree, to make any payments to their landlord at case closure in 197 (95%).<sup>26</sup> Notably, none of the tenants who had a housing subsidy were ordered to make a payment when their case was dismissed. When cases settled (right-hand columns of Exhibit 12), 21 of 81 cases (26%) did not include financial terms, and tenants agreed to make a payment to their landlord in 33 cases (41%). When a tenant agreed to pay, they did not always pay the full amount. Of the 33 settled cases that included terms requiring the tenant to pay the landlord, the landlord agreed to reduce or waive some or all of the rent in 11 (33%). Taken together, these data suggest that CLCPP attorneys helped tenants by negotiating settled agreements that reduced the financial impact of an eviction filing.

<sup>26</sup> Tenants in cases ending via dismissal without an order or agreement to pay their landlord may still have paid their landlord to resolve the dispute. As shown in Exhibit 8 above, landlords often dismissed the case because the tenant paid the back rent (usually with the help of ERAP). The cases in Exhibit 12 reflect situations where the tenant was *ordered* by the Court to pay the landlord or *agreed* to pay the landlord as part of a settlement, which means that the tenant could face legal consequences if they did not make the payments. If a tenant fails to make payments ordered by the Court or agreed to in a settlement, the landlord can re-open the case, move for a judgment based on breach of an order or agreement, and pursue eviction without having to restart the process.

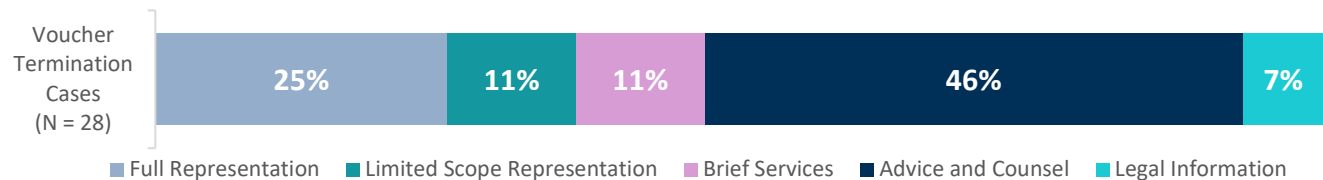
## HOUSING CHOICE VOUCHER (SUBSIDY) TERMINATION CASES

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, of the 28 voucher termination cases closed during this reporting period, 12 (43%) had outcome data entered.

### Services Provided

Exhibit 13 shows the legal services provided across the 28 voucher termination cases closed during this reporting period. Of these cases, 25% received full representation, 11% received limited scope representation, 11% received brief services, 46% were given advice and counsel, and 7% received legal information. See Appendix Exhibit B-8 for data on services provided to tenants at risk of losing their housing choice voucher.

#### Exhibit 13. Legal Services Provided for Voucher Termination Cases (Jan – Jun 2024)



### Outcomes of Housing Choice Voucher Termination Cases

Of the 12 voucher termination cases with outcome data closed during this reporting period, 7 (58%) were settled through negotiation without litigation, and 5 (42%) were resolved by some other method, such as the client moving into new housing or the rescission of the recommendation for termination. Notably, tenants in **11 (92%) of the 12 voucher cases with outcome data in this reporting period were able to retain their subsidies** (the outcome was unknown in 1 case). See Appendix Exhibit B-9 for information about housing choice voucher termination case outcomes, and the status of the tenants' vouchers at case resolution.

## TENANT PETITION CASES

In July 2022, the CLCPP statute expanded to include the provision of legal services to tenants who wanted to initiate a legal action, either in the form of a petition against their landlord (e.g., to remediate substandard housing conditions or allege a rent control violation) or an administrative petition with the DC Housing Authority (e.g., to appeal the denial or termination of rapid rehousing or shelter vouchers, to request a transfer voucher, or to adjust the rent owed by a tenant with a housing subsidy). Exhibit 14 displays the number of tenant petition cases closed by all CLCPP partners during the current reporting period and total, separated by the type of housing matters addressed. As shown, 60 of the 72 tenant petition cases (84%) closed by the CLCPP between January and June 2024 pertained to housing conditions (Housing Conditions or Rapid Rehousing Conditions).

**Exhibit 14. Tenant Petition Matters Addressed (Jan – Jun 2024)**

Type of Petition	Current Period (Jan – Jun 2024) # (%)	Total (Aug 2019 – Jun 2024) # (%)
Housing Conditions	53 (74%)	177 (78%)
Rapid Rehousing Conditions	7 (10%)	22 (10%)
Other Rapid Rehousing Issue	1 (1%)	5 (2%)
US Department of Housing and Urban Development (HUD) Administrative Matter	0 (0%)	1 (<1%)
Appeal of Shelter Denial or Termination	2 (3%)	2 (1%)
Other Administrative Matter related to Voucher or Subsidy	4 (6%)	9 (4%)
Rent Control / Unlawful Rent Increase	0 (0%)	2 (1%)
Other	5 (7%)	9 (4%)
Unknown	0 (0%)	2 (1%)
<b>Total</b>	<b>72</b>	<b>227</b>

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

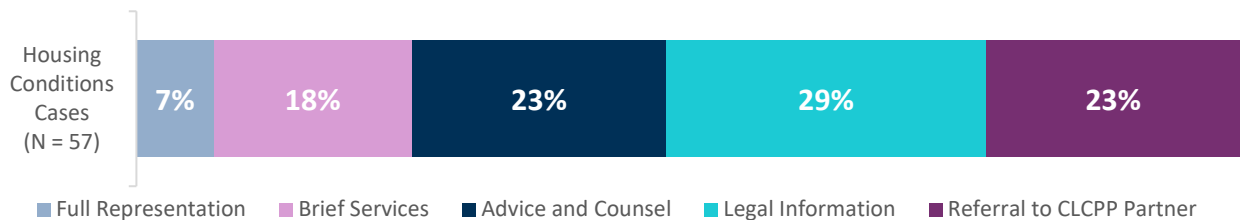
### Housing Conditions Cases

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 57 (95%) of the 60 housing conditions cases closed by CLCPP partners during the current reporting period. The rest of this section presents data from these 57 cases.

**CLC Client Characteristics, January – June 2024.** Of the 57 clients served by CLC during the current reporting period, 54 (95%) identified as female,<sup>27</sup> while 38 (61%) identified as a woman of color. **Of CLC clients, 52 (91%) had a household income less than 100% of the Federal Poverty Guidelines (FPG), with 32 (52%) reporting that they lived with zero income. The other 5 clients (9%) had household incomes between 100–149% FPG.** These data show that CLC is providing services to women of color who are living with severely low income, all of whom have at least one minor child in their household. Additionally, 24% of the clients served by CLC reported that they either faced an active eviction lawsuit (5%) or felt that they were at risk of an impending eviction action (19%).

**Services Provided by CLC Attorneys, January – June 2024.** Exhibit 15 shows the legal services provided by CLC across the 57 housing conditions cases closed during this reporting period. Of these cases, 4 (7%) received full representation, 10 (18%) received brief services, 13 (23%) were given advice and counsel, 17 (29%) were provided with legal information, and 13 (23%) were referred to another CLCPP partner for assistance with a potential eviction (if a tenant is facing a potential eviction, CLC will refer the client for help with the eviction before filing a petition to remedy the housing conditions). The percentage of CLC clients who received legal information reflects situations where a CLC attorney provided specific and discrete information after conducting an intake and determining that CLC was not able to provide services, sometimes because the tenant faced a potential loss of possession or other issue that would be better served by another legal organization.

**Exhibit 15. Legal Services Provided for Housing Conditions Cases (Jan – Jun 2024)**



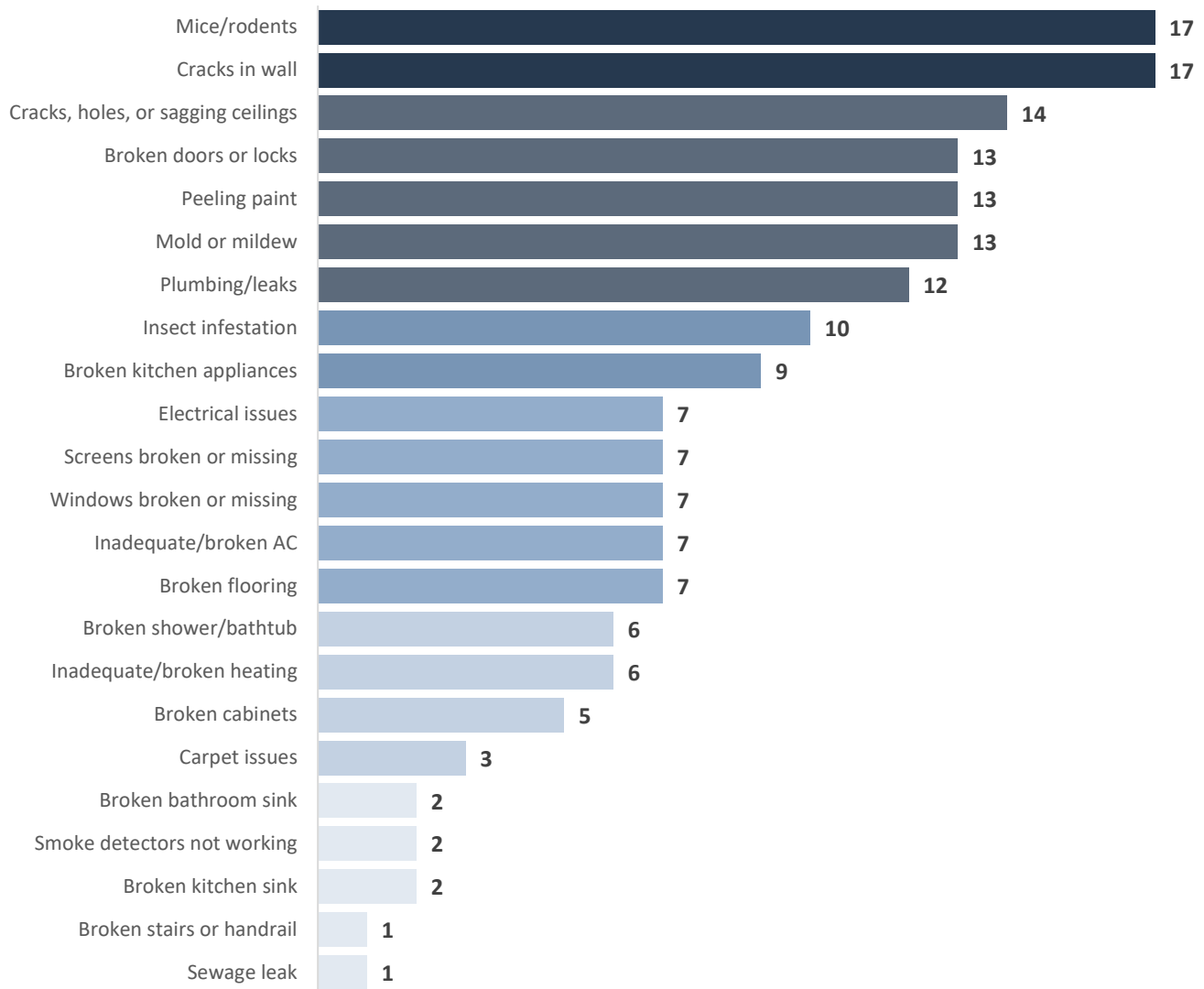
*Note.* The Children’s Law Center does not offer limited scope representation in housing conditions cases.

**Interior housing conditions issues.** Information about the nature of the interior housing conditions that led to tenants’ demand for repairs was reported for a total of 1 case (2%) during the current reporting period, and a total of 23 cases since services began in January 2023. Due to the low number of cases closed in the current period that had outcome data, this section presents data for the 23 cases closed by the CLC between January 2023 and June 2024. **Across these 23 cases, tenants requested remediation for 27 different interior conditions issues that affected the habitability of the unit, with an average of about 8 conditions issues cited per case.**

<sup>27</sup> Gender identity for the remaining 3 (5%) clients was unknown. Zero (0%) of CLC clients in the current period identified as male.

Exhibit 16 displays the number of cases that identified specific conditions issues since January 2023 and shows that the most common issues tenants requested repairs for were the presence of mice or rodents (17 cases), cracks in a wall (17), cracks or holes in the ceilings (14), broken doors or locks (13), peeling paint (13), mold or mildew in the unit (13), and plumbing leaks (12).

**Exhibit 16. Number of Cases with Housing Conditions Requested (Jan 2023 – Jun 2024)**



Tenants identified interior housing conditions cases in 23 cases between January 2023 – June 2024.

**Exterior housing conditions issues.** Only 1 case in the current reporting period and 9 cases since January 2023 reported substandard exterior housing conditions. Among these 9 cases since January 2023, the two most common issues reported were broken or missing exterior locks (67%), or garbage in common areas/inadequate garbage storage (55%).

**Housing Conditions Case Outcomes, January 2023 – June 2024.** Information about case outcomes was only available for 2 of the 4 housing conditions cases that received full representation from CLC during the current reporting period (4% of all 57 cases closed by CLC between January – June 2024). Due to the low number of cases with outcome data closed in the current period, this section presents data on the 23 (12%) of 193 cases closed by the CLC between January 2023 and June 2024 that had outcome data.

**How cases were resolved.** Exhibit 17 shows the method of resolution for the 23 cases served by the CLC between January 2023 and June 2024 that had information about case outcomes. As shown, 13 (57%) of these cases were voluntarily dismissed by the tenant, 5 (22%) because the tenant moved out, 4 (17%) because the tenant was able to transfer to a different rental unit, and 3 (13%) after the tenant withdrew their petition without the repairs completed. In 4 cases (17%), the Court dismissed the case after finding that the landlord had made the repairs requested by the tenant. Finally, 2 (9%) cases ended via some other method, such as a settlement offered from the landlord prior to any filing.

**Exhibit 17. Resolution of Housing Conditions Cases Served by the CLC (Jan 2023 – Jun 2024)**

Case resolution	Total # (%)
Total number of cases served	193 (100%)
Total number of cases with data about outcomes	23 (12%)
<b>Of cases with outcome data, number that were resolved via...</b>	
Landlord made requested repairs after receiving demand letter	1 (4%)
Voluntary dismissal by the tenant due to satisfaction with repairs	3 (13%)
Voluntary dismissal by the tenant because the tenant vacated the rental unit	5 (22%)
Voluntary dismissal by the tenant because tenant received a transfer to a different rental unit	4 (17%)
Voluntary dismissal by the tenant because the tenant withdrew the case without repairs being made	3 (13%)
Court dismissal due to landlord demonstrating that repairs have been made	4 (17%)
Other	2 (9%)
Unknown	1 (4%)

**Case Outcomes.** The primary outcomes of interest in housing conditions cases include the status of the repairs requested, whether the tenants received reasonable accommodation or rent abatement because of the condition of the rental unit, and whether the attorney felt that the case objective was achieved at the close of services. Of the 23 cases closed by the CLC with outcome data since January 2023, 10 (43%) reported that the requested interior housing conditions issues were repaired. **Finally, at the time of case closure, the CLC attorney reported that the client’s objective was achieved in 18 (78%) of the 23 cases.**



# 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 implementation of post-moratorium legislative changes regarding eviction filings. The following section summarizes selected examples of program activities during the current reporting period.

**The LTLAN continues to be a critical access point for DC tenants.** The LTLAN (Landlord Tenant Legal Assistance Network) 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 intake specialists from the DC Bar Pro Bono Center. Intake specialists collect basic eligibility information, and—if a client is eligible for CLCPP services<sup>28</sup>—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. Between January 1 and June 30, 2024, LTLAN intake staff fielded over 2,600 calls and referred more than 1,500 tenants for CLCPP services.

**CLCPP partners continued tenant outreach.** CLCPP partners worked with community-based organizations (CBOs) on outreach efforts including canvassing 799 households with scheduled eviction hearings, providing tenants with legal support, and connecting them to essential resources such as rental assistance, public benefits, and tenant eviction defense hubs. CLC addressed critical health-related housing issues, including the lack of air conditioning during record-high summer temperatures, by helping tenants file temporary restraining orders against landlords to ensure immediate repairs.

**The CLCPP network built capacity for 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). When a tenant calls for services, a CLCPP partner organization conducts a brief intake before referring the tenant to a trained pro bono attorney who is supervised by a CLCPP attorney. The HRTC program expands the network’s capacity to provide District residents facing an eviction with critical legal representation.

- A training for pro bono attorneys interested in participating in the HRTC program was held in June 2024 with 28 registrants.

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<sup>28</sup> 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.

- In the first 6 months of 2024, CLCPP partners sent 438 letters to tenants guaranteeing counsel. Of these, 86 (19%) 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 33 of these cases with pro bono attorneys from these offices in the first half of the year. CLCPP partners provided representation to the remaining 53 tenants to resolve their cases.
- The Children’s Law Center (CLC) co-led training for eviction defense attorneys and hosted litigation skills sessions to assist legal professionals with work on emergency housing cases.

**CLCPP partners remain committed to systematic legal interventions and advocacy.** The CLCPP partners have continued to play a critical role in advocating for tenants’ rights, and legislative advocacy remained central to the network’s efforts. CLCPP partners provided critical testimony before the DC Council and HUD officials, advocating for better tenant protections, restoration of funding for Emergency Rental Assistance Programs (ERAP), and more accountability for housing providers with severe habitability conditions. Additionally, the Children’s Law Center collaborated with Empower DC and pro bono law firms like Skadden Arps to support tenant organizing, prepare for legal action against landlords failing to meet basic housing standards and coordinate multi-tenant litigation to address widespread housing issues .

**Collaboration with the Court.** The CLCPP partners continue 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 revived 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.

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.

# SUMMARY OF CURRENT DATA

From August 2019 through June 2024, the CLCPP network partners have collectively provided legal assistance to 10,646 DC residents with low incomes, closing 13,156 eviction, voucher termination, and tenant petition cases. During the current reporting period, the CLCPP partners served 2,028 tenants with 2,241 cases. Though tenants living in every DC Ward have accessed the CLCPP services, eviction risk continues to be disproportionately experienced by DC residents in Wards 7 and 8, where almost half of the CLCPP clients lived. Eviction risk also continues to be disproportionately experienced by DC's Black residents, who account for nearly 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 current grant period, the CLCPP partners collectively closed an average of 374 cases per month, which was the highest monthly average since data collection began in August 2019. This increase in cases closed can be attributed to several factors, including the growth of the LTLAN, proactive outreach by the CLCPP partners, and a gradual increase in the number of eviction filings since the pandemic. Of the cases that received legal services in this period, attorneys provided advice and counsel in 48% and some form of legal representation in 41%.

As the partners adjusted to the increase in demand for their services, they continued to earn positive outcomes for clients when they legally represented them. Among active eviction cases closed during the current reporting period that received representation by a CLCPP attorney, 81% 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 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*. DC ERAP helped many of these clients stay housed. Between January – June 2024, 24% of CLCPP tenants who retained possession did so with the assistance of ERAP.

The CLCPP attorneys also continued to hold the landlords accountable to the post-pandemic changes in the eviction notice and filing process that are designed to provide tenants with more time and opportunity to respond to an eviction lawsuit. Among the cases that a CLCPP attorney closed, **65% resolved by a dismissal by either the landlord or the Court**. Typically, these cases were dismissed because the tenant paid all the rent owed (often with ERAP). Some of these cases, however, were dismissed without prejudice due to a technical deficiency in the notice or the complaint. These dismissals gave the tenants time to either find a way to stay in their unit or secure alternative housing.

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 incomes are represented in policy decisions.

# EXPENDITURES DURING THIS REPORTING PERIOD

Exhibit 18 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 18. CLCPP-funded Legal Services Providers (Jan – Jun 2024)**

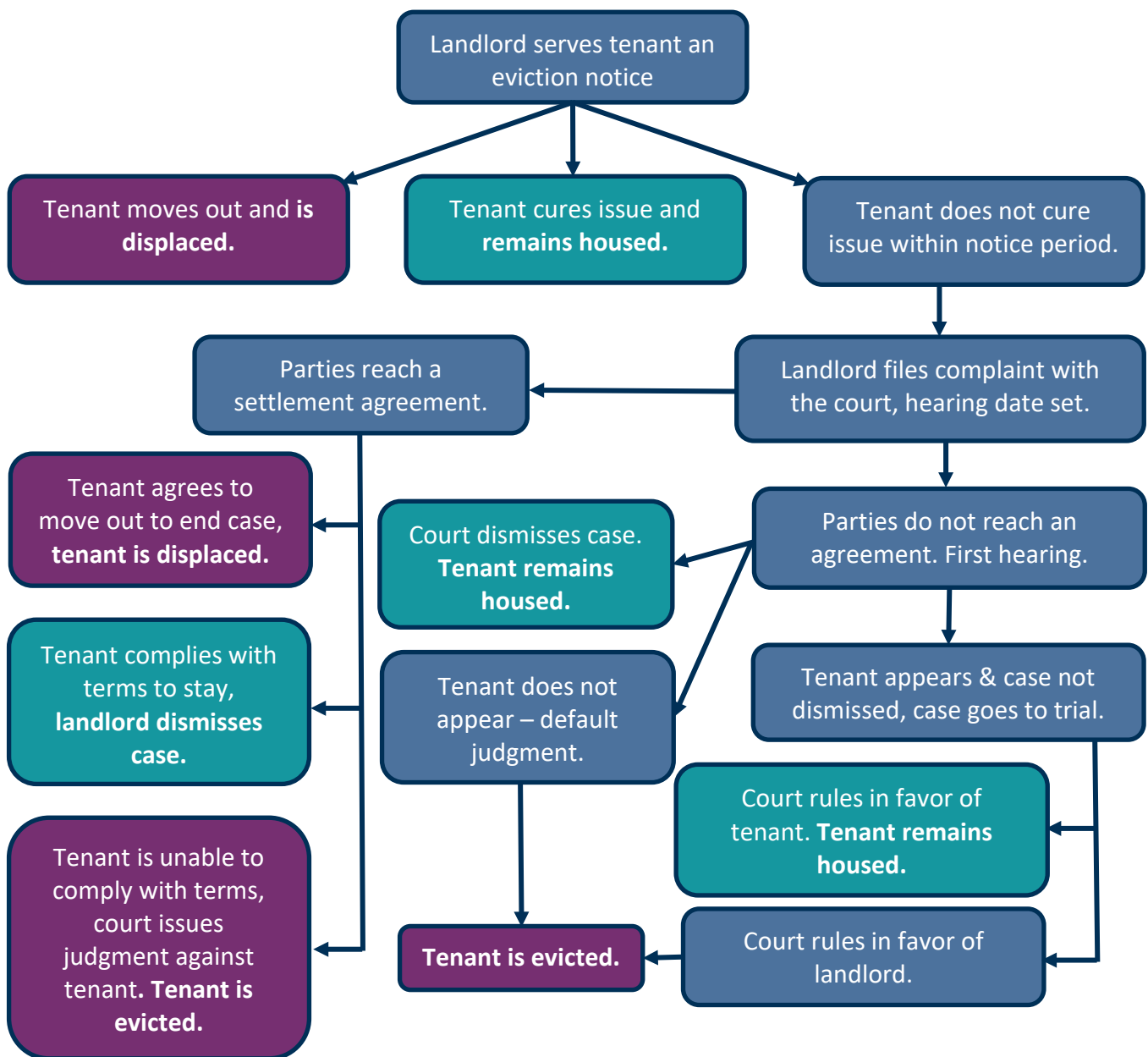
LEGAL SERVICES PROVIDER	AMOUNT FUNDED	HOW GRANT FUNDING WAS USED
Legal Aid DC	\$2,647,564	The Legal Aid Society of the District of Columbia received funding to prevent displacement and preserve safe and affordable housing for low-income DC tenants and their families.
Bread for the City	\$1,022,310	Bread 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	\$911,327	Legal Counsel of the Elderly (LCE) received funding to help prevent displacement for DC tenants and their families. LCE’s 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	\$1,630,976	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 D.C. Council

LEGAL SERVICES PROVIDER	AMOUNT FUNDED	HOW GRANT FUNDING WAS USED
The DC Bar Pro Bono Center	\$937,923.00	DC Bar Pro Bono Center received funding to address the overwhelming need for legal representation on behalf of tenants at risk of voucher termination and eviction. The DC Bar Pro Bono Center operates the Landlord Tenant Resource Center at the DC Superior Court and staffs the LTLAN intake hotline.
Children’s Law Center	\$541,931	The 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	\$1,140,478	Neighborhood Legal Services Program received funding to help 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



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,<sup>29</sup> 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).

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<sup>29</sup> Landlords can only initiate an eviction action for non-payment of rent if the amount demanded is at least \$600.

# APPENDIX B: ADDITIONAL DATA

**Exhibit B-1. Number of Tenants Served and Cases Closed by Year (Aug 2019 – Jun 2024)**

Across all 7 CLCPP partners, total number of...	Aug – Dec 2019 # (%)	Jan – Dec 2020 # (%)	Jan – Dec 2021 # (%)	Jan – Dec 2022 # (%)	Jan – Dec 2023 # (%)	Jan – Jun 2024 # (%)	Total # (%)
Tenants served	1,182	1,398	1,100	1,992	2,946	2,028	10,646
Cases closed <sup>a, b</sup>	1,459 (100%)	1,807 (100%)	1,469 (100%)	2,676 (100%)	3,504 (100%)	2,241 (100%)	13,156 (100%)
Eviction	1,415 (97%)	1,738 (96%)	1,405 (96%)	2,617 (98%)	3,270 (93%)	2,130 (95%)	12,575 (96%)
Voucher termination	39 (3%)	62 (4%)	58 (4%)	48 (2%)	53 (2%)	30 (1%)	290 (2%)
Housing conditions <sup>c</sup>	--	--	--	--	139 (4%)	60 (3%)	199 (2%)
Other tenant petition <sup>c</sup>	--	--	--	--	14 (< 1%)	12 (< 1%)	26 (< 1%)

<sup>a</sup> Tenants can receive help for more than one case.

<sup>b</sup> Case type information is missing for 66 cases.

<sup>c</sup> 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 B-2. Gender, Age, Race, and Ethnicity of Tenants Served (Current Period and Total)**

Demographic Characteristic	Current Period # (%)		Total # (%)	
<b>Gender</b>				
Woman	1,347	(66%)	6,918	(65%)
Man	623	(31%)	3,464	(33%)
Non-binary or gender diverse	2	(< 1%)	20	(< 1%)
Transgender	5	(< 1%)	27	(< 1%)
Prefer not to say	15	(1%)	55	(1%)
Unknown/Missing	35	(2%)	153	(1%)
<b>Age</b>				
Under 18 Years Old	3	(< 1%)	7	(< 1%)
18–35	639	(31%)	3,293	(31%)
36–59	964	(48%)	5,017	(47%)
60 and Older	424	(21%)	2,263	(21%)
Unknown/Missing	8	(< 1%)	66	(< 1%)
<b>Race<sup>a</sup></b>				
Black or African American	1,671	(83%)	8,563	(81%)
White	97	(5%)	646	(6%)
American Indian/Alaska Native	20	(1%)	79	(1%)
Asian American	12	(1%)	91	(1%)
Native Hawaiian or Pacific Islander	7	(< 1%)	22	(< 1%)
Other Race	54	(3%)	365	(3%)
Prefer not to say	60	(3%)	286	(3%)
Unknown/Missing	114	(6%)	623	(6%)
<b>Ethnicity</b>				
Hispanic or Latino/a	157	(8%)	881	(8%)
Not Hispanic or Latino/a	1,522	(75%)	8,230	(77%)
Prefer not to say	48	(2%)	235	(2%)
Unknown/Missing	301	(15%)	1,300	(13%)

Current period = Jan to Jun 2024. Total = Aug 2019 to Jun 2024.

<sup>a</sup> 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 B-3. Tenant Risk Factors (Current Period and Total)

Risk Factors	Current Period # (%)		Total # (%)	
Household with at least one minor child	800	(39%)	4,056	(38%)
Tenant had a disability or chronic health condition <sup>a</sup>	389	(31%)	2,753	(33%)
Tenant resided in subsidized housing <sup>b, c</sup>	583	(40%)	3,578	(43%)
<b>Opposing party had legal representation<sup>d</sup></b>				
Cases with an eviction complaint filed in court by the landlord	1,224	(93%)	6,526	(92%)
Cases without an eviction complaint filed in court by the landlord	50	(25%)	621	(25%)

Current reporting period = Jan to Jun 2024. Total = Aug 2019 to Jun 2024.

<sup>a</sup> 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: 1,465 cases in the current reporting period and 8,452 cases total.

<sup>b</sup> 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.

<sup>c</sup> 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: 1,463 cases in the current reporting period and 8,392 cases total.

<sup>d</sup> 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, 1,323 during current reporting period and 7,108 total; for cases without a complaint filed at intake, 197 during the current reporting period and 2,471 total.

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

<b>Ward</b>	<b>Current Period (Jan – Jun 2024) # (%)</b>		<b>Total (Aug 2019 – Jun 2024) # (%)</b>	
Ward 1	167	(8%)	1,095	(10%)
Ward 2	93	(5%)	538	(4%)
Ward 3	87	(4%)	412	(4%)
Ward 4	181	(9%)	945	(9%)
Ward 5	293	(14%)	1,518	(14%)
Ward 6	197	(10%)	1,031	(10%)
Ward 7	387	(19%)	2,076	(20%)
Ward 8	614	(30%)	3,093	(29%)
Missing Ward	9	(< 1%)	38	(< 1%)
<b>Total</b>	<b>2,028</b>		<b>10,646</b>	

**Exhibit B-5. Legal Services Provided in Eviction Cases by Year (Aug 2019 – Jun 2024)**

Services Provided <sup>a</sup>	Aug – Dec 2019 # (%)	Jan – Dec 2020 # (%)	Jan – Dec 2021 # (%)	Jan – Dec 2022 # (%)	Jan – Dec 2023 # (%)	Jan – Jun 2024 # (%)	Total # (%)
Full Representation	252 (18%)	295 (25%)	340 (29%)	455 (24%)	462 (19%)	211 (14%)	2,005 (21%)
Limited Scope Representation	421 (30%)	300 (26%)	249 (21%)	288 (16%)	535 (22%)	417 (27%)	2,210 (23%)
Brief Services	199 (14%)	157 (13%)	169 (14%)	199 (11%)	182 (7%)	107 (7%)	1,013 (11%)
Advice and Counsel	190 (14%)	209 (18%)	406 (34%)	804 (44%)	1,215 (49%)	724 (48%)	3,578 (37%)
Legal Information <sup>b</sup>	332 (24%)	185 (16%)	22 (2%)	69 (4%)	47 (2%)	13 (1%)	668 (7%)
Other	9 (< 1%)	17 (1%)	4 (< 1%)	17 (1%)	32 (1%)	15 (1%)	92 (1%)
Total Eviction Cases <sup>c</sup>	1,403 (100%)	1,163 (100%)	1,190 (100%)	1,822 (100%)	2,481 (100%)	1,520 (100%)	9,579 (100%)

<sup>a</sup> If a client received more than one service, they are counted once under the highest level of service.

<sup>b</sup> 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.

<sup>c</sup> Total reflects the number of eviction cases that received services beyond the initial LTLAN intake

The CLCPP providers have had to adjust their service structure in response to the 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.dcbfoundation.org/>.

### Exhibit B-6. Resolution of Eviction Cases (Current Period and Total)

How eviction cases were resolved	Current Period (Jan – Jun 2024) # (%)		Total (Aug 2019 – Jun 2024) # (%)	
Total number of cases with a complaint filed	1,283 (100%)		7,017 (100%)	
Number of cases with a complaint and data about outcomes	525 (41%)		3,542 (51%)	
Of cases with a complaint and outcome data, number that were resolved via...				
Notice withdrawn	0	(0%)	15	(< 1%)
Court dismissal	113	(22%)	582	(16%)
Landlord dismissal without terms	227	(43%)	1,292	(36%)
Consent/confessed judgment	2	(< 1%)	36	(1%)
Default judgment	7	(1%)	58	(2%)
Settlement agreement	118	(22%)	1,148	(32%)
Judgment at trial	5	(1%)	41	(1%)
Court ruling (not through dismissal or trial)	6	(1%)	44	(1%)
Landlord’s motion for judgment to terminate stay <sup>a</sup> granted	5	(1%)	63	(2%)
Landlord’s motion for judgment to terminate stay <sup>a</sup> withdrawn	2	(< 1%)	45	(1%)
Landlord’s motion for judgment to terminate stay <sup>a</sup> denied	0	(0%)	12	(< 1%)
Court dismissal due to eviction filing during moratorium	1	(< 1%)	32	(1%)
Other	30	(6%)	187	(5%)
Unknown	10	(2%)	18	(1%)

<sup>a</sup> 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 B-7. Possession Outcomes by Year (Aug 2019 – Jun 2024)**

Possession Outcomes	Aug – Dec 2019 # (%)	Jan – Dec 2020 # (%)	Jan – Dec 2021 # (%)	Jan – Dec 2022 # (%)	Jan – Dec 2023 # (%)	Jan – Jun 2024 # (%)	Total # (%)
Total number of eviction cases closed	1,415 (100%)	1,738 (100%)	1,405 (100%)	2,617 (100%)	3,270 (100%)	2,130 (100%)	12,575 (100%)
Number of eviction cases with data about outcomes	533 (38%)	446 (26%)	417 (30%)	654 (25%)	967 (30%)	525 (25%)	3,542 (28%)
<b>Of eviction cases closed with data about outcomes, number and percentage that ended with possession for ...</b>							
Landlord	133 (25%)	89 (20%)	76 (19%)	51 (8%)	84 (9%)	42 (8%)	475 (13%)
Landlord, Tenant Moved <sup>a</sup>	1 (< 1%)	2 (< 1%)	20 (5%)	85 (13%)	160 (17%)	59 (11%)	327 (9%)
Tenant	242 (45%)	232 (52%)	257 (62%)	452 (69%)	607 (63%)	355 (68%)	2,145 (61%)
Teant Under Settlement Terms	157 (29%)	123 (28%)	64 (15%)	64 (10%)	116 (12%)	69 (13%)	593 (17%)
<b>Of total eviction cases closed, number and percentage that ended with possession for ...</b>							
Landlord	133 (9%)	89 (5%)	76 (5%)	51 (2%)	84 (3%)	42 (2%)	475 (4%)
Landlord, Tenant Moved	1 (< 1%)	2 (< 1%)	20 (1%)	85 (3%)	160 (5%)	59 (3%)	327 (3%)
Tenant	242 (17%)	232 (13%)	257 (18%)	452 (17%)	607 (19%)	355 (17%)	2,145 (17%)
Teant Under Settlement Terms	157 (11%)	123 (7%)	64 (5%)	64 (2%)	116 (4%)	69 (3%)	593 (5%)
Possession unknown	882 (62%)	1,292 (74%)	988 (70%)	1,963 (75%)	2,303 (70%)	1,605 (75%)	9,033 (72%)

<sup>a</sup> 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 B-8. Legal Services Provided in Housing Choice Voucher Termination Cases by Year (Aug 2019 – Jun 2024)

Services Provided <sup>a</sup>	Aug – Dec 2019 # (%)	Jan – Dec 2020 # (%)	Jan – Dec 2021 # (%)	Jan – Dec 2022 # (%)	Jan – Dec 2023 # (%)	Jan – Jun 2024 # (%)	Total # (%)
Full Representation	21 (54%)	33 (53%)	11 (19%)	20 (42%)	15 (28%)	7 (23%)	107 (37%)
Limited Scope Representation	5 (13%)	8 (13%)	12 (21%)	2 (4%)	1 (2%)	3 (10%)	31 (11%)
Brief Services	6 (15%)	7 (11%)	9 (16%)	8 (17%)	6 (11%)	3 (10%)	39 (13%)
Advice and Counsel	4 (10%)	10 (16%)	25 (43%)	15 (31%)	28 (53%)	13 (43%)	95 (33%)
Legal Information	1 (3%)	2 (3%)	1 (2%)	3 (6%)	0 (0%)	2 (7%)	9 (3%)
Other	2 (5%)	2 (3%)	0 (0%)	0 (0%)	3 (6%)	2 (7%)	9 (3%)
Total Housing Choice Voucher Cases	39 (100%)	62 (100%)	58 (100%)	48 (100%)	53 (100%)	30 (100%)	290 (100%)

<sup>a</sup> 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 B-9. Resolution of Housing Choice Voucher Termination Cases (Current Period and Total)**

<b>Administrative case resolution</b>	<b>Current Period (Jan – Jun 2024) # (%)</b>		<b>Total (Aug 2019 – Jun 2024) # (%)</b>	
<b>Total number of cases served</b>	<b>28 (100%)</b>		<b>275 (100%)</b>	
<b>Total number of cases with data about outcomes</b>	<b>12 (50%)</b>		<b>169 (61%)</b>	
<b>Of cases with outcome data, number that were resolved via...</b>				
Settlement via negotiation without litigation	7	(58%)	81	(48%)
Settlement via negotiation with litigation	0	(0%)	28	(17%)
Decision at a hearing	0	(0%)	7	(4%)
Decision on appeal to Executive Director	0	(0%)	4	(2%)
Recertification completed	0	(0%)	9	(5%)
Reasonable accommodation granted	0	(0%)	5	(3%)
Other	5	(42%)	38	(17%)
Unknown / Missing	0	(0%)	7	(4%)
<b>Status of housing choice voucher at case closure</b>				
Voucher termination rescinded	11	(92%)	125	(74%)
Voucher termination upheld	0	(0%)	7	(4%)
Voucher termination delayed subject to tenant’s compliance with obligations	0	(0%)	8	(5%)
Unknown / Missing	1	(8%)	9	(17%)

Percentages may not sum to 100% due to rounding.