

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

CIVIL LEGAL COUNSEL PROJECTS PROGRAM (CLCPP) EVALUATION

Grantee Name:	District of Columbia Bar Foundation (DCBF)
Grant Number:	2025-DCBF-01
Project Title:	Civil Legal Counsel Projects Program (CLCPP)
Grant Year Reporting:	FY25 DCBF Admin Year, FY25 Subgrantee Year (January 1, 2025 – December 31, 2025)
Reporting Period:	July 1, 2025 – December 31, 2025

April 2026

DC BAR FOUNDATION

WE INVEST IN JUSTICE

DCBF

CONTENTS

- Executive Summary..... iv**
 - Highlighted Results for This Reporting Periodiv
- Introduction..... 1**
 - Background 1
 - This Report 1
- CLCPP Implementation..... 2**
- CLCPP Tenant Information..... 3**
- CLCPP Legal Services 5**
 - Eviction Cases..... 5
 - Eviction Case Summary..... 5
 - Legal Services Provided in Eviction Cases..... 6
 - Outcomes Achieved in Eviction Cases 7
 - Highlighted Trends in CLCPP Eviction Case Outcomes 11
 - Housing Choice Voucher (Subsidy) Termination Cases 13
 - Services Provided 13
 - Housing Conditions Cases 14
- CLCPP Network Activities Beyond Direct Legal Services 15**
- Summary 20**
- Appendix A: Grant Funding During the Fiscal Year 21**
- Appendix B: Eviction Process..... 23**
- Appendix C: CLCPP Network Accomplishments..... 25**
 - The Landlord Tenant Legal Assistance Network (LTLAN): 25
 - Offering Multiple Intake Channels..... 26
 - Offering Legal Services to Match Tenant Needs..... 27
- Appendix D: Additional Data 28**

EXHIBITS

- Exhibit 1. Number of Tenants Served and Cases Closed (Current Period and Total Since 2019) 2
- Exhibit 2. CLCPP Tenant Information (Jul – Dec 2025) 3
- Exhibit 3. Percentage of CLCPP Tenants Living in Each Ward (Jul – Dec 2025) 3
- Exhibit 4. Percentage of CLCPP Clients Experiencing Cost Burden (Jul – Dec 2025) 4
- Exhibit 5. How Tenants Contacted the CLCPP Network (Jul – Dec 2025)..... 4
- Exhibit 6. CLCPP Eviction Cases (Jul – Dec 2025) 5
- Exhibit 7. CLCPP Eviction Complaint Status at Intake (Jul – Dec 2025)..... 6
- Exhibit 8. Legal Services Provided for Eviction Cases (Jul – Dec 2025) 6
- Exhibit 9. Reason for Landlord Dismissal (Jul – Dec 2025)..... 7
- Exhibit 10. Possession Outcomes in Eviction Cases (Jul – Dec 2025)..... 8
- Exhibit 11. Tenant and Landlord Possession by Resolution Method (Jul – Dec 2025)..... 9
- Exhibit 12. Settlement Terms When Tenant Moved (Jul – Dec 2025) 9
- Exhibit 13. CLCPP Eviction Case Resolution (Jan 2022 – Dec 2025) 11
- Exhibit 14. Reason for Landlord Dismissal (Jan 2022 – Dec 2025)..... 12
- Exhibit 15. Party with Possession at Case Closure (Jan 2022 – Dec 2025) 12
- Exhibit 16. Legal Services Provided for Voucher Termination Cases (Jul – Dec 2025)..... 13
- Exhibit 17. CLCPP Services Provided in Housing Conditions Cases (Jul – Dec 2025)..... 14
- Exhibit A-1. CLCPP-funded Legal Services Providers (Jan – Dec 2025) 21
- Exhibit B-1. Eviction Process in Washington, DC..... 23
- Exhibit C-1. CLCPP Services Description and Triage Factors 27
- Exhibit D-1. Number of Tenants Served and Cases Closed by Year (Aug 2019 – Jun 2025) 28
- Exhibit D-2. Gender, Age, Race, and Ethnicity of Tenants Served (Current Period and Total)..... 29
- Exhibit D-3. Tenants’ Preferred Language (Current Period and Total) 30
- Exhibit D-4. Tenant Risk Factors (Current Period and Total) 31
- Exhibit D-5. CLCPP Client Ward of Residence (Current Period and Total) 32
- Exhibit D-6. Median Household Income by Ward..... 32
- Exhibit D-7. How Tenants Contacted the CLCPP Network, by Partner and Total (Jul – Dec 2025)..... 33
- Exhibit D-8. Legal Services Provided in Eviction Cases by CLCPP Partner (Jul – Dec 2025) 34
- Exhibit D-9. Direct Legal Services Provided in Eviction Cases by Year (Aug 2019 – Dec 2025)..... 35
- Exhibit D-10. Resolution of Eviction Cases (Current Period and Total) 36
- Exhibit D-11. Reason for Landlord Dismissal by Year (Aug 2019 – Dec 2025)..... 37
- Exhibit D-12. Possession Outcomes by Year (Aug 2019 – Dec 2025)..... 38

Exhibit D-13. Legal Services Provided in Housing Choice Voucher Termination Cases by Year (Aug 2019 – Dec 2025) 39

Exhibit D-14. Resolution of Housing Choice Voucher Termination Cases (Current Period and Total) . 40

Exhibit D-15. Tenant Petition Matters Addressed (Current Period and Total) 41

Exhibit D-16. Resolution of Housing Conditions Cases Served by CLC (Jan 2023 – Dec 2025) 41

EXECUTIVE SUMMARY

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

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

HIGHLIGHTED RESULTS FOR THIS REPORTING PERIOD



CLCPP partners closed 1,687 cases in the current reporting period. From July through December 2025, 1,687 cases were closed after a CLCPP attorney provided legal services to the tenant, **1,525 (90%) of which were eviction cases.** An additional 436 cases went through intake at the Landlord Tenant Legal Assistance Network (LTLAN), but the case was not yet closed at the time of this report. These numbers were similar to cases closed and clients served in the first 6 months of 2025 when the network closed 1,786 cases (1,560 eviction).



CLCPP services reached 2,011 tenants in every District Ward, though predominantly in Wards 5, 6, 7, and 8. A total of 2,011 tenants contacted the network for services in the reporting period. Of these, 1,506 (75%) lived in one of four Wards - Ward 5 (316 tenants; 16%), Ward 6 (278, 14%), Ward 7 (328; 16%) and Ward 8 (584; 29%). Of the remaining clients, 164 (8%) lived in Ward 1, 83 (4%) in Ward 2, 70 (3%) in Ward 3, and 151 (8%) in Ward 4. This distribution aligns with the program’s historical focus on areas of greater economic need.

¹ DC Act 22-130

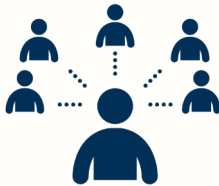


Most CLCPP clients faced an active eviction case and a landlord who was represented by an attorney. Among the 1,525 closed CLCPP eviction cases, the tenant had been served with an eviction complaint in 1,327 (87%). Of these, the landlord was represented by an attorney in 1,283 (97%).



CLCPP clients reported characteristics that would make them more vulnerable to the risk of unstable housing or homelessness. Of the 2,011 clients served in the current period:

- **42%** had at least one minor child living in the household.
- **27%** identified as having a disability or chronic health condition.²
- **42%** resided in subsidized housing.



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

Among the tenants whose cases were closed after they received legal services from a CLCPP attorney, 39% connected with services through the LTLAN. The centralized intake model of the LTLAN offers significant benefits, including a streamlined entry point for tenants seeking legal help and an efficient way to match tenants with services.



Over half of CLCPP clients in eviction cases received legal advice. Across the 1,525 eviction cases that CLCPP attorneys closed after direct legal services:

- **12% of cases received full representation**, whereby an attorney represented the tenant throughout the duration of the eviction case.
- **20% received limited scope representation**, which may include activities such as providing representation during a court hearing or a mediation session.
- **11% received brief services**, which may include writing a demand letter or filing an answer to the eviction complaint.
- **56% received advice and counsel**, whereby clients were provided with guidance on how to respond to the eviction complaint, minimize the financial impact of the eviction, and remain housed or find new housing.
- **1% received legal information** from a CLCPP attorney after intake.

² 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. Subsidized housing information is also not collected for cases that were referred to pro bono attorneys. Therefore, these percentages are calculated out of the number of cases that have this information: 1,619 cases in the current reporting period for disability status being known and 1,610 cases for subsidized housing information being known.



Most eviction cases worked to completion by a CLCPP attorney were resolved outside of court via dismissal or settlement. Among the 433 CLCPP cases closed in the current reporting period where the outcomes are known by the attorney, 71% resolved outside of court either via a dismissal by the landlord (34%) or a settlement agreement between the parties (37%). Resolving cases outside of court can help resolve disputes sooner and under terms that both parties can agree to.



CLCPP attorneys helped 285 families remain housed. During this period, CLCPP attorneys helped 285 clients retain possession of their homes, affecting a total of 614 household members. Across these 285 clients, **119 (42%) had minor children** living in the home and **105 (37%) reported having a household member living with a disability.**

INTRODUCTION

BACKGROUND

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

THIS REPORT

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

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

³ DC Act 22-130

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

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

CLCPP IMPLEMENTATION

Exhibit 1 shows the number of tenants who contacted the network for legal services and cases reported and closed⁶ by the CLCPP in the current year, and since data collection began in August 2019. As shown in Exhibit 1, a subset of the cases reported were not closed at the time of this report. These cases featured a completed intake by the Landlord Tenant Legal Assistance Network (LTLAN; the coordinated intake and referral hub established by CLCPP partners) and a referral for CLCPP services but were not yet closed.

Most cases reported were closed after a CLCPP attorney provided legal services (e.g., legal representation or advice), although some were closed after the attorney provided some other service that did not include legal assistance with their case (e.g., a referral to another organization). Nearly all cases closed were eviction cases in the Landlord Tenant Branch of the Superior Court (the Court).

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

Across all 7 CLCPP partners, total number of...	Jul–Dec 2025		Aug 2019–Dec 2025	
Tenants Served: All eligible tenants who contacted the CLCPP	2,011		15,098	
Total Cases: Total cases reported among the tenants who presented for services ^a	2,262		19,052	
Cases not closed: Cases with LTLAN intake, but CLCPP partner has not closed the case ^b	436	(19%)	2,934	(15%)
Cases Closed: Cases closed after receiving services ^c	1,826	(79%)	16,118	(85%)
Cases closed without receiving legal services from a CLCPP attorney (e.g., case received a referral)	139	(8%)	867	(5%)
Cases closed after receiving legal services from a CLCPP attorney (e.g., case received representation, advice, etc.)	1,687	(92%)	15,251	(95%)
Of cases closed after receiving legal services from a CLCPP attorney, type of case ^d				
Eviction cases closed	1,525	(90%)	14,048	(92%)
Voucher termination cases closed	50	(3%)	487	(2%)
Housing conditions cases closed	104	(6%)	624	(4%)
Other tenant petition cases closed	8	(< 1%)	89	(< 1%)

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

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

^c Among cases closed, the CLCPP served 1,614 tenants in the current year and 12,937 total.

^d Case type information is missing for 0 cases closed after receiving legal services during the current year and 3 cases total.

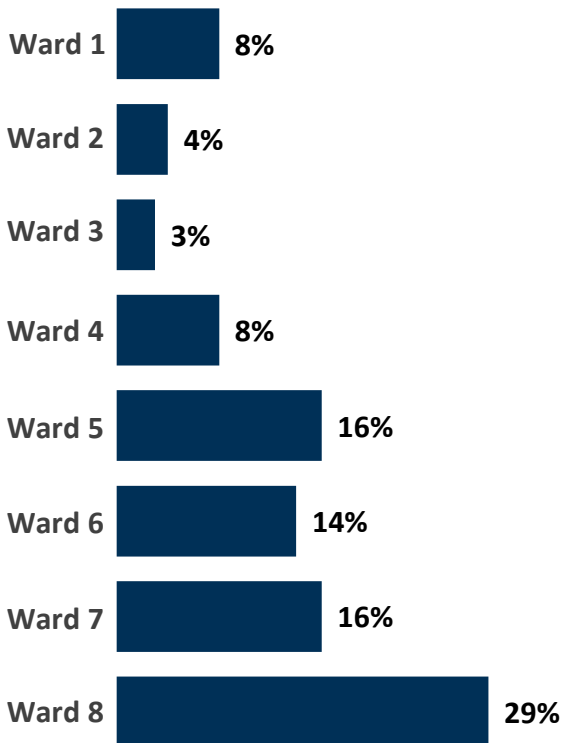
⁶ A case is “reported” when there is a record of a case entered into NPC’s CLCPP Program database. A case is “closed” when the CLCPP lawyer completes services and administratively closes in the organization’s case management system. This closure may or may not coincide with the date on which the case is resolved with the Court. In almost every instance, cases that are reported but not closed are cases with a completed LTLAN intake, but the partner working the case has not finished providing services.

CLCPP TENANT INFORMATION

A total of 2,011 tenants contacted the CLCPP for legal help in the current reporting year, including tenants whose case was referred but not closed at the time of this report. Tenants primarily identified as Black or African American, and most were women. Tenants experienced severe low income, and many lived in households with characteristics that made them vulnerable to the risks of unstable housing. Almost all tenants who faced an active eviction case had a landlord with legal representation (see Exhibit 2). As shown in Exhibit 3 below, tenants primarily lived in Wards 5, 7, and 8.

These tenant data align with the program’s focus on communities of greater economic need and are consistent with CLCPP tenant demographic data since 2019.

Exhibit 3. Percentage of CLCPP Tenants Living in Each Ward (Jul – Dec 2025)



Ward data were not known for 2% of CLCPP tenants. N = 2,011

Exhibit 2. CLCPP Tenant Information (Jul – Dec 2025)

Between July and December 2025:

- 2,011** Tenants contacted the CLCPP for legal help
- 4,208** Household members were impacted

Of these clients:

- 82%** Identified as Black or African American
- 65%** Identified as a woman
- 21%** Reported living with zero monthly household income
- \$1,129** Median monthly household income
- 42%** Had minors living in the household
- 27%** Had a disability or chronic health condition ^a
- 42%** Lived in subsidized housing ^a

Of 1,327 tenants with an active eviction:

- 97%** Faced a represented landlord

^a Disability status and subsidized housing information status are not collected by 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: 1,610 cases with information about subsidized housing, and 1,619 for cases with disability status information.

Household Rental Cost Burden. In its 2025 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.⁷ The Fair Market Rent for a 2-bedroom apartment was \$2,314, and the monthly income necessary to afford this rent without experiencing housing cost burden was \$7,713.⁸

As shown in Exhibit 4, under these conditions, the vast majority of CLCPP clients experienced housing cost burden. Among 948 CLCPP clients whose income and monthly rental amounts were known, 84% of clients were cost burdened (all teal figures), while 66% were severely cost burdened (dark shaded figures).

Of the 16% of CLCPP clients who were not cost burdened, over one-third received a housing subsidy that lowered their rental costs. Only 9% of CLCPP clients did not experience rent burden and did not have a housing subsidy.

Tenant Access to the CLCPP Network. Exhibit 5 shows how tenants whose case was closed by a CLCPP attorney initially contacted the network. As shown, the CLCPP partners have collaborated to provide tenants with multiple avenues to reach a CLCPP attorney, including contacting the Landlord Tenant Legal Assistance Network (LTLAN; 39% of tenants),⁹ calling a CLCPP partner directly (38%), meeting with a CLCPP partner in the courthouse (11%), or being referred from another community organization, such as a social services or medical provider (7%). Appendix C describes how the CLCPP partners manage these different intake channels.

Exhibit 4. Percentage of CLCPP Clients Experiencing Cost Burden (Jul – Dec 2025)

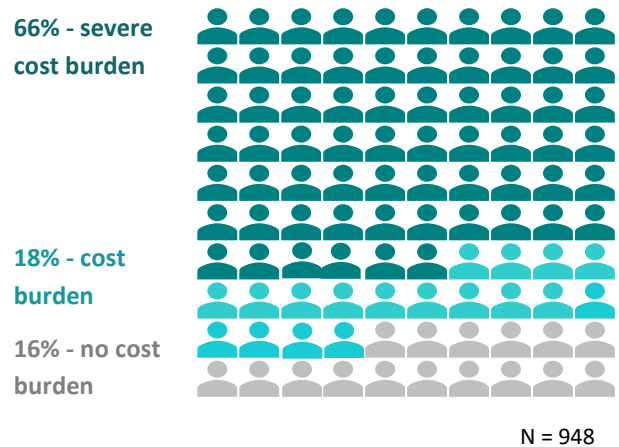
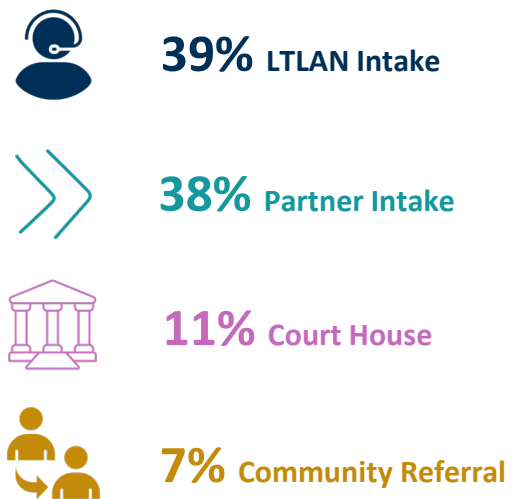


Exhibit 5. How Tenants Contacted the CLCPP Network (Jul – Dec 2025)



N = 1,614

Note: Exhibit 5 does not include tenants who completed an LTLAN intake and was referred to a provider, but their case was not yet closed.

⁷ DC was the sixth most expensive jurisdiction in the 2024 Out of Reach Report: https://nlihc.org/sites/default/files/oor/2024_OOR-MiniBook.pdf

⁸ At the time of this report (April 2026), 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

⁹ The LTLAN is a coordinated intake and referral system established by CLCPP partners. For details about the LTLAN, see Appendix C.

CLCPP LEGAL SERVICES

This section is divided into three parts that separately discuss **eviction cases**,¹⁰ **housing choice voucher termination cases**, and **tenant petition cases**, primarily tenant petitions requesting that landlords repair substandard housing conditions.

EVICTION CASES

The CLCPP partners reported a total of **2,014 eviction cases between July and December 2025**. This section presents a summary of the characteristics of these cases, the legal services provided in these cases, and, when available, select case outcomes.¹¹

Eviction Case Summary

Of these cases, 424 (21%) involved an intake completed by the LTLAN staff but the case was not yet closed by the CLCPP partner. An additional 65 (3%) were closed after receiving a referral or other service that did not include legal assistance. The remaining 1,525 (76%) cases were closed after receiving legal services from a CLCPP partner (Exhibit 6).

As shown in Exhibit 7 on the following page, of the 1,525 cases that received CLCPP services, 182 (12%) involved tenants who contacted the CLCPP before the landlord had filed an eviction complaint. These tenants felt that they were at risk of eviction but were not facing an active lawsuit at the time that they sought legal help.

Exhibit 6. CLCPP Eviction Cases (Jul – Dec 2025)

Total number of...	Count (%)
<i>Tenants in eviction cases</i>	1,808
Eviction cases reported	2,014
Eviction cases with LTLAN intake, but CLCPP partner has not closed the case	424 (21%)
Eviction cases closed that did not receive legal services	65 (3%)
Eviction cases closed after receiving legal services	1,525 (76%)

¹⁰ See Appendix B for a summary of the eviction case process in Washington, DC.

¹¹ 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, the attorney does not know the outcome of the legal case because services are provided for a limited period of time and may end (and the case may be closed by the provider) before the case has been resolved by the Court.

The remaining **1,327 cases (87%) involved tenants who had a complaint filed against them** when they came to the CLCPP and therefore were facing an active eviction case.¹² Among the 1,327 cases with an eviction complaint, the landlord cited non-payment of rent as a reason for the eviction in 1,071 (81%; percentage not pictured in Exhibit 7).

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, the CLCPP grantees offer a range of legal services that vary in intensity. The providers have developed triage protocols that direct tenants to the service level that aligns with the client’s needs, the specific circumstances of their case, and the organization’s attorney capacity.¹³ Exhibit 8 shows the legal services provided across the 1,525 eviction cases closed after receiving legal services during this reporting period.¹⁴

Exhibit 7. CLCPP Eviction Complaint Status at Intake (Jul – Dec 2025)

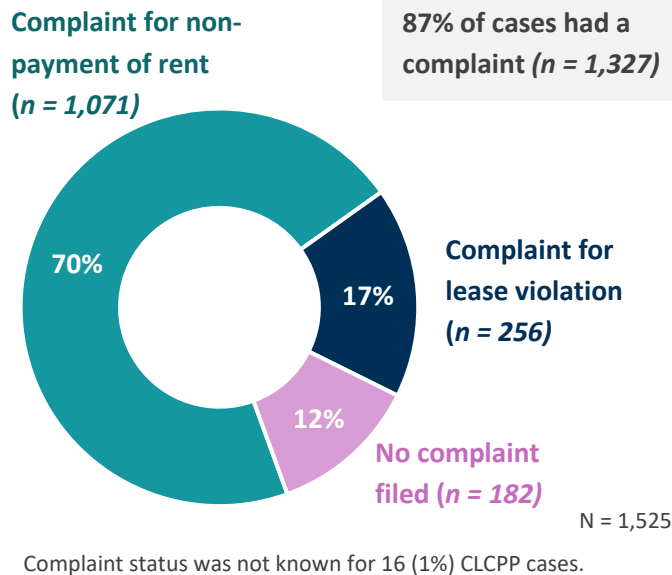
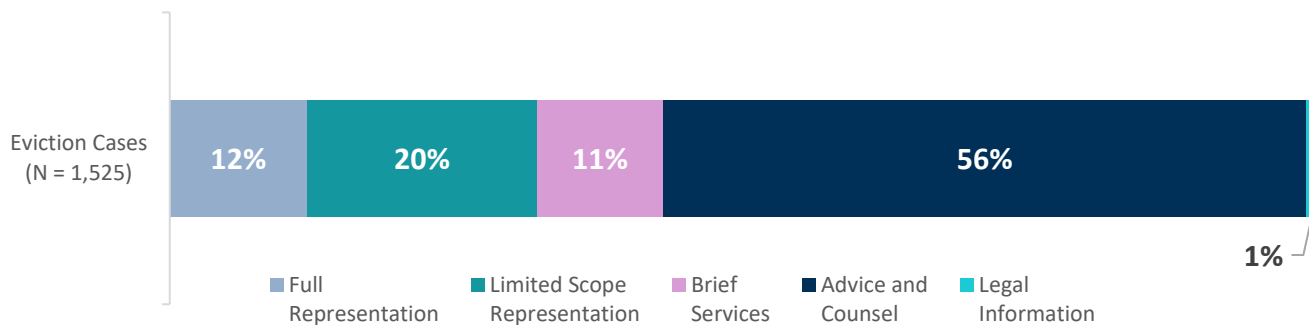


Exhibit 8. Legal Services Provided for Eviction Cases (Jul – Dec 2025)



While the CLCPP organizations provide more extensive services to the cases where they can have the biggest impact and to clients who need an attorney the most, the provision of advice has allowed the partners to expand the reach of the network at a time when more tenants need legal help with an eviction case. The distribution of cases that received each level of service from July – December 2025 is consistent with recent trends.

¹² Complaint filing status was unknown in 16 closed cases (1%) in the current reporting period.

¹³ See Appendix C for a description of the legal services and triage protocols used to determine the appropriate level of service.

¹⁴ 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. Therefore, the following results should be interpreted with caution.**

During the current reporting period, attorneys entered outcome data for a total of **433 closed eviction cases (28%)**. Most of these closed cases with outcome data received representation from a CLCPP attorney: 75% received representation (37% full and 38% limited scope), 18% received advice, 6% received brief services, and < 1% received legal information.

How Eviction Cases Were Resolved

Of the 433 cases closed in this reporting period with outcome data:

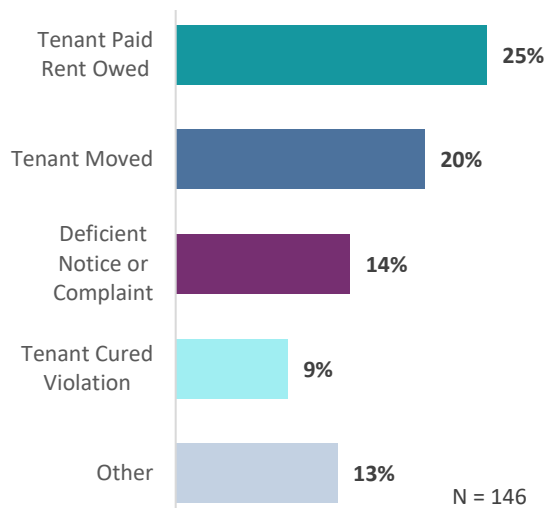
- **47% resolved via dismissal** (13% by the Court; 34% by the landlord, sometimes out of court)
- **37% resolved via a settlement agreement** between the parties
- **8% resolved via a judgment or ruling against the tenant** (e.g., consent judgment, judgment after trial, Court ruling on a landlord’s motion for judgment, etc.)
- **2% ended with a default judgment¹⁵** against the tenant¹⁶

Landlord Reason for Dismissal

Exhibit 9 displays the reasons why landlords dismissed CLCPP cases. The most common reason was because the tenant paid back rent, followed by dismissal because the tenant moved to resolve the dispute. Emergency rental assistance program (ERAP) funds were used in 24% of the cases dismissed because the rent was paid.

Exhibit 9 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 9. Reason for Landlord Dismissal (Jul – Dec 2025)



Note: Dismissal reason was not known in 21% of cases. A landlord may dismiss a case for more than one reason. Percentages may sum to over 100%.

¹⁵ A default judgment is a court order issued against a tenant who fails to respond to an eviction or fails to appear in court for a scheduled hearing. Sometimes tenants present for CLCPP services after a default judgment has already been entered, or they fail to appear with their CLCPP attorney on the day of their hearing. A default judgment against a CLCPP client does not reflect inaction by the attorney.

¹⁶ An additional 5% of cases resolved via some other method, while the case resolution method was unknown in 1% of cases.

Possession of Property Outcomes

Across the 433 eviction cases with outcome data, **tenants retained possession of the unit in 285 (66%) cases and possession reverted to the landlord in 147 (34%) cases**. Understanding whether the tenant was successful in response to the landlord’s eviction complaint requires taking a more nuanced look at how the possession outcome was determined.

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

As shown in Exhibit 10, 72% of the 285 tenants who retained possession of their rental unit did so outright, without any conditions attached. In the remaining 28% of cases ending in tenant possession, the tenant retained possession under the conditions of a negotiated agreement with their landlord.

In 73% of the 147 eviction cases where possession reverted to the landlord, the tenant agreed to leave the property to resolve the dispute. While these tenants did not remain housed, they still needed legal assistance to resolve their case under favorable terms to avoid the ongoing challenges associated with an eviction judgment. The remaining 27% of eviction cases ending with landlord possession were resolved without the tenant proactively moving to close the matter. These cases represent 9% of all eviction cases with outcomes.

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

Exhibit 11 on the following page shows the method of case resolution when the tenant retained possession of the property versus when the possession reverted to the landlord. When tenants retained possession, it was most often because the case was dismissed either by the landlord (39%) or by the Court (18%). Tenants in 33% of cases retained possession of the property by agreeing to the terms of a negotiated settlement.

In contrast, landlords primarily regained possession through a settlement agreement (45%) in which tenants may have agreed to move in exchange for other negotiated benefits. Landlords also gained possession by dismissing the case (22%), often because the tenant moved out to resolve the dispute.

Exhibit 10. Possession Outcomes in Eviction Cases (Jul – Dec 2025)

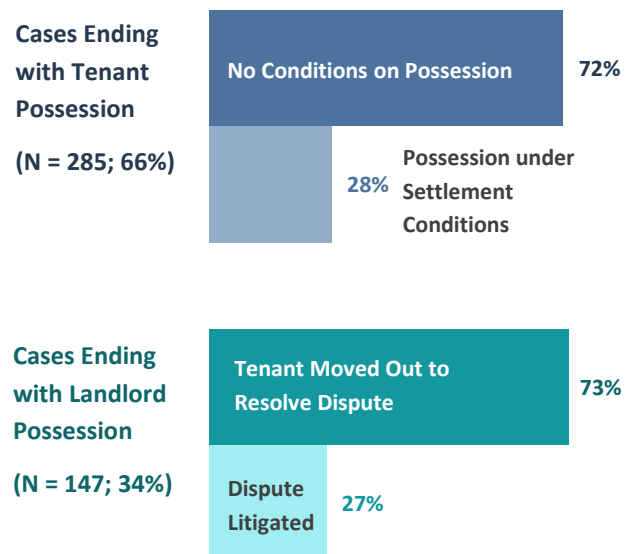
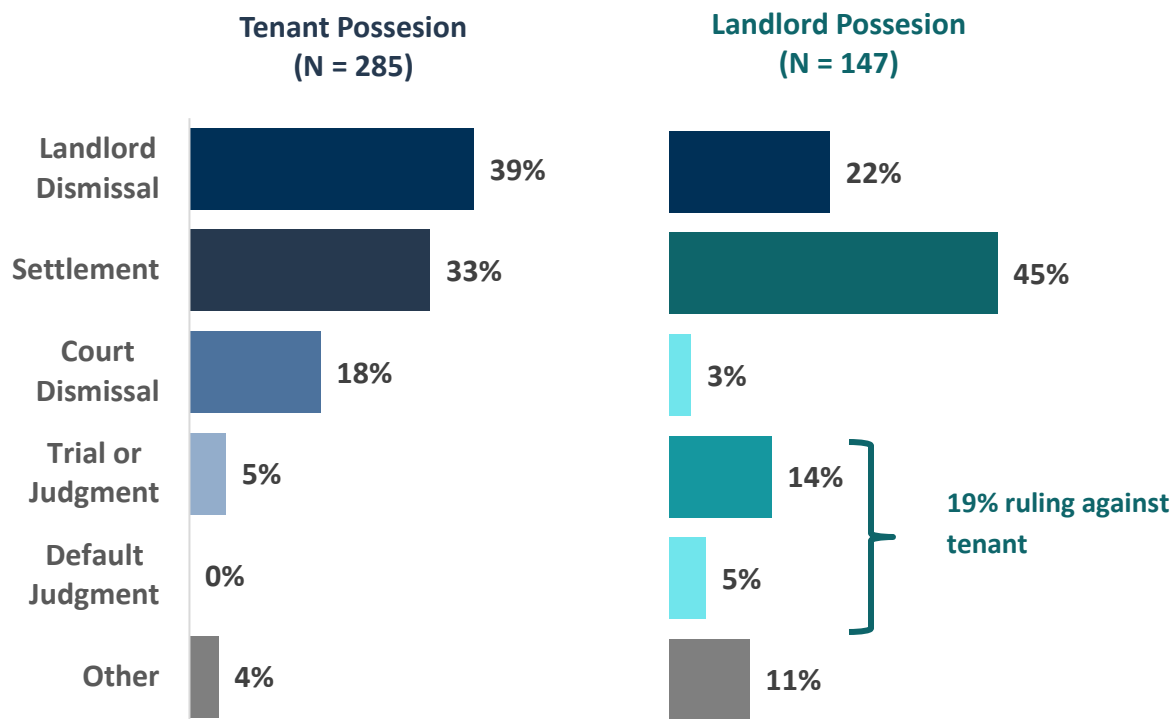


Exhibit 11. Tenant and Landlord Possession by Resolution Method (Jul – Dec 2025)

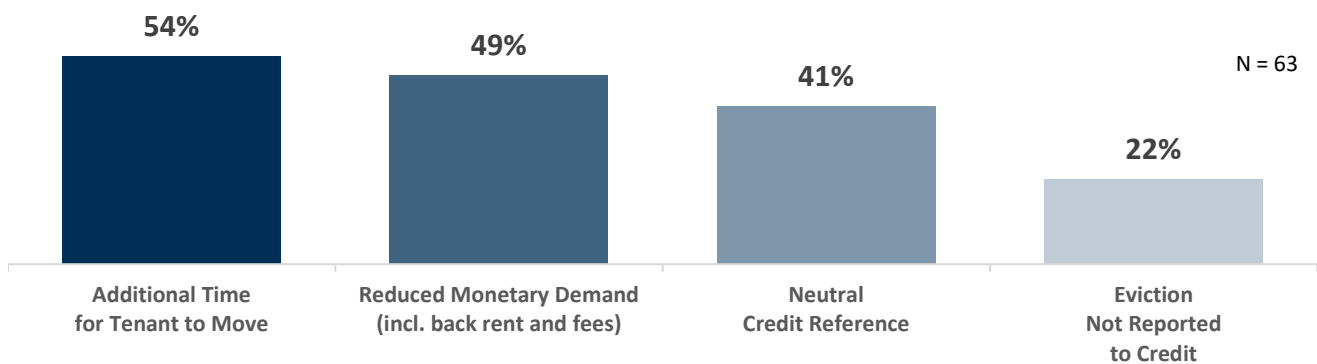


As shown in Exhibit 11, 19% of cases ending with landlord possession resolved via an unfavorable Court outcome against the tenant, such as a default judgment, judgment after a trial, or a confessed judgment. **These cases represent 27 (6%) of the 433 eviction cases with outcome data.**

Tenants who moved after a settlement received favorable terms

When a case ended with possession reverting to the landlord via settlement, the CLCPP attorney was typically able to negotiate terms that helped insulate the tenant from the negative impact of being unhoused through an eviction. Of the 66 settled cases, information about terms was available in 63 (95%). Exhibit 12 shows the percentage of settled cases with terms supporting the tenant.

Exhibit 12. Settlement Terms When Tenant Moved (Jul – Dec 2025)



Settlement terms are not mutually exclusive, so the sum of the percentages is greater than 100%.

Monetary Outcomes for Tenants

Of the 433 cases with known outcomes, 325 (75%) were filed for nonpayment of rent. Among these 325 cases, 56 cases (17%) involved tenants who had some type of housing subsidy, and the remaining 269 cases (83%) involved tenants without a subsidy. Because the amount of back rent that landlords alleged was owed is best understood in the context of the monthly rental amount paid by tenants, tenants with and without a housing subsidy are discussed separately below.

Cases with a housing subsidy. In the 56 cases where the tenant had a subsidy, the median amount of back rent listed on the complaint was \$4,219 (the mean was \$7,849).¹⁷ The median rent amount for which these tenants were responsible was \$376 per month. **On average, for tenants with a housing subsidy, the eviction complaint alleged that tenant’s unpaid balance was about 11 months of rent.**¹⁸

Across these 56 cases, information about payments made by tenants to the landlord for rent demanded on the complaint was available in 14. Among these 14 cases, the median amount paid by the tenant was \$1,726, or 40% of the total rental amount listed on the complaint, to resolve the dispute.

Cases without a housing subsidy. Among the remaining 269 cases where the tenant did not have a subsidy, the median amount of back rent listed on the complaint was \$6,641 (the mean was \$9,928). The median rental amount that these tenants paid was \$1,280 per month. **For tenants without a subsidy, the eviction complaint alleged that tenant’s unpaid balance was, on average, over 5 months of rent.**¹⁹

Across these 269 cases, information about payments to the landlord for rent demanded on the complaint was available in 42. Among these 42 cases, the median amount paid by the tenant was \$5,060, or 76% of the total amount of back rent listed on the complaint to resolve the dispute.

¹⁷ Median refers to the middle value (the 50th percentile marker) when the records are ordered from least to greatest in value. Mean refers to the average value, calculated by adding all values and dividing by the total number of records. Means are prone to over- and under-estimation when there are very high or very low values in the dataset. Medians are more stable.

¹⁸ Among the 56 cases featuring tenants who had a housing subsidy, the amount demanded by landlords varied from \$706 to \$33,795.

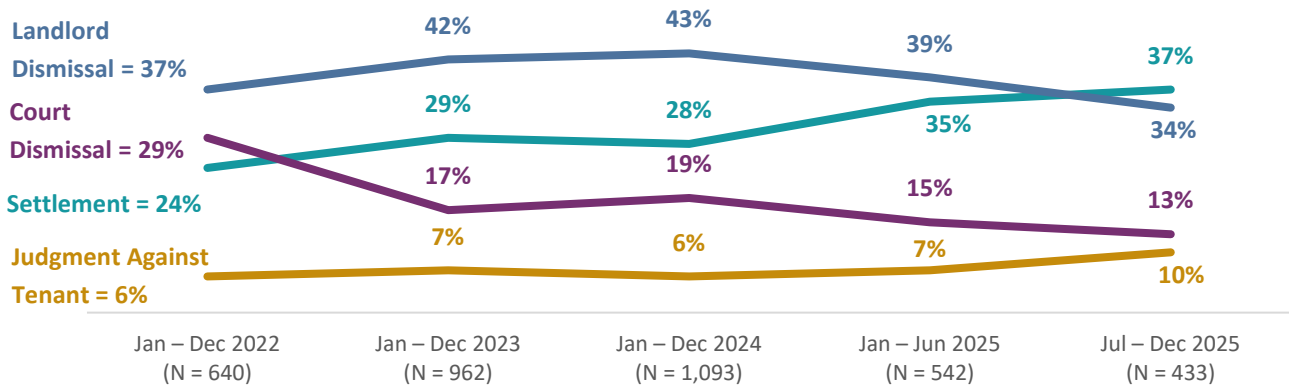
¹⁹ Among the 269 cases featuring tenants who did not have a housing subsidy, the amount demanded varied from \$552 to \$69,227.

Highlighted Trends in CLCPP Eviction Case Outcomes

This section presents data from January 2022 through the current period (July – December 2025) to illustrate trends in the **way that eviction cases resolved**, the **reasons landlords dismissed eviction cases**, and the **percentage of cases that ended with tenant possession**. These trends can be, in part, attributed to changes in Emergency Rental Assistance Program (ERAP) policy in DC. In September 2024, the DC Council enacted emergency legislation that enhanced the requirements for tenants to document their need for ERAP funds, limited the amount of ERAP funds a tenant could access, and gave judges the discretion to dismiss or continue a case when the tenant had a pending ERAP application, whereas previously a dismissal was required.²⁰ This legislation was made permanent in May 2025 and cases that were dismissed while tenants worked to obtain ERAP funds could proceed. Additionally, the amount of ERAP dollars available has decreased over time.²¹

Eviction case resolution. Exhibit 13 displays a shift in the way that CLCPP eviction cases are resolved. As shown, after 3 years of relative year-to-year stability between 2022 and 2024,²² there has been a shift during the two 6-month periods of 2025. Specifically, in the period since DC’s ERAP policy has changed, fewer cases were being dismissed by either the landlord or the Court, while more cases were settled or resolved via judgment against the tenant.

Exhibit 13. CLCPP Eviction Case Resolution (Jan 2022 – Dec 2025)



Cases with resolution information missing or unknown are not in Exhibit 13, so the percentages do not sum to 100%.

Reason for landlord dismissal. A shift in the reasons why landlords dismissed cases provides further insight into the impact of the change in ERAP policy. Exhibit 14 on the following page shows the reasons why landlords dismissed cases, separated by the period between January and December 2024, during which the reasons did not substantially change, and the two 6-month periods in 2025. Between January and June 2025 there was an increase in the percentage of tenants who moved out to resolve the dispute, and a corresponding decrease in cases dismissed for deficiencies on the notice or complaint. As shown, this trend continued in the current period, and a new pattern emerged as fewer cases were dismissed because the tenant paid the back rent demanded by the landlord.

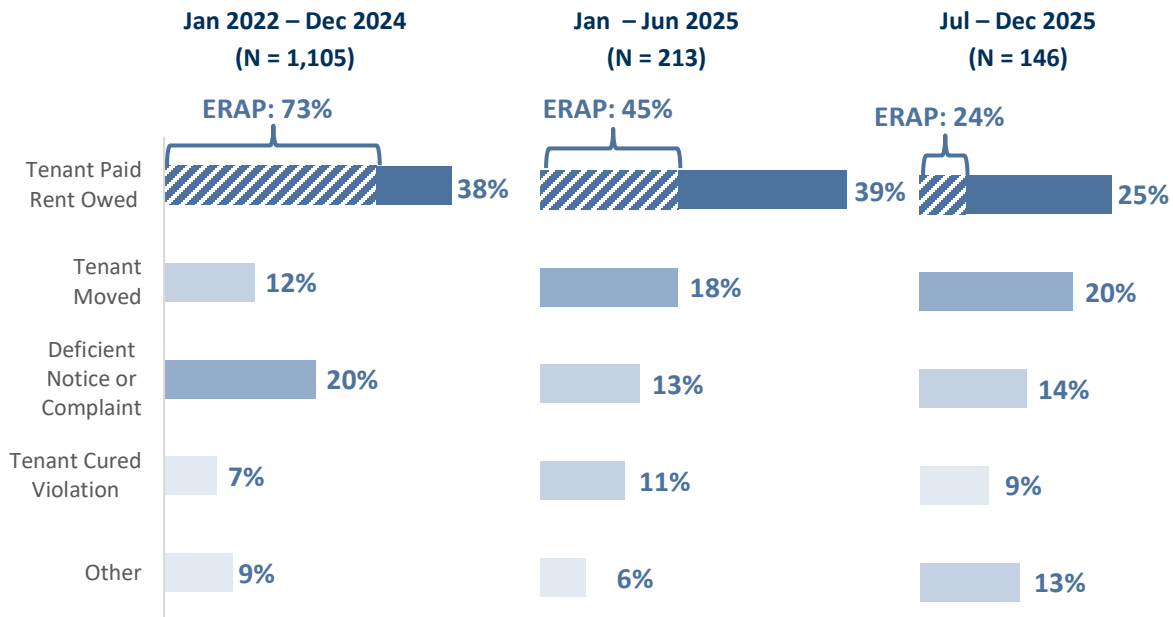
²⁰ <https://www.washingtonpost.com/dc-md-va/2024/09/26/dc-affordable-housing-bill/> a

²¹ https://cfo.dc.gov/sites/default/files/dc/sites/ocfo/publication/attachments/ja0_dhs_chapter_2026m.pdf

²² The decrease in cases dismissed by the Court between 2022 and 2023 can be attributed to landlords adjusting to new filing requirements enacted in 2022. As landlords made fewer filing errors, fewer cases were dismissed by the Court.

CLCPP client access to ERAP funds has contributed to this shift. The diagonal portions of the “Tenant Paid Rent Owed” bars in Exhibit 14 show the percentage of the cases dismissed because the tenant paid back rent that involved ERAP funds. There has been a significant decrease in these cases featuring ERAP, from close to three-quarters between 2022 and 2024 to 45% in the first half of 2025 to 24% in the current period. ERAP, which has been a resource that many CLCPP clients relied on, is more limited than in years past, so fewer tenants are paying the back rent, and more are moving.

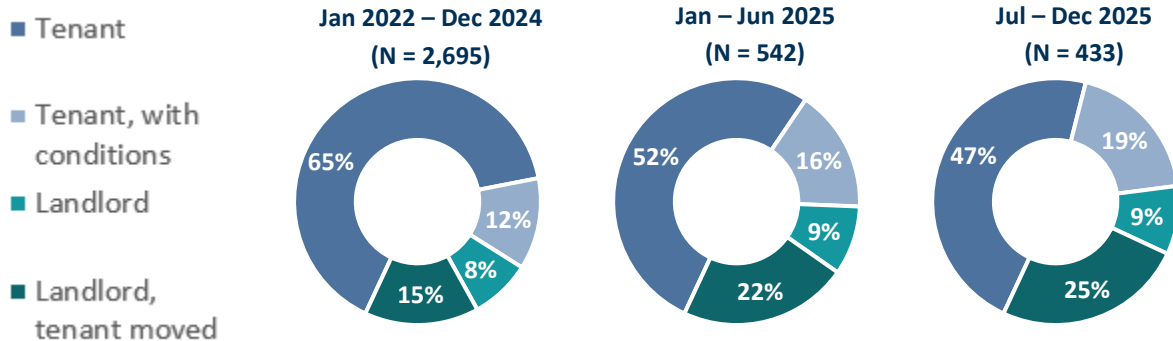
Exhibit 14. Reason for Landlord Dismissal (Jan 2022 – Dec 2025)



Cases with reason for dismissal missing or unknown are not in Exhibit 14, so the percentages do not sum to 100%.

Possession outcomes. Finally, the changes to ERAP have contributed to a decrease in the percentage of CLCPP cases that end with tenant possession. As shown in Exhibit 15, the percentage of cases with known outcomes that ended in tenant possession (blue sections) declined from 77% during the period between January 2022 and December 2024 to 66% in the current period. This shift has been driven by a decrease in the percentage of tenants staying housed (often because they paid rent with ERAP), and a corresponding increase in the percentage of tenants moving out to resolve the dispute.

Exhibit 15. Party with Possession at Case Closure (Jan 2022 – Dec 2025)



HOUSING CHOICE VOUCHER (SUBSIDY) TERMINATION CASES

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

Services Provided

Exhibit 16 shows the legal services provided across the 50 voucher termination cases closed during the reporting period. Of these cases, 14% received full representation, 6% received limited scope representation, 6% received brief services, and 74% were given advice and counsel.

Exhibit 16. Legal Services Provided for Voucher Termination Cases (Jul – Dec 2025)



Outcomes of Housing Choice Voucher Termination Cases

Of the 50 voucher termination cases closed during this reporting period, attorneys reported outcome data in 8 (16%).²³ Of these 8 voucher termination cases, 3 (38%) were settled through negotiation without litigation, 2 (25%) were settled through negotiation with litigation, 1 (13%) was resolved from a decision at a hearing, and 2 (25%) were resolved by some other method, such as the client receiving a transfer voucher or the client completing recertification. Attorneys knew the voucher status at case closure in 7 of the 8 cases with outcome data. Notably, tenants in **5 (71%) of these 7 were able to retain their subsidies.**

²³ Case outcome data are available when the CLCPP attorney knows the outcome at the time they concluded their service episode, and, as such, are biased towards cases that received full or limited scope representation. Of the 8 voucher cases with outcome data, 4 (50%) received full representation, 1 (13%) received limited scope representation, 1 (13%) received brief services, and 2 (25%) received advice and counsel.

HOUSING CONDITIONS CASES

In the current year, the CLCPP partners reported 104 housing conditions cases. Exhibit 17 shows the legal services provided in these cases. The percentage of housing conditions clients who received legal information typically reflects situations where the tenant did not wish to pursue legal action after receiving information, or where the attorney determined that they were not able to provide extensive services, often because the tenant faced a potential loss of possession or other issue that would be better served by another legal organization.²⁴

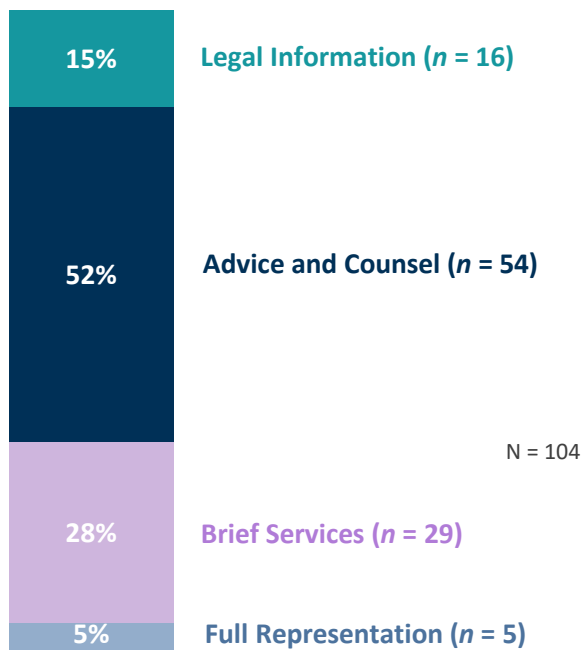
Housing Conditions Case Outcomes

In the current reporting period, 5 cases received full representation, for which case outcome data were available in 4 (80%). **Among these 4 cases, the CLCPP attorney reported that the client’s objective was achieved in 2 (50%).**

Of these 4 cases, the resolution method was known for 1 (25%), which was resolved by the tenant vacating the unit because they were transferred to a different apartment. The impact of this work was highlighted by Children’s Law Center’s (CLC) description of one of these cases: *In one matter, we supported a family with two children living in an apartment with significant mold caused by water intrusion and persistently high humidity levels. These conditions worsened both children’s asthma, including significantly disrupting one child’s ability to attend school consistently. After the landlord failed to meaningfully address the problem, Children’s Law Center pursued legal action that resulted in substantial repairs and remediation, helping stabilize the children’s health while the family pursued long-term housing.*

According to CLC, similar individual cases throughout the reporting period reinforced the urgent need for both direct representation and broader systemic strategies to address District-wide issues with substandard housing conditions.

Exhibit 17. CLCPP Services Provided in Housing Conditions Cases (Jul – Dec 2025)



²⁴ Children’s Law Center (CLC) is the primary provider of CLCPP services in housing conditions cases and does not specialize in eviction matters. If a tenant who connects with CLC is facing a potential loss of possession through an eviction action, CLC will refer the tenant to a different legal services provider, often another CLCPP grantee, for assistance with the eviction matter.

CLCPP NETWORK ACTIVITIES BEYOND DIRECT LEGAL SERVICES

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

The LTLAN intake staff continued to refine and improve the system. In 2025, the DC Bar Pro Bono Center supplemented its intake and referral platform with a cloud-based contact center software that allows intake staff to call tenants from the LTLAN phone number, increasing the number of tenants who complete intakes. This software also enables a phone tree to better guide callers when they call the LTLAN phone number.

Further, this platform enables automated referrals and more efficient direct communication among CLCPP providers. Submission of an LTLAN online intake form automatically creates an intake in the platform. The DC Bar Pro Bono Center has been collecting information on the platform's functionality from all CLCPP providers and continues to implement necessary changes, with a focus on client experience and sustainability for partner organizations.

The Court continues to include the LTLAN phone number in court notices, and it continues to announce the availability of LTLAN services during court proceedings. Between July 1 and December 31, 2025, LTLAN intake staff processed 1,043 intake calls for tenants seeking CLCPP services.

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

- **Data collection and sharing** – The partners continued to track all scheduled evictions in real time, with tenant names, addresses, and (where available) email and phone.
- **Canvassing** – The Eviction Prevention in Communities (EPIC) grant allowed the partners to formally work with community-based organizations, which hired community members to canvass. Through coordinated in-person outreach, these canvassers knocked on the doors of 1,490 households with a scheduled hearing in an eviction case. When canvassers spoke to tenants directly, they connected them to LTLAN. If they did not speak to the tenant, they left flyers directing tenants to LTLAN.
- **Connection to legal and non-legal services and supports** – Canvassers directed tenants not only to legal assistance, through LTLAN, but also to non-legal supports through Tenant Empowerment Specialists (TES). The TES helped clients apply for rental assistance and public benefits, conducted housing searches, and facilitated voucher transfers. Canvassers also directed tenants to participatory defense hubs, tenant-led spaces where litigants could share

experiences as defendants in landlord-tenant court. Altogether, 66 tenants attended these hubs in the current reporting period.

- **Partnership with emergency rental assistance providers** – The partners continued to expedite referrals to and from emergency rental assistance for tenants facing imminent evictions, prioritizing the rental assistance applications of tenants who were court involved.
- **Iterative, ongoing collaboration** – Leadership at the CLCPP partner organizations and the canvassing organizations met at least monthly to identify and implement solutions as challenges arose.

The CLCPP network continued to support the Housing Right to Counsel (HRTC) program. The HRTC project was formally relaunched in November 2023. As part of the HRTC, the partners collaborate to train pro bono attorneys in housing law, which adds capacity to the network. Legal Aid staff members have continued to dedicate significant resources to manually collecting data, case by case, from the court’s public docket to send letters for HRTC. Additionally, as part of this effort:

- The CLCPP partners sent 226 letters to tenants guaranteeing counsel. Of these, 49 tenants (22%) made contact through the LTLAN or a visit to the courthouse. CLCPP partners worked with 20 firms, federal government agencies, and the Office of the Attorney General to place 19 of these cases with pro bono attorneys between July and December 2025.
- The partners conducted a 2-part training in November 2025 for pro bono attorneys interested in HRTC cases to develop the soft skills to effectively represent tenants, with 24 total registrants. Additionally, the partners conducted two court tours with 91 participants to help pro bono attorneys gain comfort with the Landlord Tenant Branch of the DC Superior Court courthouse.
- To fine-tune the program to improve efficacy and impact, the CLCPP partners and law firms met regularly to discuss program implementation, review what is working well and what needs to be improved, and adjust the program to adapt to current needs.

CLCPP partners remained committed to advocacy. The CLCPP partners have continued to play a critical role in advocating for tenants’ rights at the DC Council. Partners collaborated to advocate against legislation that the organizations believed would harm tenants, such as the Rebalancing Expectations for Neighbors, Tenants, and Landlords (RENTAL) Amendment Act of 2025. Partners also collaborated to provide supportive advocacy to legislation that would strengthen tenant protections, such as the Fair Housing Practices Amendment Act of 2025.

The CLCPP partners have also been actively engaged in discussions with Council Housing Committee staff on ideas for prospective tenant-focused legislation in 2026. They continue to attend DCHA Board of Commissioners meetings to raise issues regarding the operation of public housing and voucher programs.

Children’s Law Center (CLC) continued its work on multi-tenant housing conditions. During the reporting period, Children’s Law Center (CLC) continued its representation of multiple tenants across an entire apartment complex in Ward 5, where families alleged mold, sewage leaks, and other health-harming housing conditions. Supported by the tenant organizing efforts of Empower DC, the case

remained in active settlement negotiations as of December 2025. During this time, CLC met with tenant families to keep them apprised of developments and gather input regarding the settlement.

Drawing from this experience, CLC continued to develop its whole-building strategy designed to address severe housing conditions that affect multiple tenants, which the organization believes is critical to promoting safety and stability while preventing tenant displacement. As part of this work, CLC has identified additional properties as likely future whole-building litigation candidates. This work continues to strengthen Children’s Law Center’s ability to pursue remediation and accountability at scale while helping individual families remain in their homes. CLC also began the process of cultivating new whole-building cases, by participating in discussions with organizers throughout the city and exploring several possibilities through tenant meetings and outreach.

The CLCPP partners maintained a collaboration with the Court. The CLCPP partners continued to participate in the Court’s Landlord Tenant Working Group, which meets every month to discuss updates and provide recommendations to the Landlord Tenant Branch of the DC Superior Court on process improvements and other topics. The organizations collaborate to propose agenda items with the Court, provide joint recommendations as issues emerge, and share updates from these meetings across all the CLCPP partners. This linkage has been increasingly important as the Court has worked to prepare for and implement changes stemming from the RENTAL Act.

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.²⁵ Through these meetings, the partners have discussed large balances carried by landlords and properties where they alleged that significant numbers of tenants failed to recertify. Some of the partners relayed tenant-side concerns regarding management-caused barriers to tenants’ recertification, such as property management’s consistent staff turnover, property management’s failure to process submitted recertifications, or property management’s failure to communicate about missing information in a timely manner.

Children’s Law Center partnered with Legal Aid DC and the Health Justice Alliance to conduct judicial trainings at the DC Superior Court on health-harming housing conditions. These trainings for civil court judges included a session with mold and pest experts as well as a two-part session on housing subsidies for DC tenants with low incomes. CLC also participated in Housing Conditions Court meetings with the judiciary and other tenant and landlord advocates to improve court function, support reforms that enhance the repair plans between the parties and ensure that appropriate expertise is available in housing conditions matters.

²⁵ <https://streetsensemedia.org/article/d-c-landlord-groups-report-says-affordable-housing-is-in-crisis-after-the-pandemic/>

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 the DC Department of Environment, including access to mold inspectors.

CLCPP partners engaged in training and outreach. The CLCPP partners have continued to participate in various training and outreach events, such as:

- Training other community organizations, including Housing Counseling Services, Empower DC, and Latino Economic Development Center (LEDC). In addition, the partners have made numerous presentations for individual buildings both online and in person. Senior and supervising attorneys also participated as trainers in the Washington Council of Lawyers’ regular eviction defense cohort training for newer attorneys funded by the CLCPP grant and Housing Right to Counsel training for pro bono attorneys.
- CLCPP partners were asked to conduct training for the DC Superior Court Civil Division judges on topics ranging from Housing Conditions Court issues to increasing efficiency in judicial case management.
- CLC conducted community legal education training for organizations including pediatricians’ work with CLC’s Healthy Together clinic—Children’s National Hospital, Mary’s Center, and Unity Health Care. These training sessions addressed topics including rights and protections for tenant families facing dangerous summer heat without adequate air conditioning, possible water terminations due to landlord negligence, and other health-harming housing conditions; referral pathways for children and families with housing-related legal needs; and related issues affecting housing stability and access to services. These trainings prepared health care providers to share information with their patient families, identify instances where children’s health is being harmed by housing conditions, and make timely and effective referrals to CLC’s legal services.

CLCPP partners coordinated rapid response to tenants facing serious housing conditions issues.

Throughout 2025, CLC, in partnership with Legal Aid, Legal Counsel for the Elderly (LCE), Neighborhood Legal Services Program (NLSP), and the DC Bar Pro Bono Center have led a rapid response to DC Water’s threat to terminate water in 2,000+ apartment buildings in DC.²⁶ In response to water bills not being paid by landlords, thousands of tenant families are facing water shut-offs. During the second half of 2025, Children’s Law Center and Legal Aid DC co-led the legal rapid response, coordinating which buildings each organization would take on, sharing information about emerging shut-off threats, and jointly developing temporary restraining order (TRO) and litigation strategies. CLC also worked closely with tenant organizing partners, including Housing Counseling Services, Latino Economic Development Center, and Empower DC, which helped identify affected buildings, reach tenants quickly, and document on-the-ground conditions.

As this work evolved, Children’s Law Center pivoted from an anticipated expert-driven litigation strategy to a reactive emergency model. Despite months of negotiation, DC Water did not provide the full list of at-risk buildings and in November stopped sharing its limited weekly shut-off list. In

²⁶ <https://51st.news/dc-building-renters-water-shut-offs-landlords-bills/>

response, CLC has continued to monitor available information, cross-reference addresses of affected properties against their internal client database, conduct rapid outreach to families, and prepare or threaten temporary restraining order filings when necessary, handling an average of two to four emergency matters per week. These interventions have helped hundreds of families avoid prolonged loss of running water, reducing the risk of health emergencies, child welfare involvement, and displacement.

This work also surfaced broader systemic failures that CLC is now addressing through policy advocacy. While not funded by the CLCPP grant, this policy work is directly informed by what CLC learns from the children and families served in CLCPP-funded legal cases. CLC is also collaborating with DC agencies, including the Office of the Tenant Advocate, Office of the People's Counsel, Department of Human Services, and Department of Buildings, to help protect tenant families in multi-tenant DC Water shut-off cases.

The CLCPP partners collaborated to cross-train their attorneys. CLC engaged Legal Aid DC to train their staff on landlord-tenant issues involving eviction. This issue is outside of Children's Law Center's legal practice areas; however, many of the families they serve are also at risk of eviction or are facing other landlord-tenant concerns. Therefore, CLC trained its attorneys to enhance the organization's ability to identify landlord-tenant issues and make effective warm referrals to Legal Aid DC, ensuring tenant families receive the best-fit legal services for their unique situation.

The CLCPP partners continued to support the Eviction Prevention in the Community (EPIC)

project. The CLCPP partners met extensively with community-based organizations to implement the Eviction Prevention in the Community (EPIC) project, which struggled in the first half of 2025 because of a delay in getting funding to the community-based organization partners. Canvassing has resumed to previous levels since funding was resolved. In the current period, the EPIC work included:

- **Continuing Participatory Defense Hubs**, which are designed to bring pro se tenants together to discuss their eviction cases, and share information, ideas, and resources.
- **Tracking new case filings in real time** and making this information available to community-based organizations, which are engaging in ongoing canvassing, outreach, and education.
- **Participating in monthly meetings** with all community-based organizations and legal services staff to implement the project, including discussion of data dissemination, data collection, best practices in connecting tenants to legal and non-legal resources, increased information sharing between all parties involved, and identifying social work and case work supports.
- **Creating infrastructure to ensure long-term success** of the project, including organizing subcommittees to handle data and external resources, cultivating pro se resources, creating and EPIC listserv, and hosting regular meetings between affinity groups (e.g., monthly meetings for all Tenant Empowerment Specialists).
- **Conducting cross-training between affinity groups** (e.g., training for canvassers on how to read court notices, canvassers presenting on what they have discovered through door knocking).

SUMMARY

From July through December 2025, the CLCPP network partners collectively provided legal assistance to 2,011 DC residents with low incomes, representing 2,262 eviction, voucher termination, and tenant petition cases. Of these cases, 1,687 were closed after a CLCPP attorney provided direct legal services to the tenant. The remaining 575 cases featured a tenant who received another service that was not a direct legal service (139 cases), or that had completed an LTLAN intake and were referred to a CLCPP partner; however, legal services were not complete at the time of this report (436 cases). Nearly all (90%) of the 1,687 cases closed after the CLCPP attorney had provided legal services were eviction cases in the Landlord Tenant (L & T) Branch of the DC Superior Court (the Court). Of the cases that received legal services in this period, attorneys provided advice and counsel in 56% and some form of legal representation in 32% (12% full representation, 20% limited scope).

Though tenants living in every DC Ward have accessed the CLCPP services, DC residents in Wards 5, 7, and 8, where almost half of the CLCPP clients lived, had a greater risk of eviction. Eviction risk also continues to be disproportionately experienced by DC's Black residents, who account for more than 8 out of 10 CLCPP clients and by women, who account for nearly 7 out of 10 CLCPP clients. The racial distribution of CLCPP clients suggests that the risk of eviction among District residents with low income is disproportionately experienced by Black residents—while 82% of the CLCPP clients are Black, the 2024 American Community Survey indicated that 41% of DC's population is Black.²⁷ The median monthly household income for clients was \$1,129 and 84% of clients whose income and monthly rental amount were known experienced rent burden, with 66% experiencing severe cost burden. Among CLCPP clients who had an active eviction lawsuit, 97% faced a represented landlord.

While attorneys continued to earn positive outcomes for clients when they legally represented them, a shift in DC Emergency Rental Assistance Program (ERAP) policy had a ripple effect on case outcomes during the current reporting period. Although many factors influence CLCPP eviction case outcomes, restrictions on ERAP and a decrease in funding likely impacted CLCPP cases. During the reporting period, more cases settled and fewer were dismissed by the Court or by the landlord.

Among cases dismissed by landlords, the percentage that were closed after the tenant paid back rent decreased to 25% in the current period. DC ERAP, which had been a critical resource for CLCPP clients to stay housed, was involved in 73% of cases dismissed because of payment between January 2022 and December 2024. In the first half of 2025, this percentage dropped to 45%. In the current reporting period, only 24% of cases dismissed by the landlord involved ERAP funds. This decrease also contributed to a downward trend in cases ending in tenant possession. Of the 433 eviction cases closed by the CLCPP, 66% ended with tenant possession in the current period, down from 68% in the first half of the year and 77% from January 2022 through December 2024.

In addition to legal services, the partners continued to collaborate with each other and the Court to advocate for safe and stable housing for DC residents living with low income.

²⁷ United States Census Bureau, ACS Demographic and Housing Estimates, retrieved from: <https://data.census.gov/table/ACSDP1Y2024.DP05?g=050XX00US11001>

APPENDIX A: GRANT FUNDING DURING THE FISCAL YEAR

Exhibit A-1 shows the legal services providers funded with CLCPP grants during grant cycle fiscal year 2025 (Jan – Dec 2025), the amount of grant funding awarded, and how the funding was used.

Exhibit A-1. CLCPP-funded Legal Services Providers (Jan – Dec 2025)

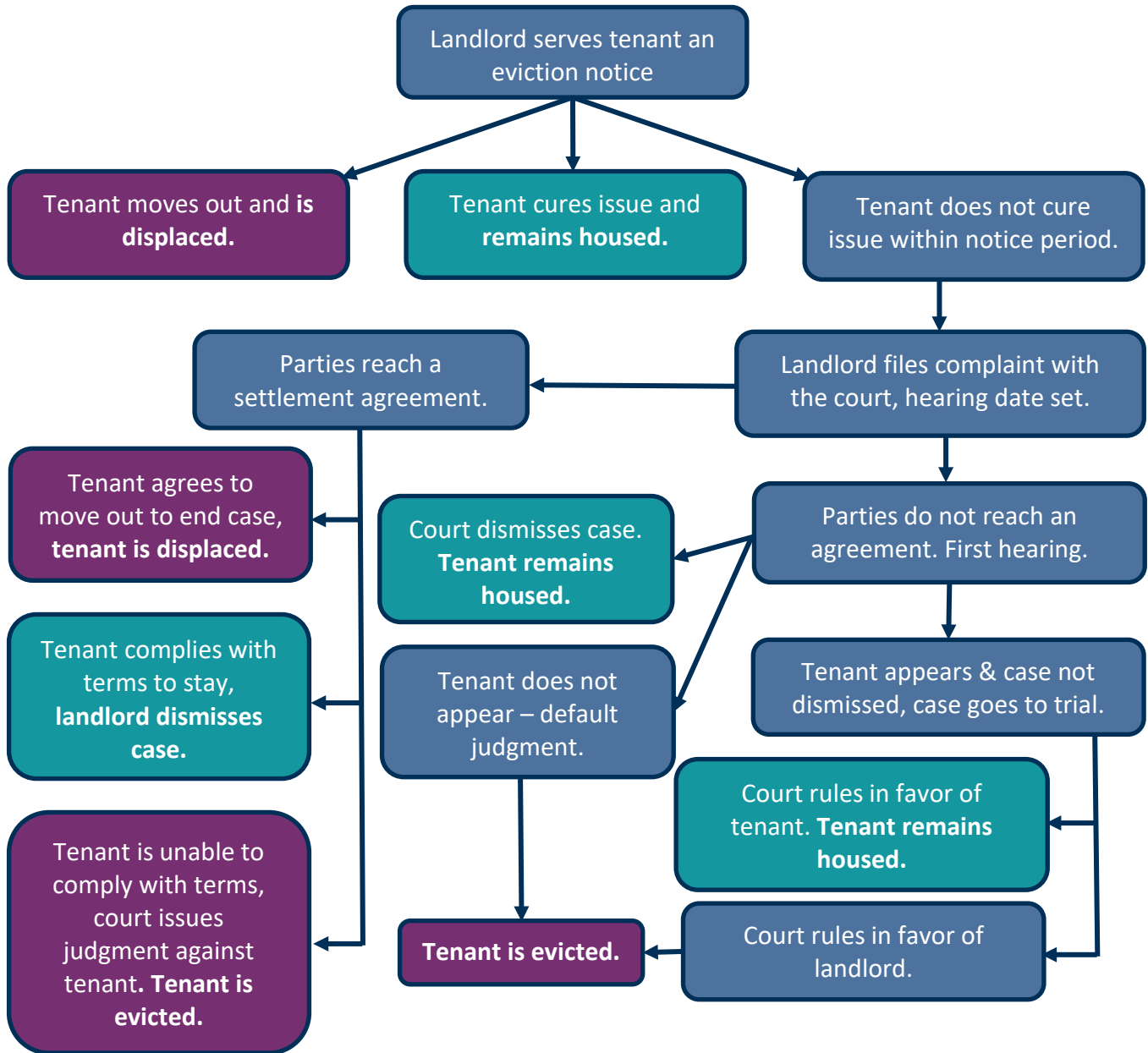
LEGAL SERVICES PROVIDER	AMOUNT FUNDED	HOW GRANT FUNDING WAS USED
Bread for the City	\$972,310	Bread for the City prevents displacement and preserves safe and affordable housing for DC tenants and their families by providing and coordinating high-quality legal representation for tenants facing eviction and termination of their housing subsidies.
Children’s Law Center	\$667,284	Children’s Law Center delivers legal services that address substandard housing conditions harming the health of DC children and contributing to inequities in pediatric asthma and other health concerns.
The DC Bar Pro Bono Center	\$1,131,745	The DC Bar Pro Bono Center addresses the overwhelming need for legal representation on behalf of tenants at risk of eviction or displacement. This work includes operation of the Landlord Tenant Resource Center—remotely and at the DC Superior Court—and staffing of the LTLAN intake hotline.
Legal Aid Society of the District of Columbia	\$2,912,320	The Legal Aid Society of the District of Columbia received funding to prevent displacement and preserve affordable housing for DC tenants living on low incomes.
Legal Counsel for the Elderly	\$1,097,776	Legal Counsel for the Elderly helps prevent the displacement of DC tenants and their families. Their goal is to preserve safe and affordable housing for DC’s senior residents by providing and coordinating high-quality legal representation for tenants facing eviction proceedings, subsidy terminations, or substandard housing conditions.

LEGAL SERVICES PROVIDER	AMOUNT FUNDED	HOW GRANT FUNDING WAS USED
Neighborhood Legal Services Program	\$1,250,686	Neighborhood Legal Services Program prevents displacement and preserves safe, affordable housing for DC tenants with low income by providing and coordinating high-quality legal representation for tenants facing eviction and housing subsidy termination.
Rising for Justice (formerly DC Law Students in Court)	\$1,467,879	Rising for Justice collaborates closely with the six other CLCPP providers to reduce barriers to service, avoid duplication of services, and maximize efficiencies, while also engaging in joint outreach, social work, and community education efforts to advocate for systemic change with the courts, government agencies, and the DC Council.

APPENDIX B: EVICTION PROCESS

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

Exhibit B-1. Eviction Process in Washington, DC



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

As shown in Exhibit B-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,²⁸ 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, provided 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).

²⁸ Landlords can only initiate an eviction action for non-payment of rent if the amount demanded is at least \$600.

APPENDIX C: CLCPP NETWORK ACCOMPLISHMENTS

THE LANDLORD TENANT LEGAL ASSISTANCE NETWORK (LTLAN)

The LTLAN is a coordinated intake and referral system that simplifies the process of finding legal assistance by providing a single phone number (and website) that income-eligible tenants can call to connect with an attorney from one of the CLCPP organizations.²⁹ The success of the LTLAN is the product of a multi-pronged approach implemented by the network over time to promote the service to tenants who are at risk of losing their rental housing.

Since the LTLAN's inception, the partners have **successfully advocated for legislative changes** that took effect in 2022 and required the LTLAN contact information to be included on every official document that a tenant receives as part of the eviction process. They also continue to engage in **community outreach**, such as hosting Know Your Rights workshops, establishing referral partnerships with community-based organizations, and supporting community outreach and education through the EPIC project.

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

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

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

²⁹ Interested readers can learn more about the LTLAN in this published report:
https://www.dccbarfoundation.org/_files/ugd/3ddb49_3c3f9628d05447f7a502fac2d16b404c.pdf

OFFERING MULTIPLE INTAKE CHANNELS

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

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





Finally, the Children’s Law Center, which provides legal services to tenants who want to pursue legal action against their landlord to remediate sub-standard housing conditions, has cultivated a referral partnership with local medical providers. These providers will refer their patients to the CLC in cases where the housing conditions may be exacerbating a medical issue.³⁰

³⁰ Exhibit D-7 in the Appendix shows the tenant point of contact separately for each CLCPP partner.

OFFERING LEGAL SERVICES TO MATCH TENANT NEEDS

The CLCPP network’s service philosophy is to provide at least some level of legal help to as many eligible tenants as possible. As such, the partner organizations offer a variety of types of legal services that vary in intensity. Exhibit C-1 describes these levels of legal service and summarizes triage protocols that partners use to provide tenants help that aligns with their needs and maximizes the network’s service reach, considering each organization’s attorney capacity.

Exhibit C-1. CLCPP Services Description and Triage Factors

				
Service	<i>Full Representation</i>	<i>Limited Scope Representation</i>	<i>Brief Services</i>	<i>Advice and Counsel</i>
Description	Commitment to representing the tenant for the duration of a case; may involve negotiation, litigation, or other advocacy as the attorney of record.	Short term or single-incident commitment to a case. May include making court appearance(s) or negotiating with the landlord.	Brief action on behalf of the tenant, such as drafting a letter or making a phone call. Usually does not involve a court appearance.	Legal information and recommended course of action for the specific case, but no action on behalf of the tenant.
Appropriate for cases where...	An attorney can have the most impact on the case outcome.	Tenant has a specific, short-term, legal need that an attorney can help with.		The tenant needs help navigating the eviction process on their own.
Triage Factors	<ul style="list-style-type: none"> ➤ Tenant has a viable legal defense. ➤ Tenant can sustain the tenancy. ➤ Tenant has a housing subsidy. ➤ Tenant is otherwise vulnerable to eviction impact. 	<ul style="list-style-type: none"> ➤ Tenant’s legal need requires assistance, either due to time (e.g., a court hearing that day) or complexity (e.g., a formal legal document to complete and file). ➤ Tenant may not be able to perform the action on their own. ➤ Whether the attorney provides limited representation or a brief service depends on the need, partner, and attorney capacity. 		<ul style="list-style-type: none"> ➤ Attorney impact on the outcome of the case is limited. ➤ The tenant is capable of representing themselves after receiving advice.

APPENDIX D: ADDITIONAL DATA

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

Across all 7 CLCPP partners, total number of...	Aug – Dec 2019 # (%)	Jan – Dec 2020 # (%)	Jan – Dec 2021 # (%)	Jan – Dec 2022 # (%)	Jan – Dec 2023 # (%)	Jan – Dec 2024 # (%)	Jan – Jun 2025 # (%)	Jul – Dec 2025 # (%)	Total # (%)
Tenants served	1,135 (100%)	1,332 (100%)	1,033 (100%)	1,786 (100%)	2,563 (100%)	3,280 (100%)	1,958 (100%)	2,011 (100%)	15,098 (100%)
Total cases for the tenants who presented for services	1,460 (100%)	1,785 (100%)	1,437 (100%)	2,584 (100%)	3,320 (100%)	3,965 (100%)	2,239 (100%)	2,262 (100%)	19,052 (100%)
Cases closed after receiving direct legal services ^a	1,340 (92%)	1,526 (85%)	1,229 (86%)	1,848 (72%)	2,614 (79%)	3,221 (81%)	1,786 (80%)	1,687 (75%)	15,251 (80%)
Cases closed after not receiving direct legal services	120 (8%)	239 (13%)	26 (2%)	45 (2%)	75 (2%)	135 (3%)	88 (4%)	139 (6%)	867 (5%)
LTLAN Intake Only	0 (0%)	20 (1%)	182 (13%)	691 (27%)	631 (19%)	609 (15%)	365 (16%)	436 (19%)	2,934 (15%)
<i>Of cases closed after receiving direct CLCPP legal services</i>									
Eviction	1,301 (97%)	1,458 (96%)	1,159 (94%)	1,783 (96%)	2,390 (91%)	2,872 (89%)	1,560 (87%)	1,525 (90%)	14,048 (92%)
Voucher termination	39 (3%)	68 (4%)	70 (6%)	63 (3%)	60 (2%)	87 (3%)	50 (3%)	50 (3%)	487 (2%)
Housing conditions ^b	--	--	--	--	146 (6%)	212 (7%)	161 (9%)	104 (6%)	624 (4%)
Other tenant petition ^b	--	--	--	--	17 (1%)	48 (1%)	15 (1%)	8 (< 1%)	89 (1%)

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

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

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

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

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

Demographic Characteristic	Current Period ^a # (%)		Total # (%)	
Gender				
Woman	1,307	65%	9,865	65%
Man	635	32%	4,854	32%
Non-binary or gender diverse	6	0%	36	0%
Transgender	1	0%	40	0%
Prefer not to say	6	0%	69	0%
Unknown/Missing	56	3%	232	2%
Age				
Under 18 Years Old	0	0%	5	0%
18–35	622	31%	4,657	31%
36–59	948	47%	7,039	47%
60 and Older	381	19%	3,204	21%
Unknown/Missing	60	3%	193	1%
Race ^b				
Black or African American	1,646	82%	12,223	81%
Hispanic or Latino/a	94	5%	1,084	7%
White	81	4%	818	5%
American Indian/Alaska Native	7	0%	95	1%
Middle Eastern or North African	2	0%	4	0%
Asian American	4	0%	103	1%
Native Hawaiian or Pacific Islander	2	0%	28	0%
Other Race	24	1%	434	3%
Prefer not to say	54	3%	386	3%
Unknown/Missing	140	7%	955	6%

^a Current period = Jul – Dec 2025. Total = Aug 2019 to Dec 2025.

^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.

Exhibit D-3. Tenants' Preferred Language (Current Period and Total)

Preferred Language	Current Period (Jul – Dec 2025)		Total (Aug 2019 – Dec 2025)	
	#	(%)	#	(%)
English only	1,881	94%	13,459	91%
English and Spanish*	6	< 1%	96	1%
English and another language**	9	< 1%	125	1%
<i>Subtotal of clients who indicate English is a primary language</i>	1,967	94%	13,680	93%
Spanish only	71	4%	738	5%
Another language only (not English or Spanish)***	10	0%	145	1%
<i>Subtotal of clients who do not indicate that English is a primary language (potential Limited English Proficiency clients)</i>	81	4%	883	6%
Unknown/Missing	34	2%	194	1%
Total	2,011		14,757	

Note: Information about the tenant's preferred language was not collected until 2020, so these data are not available for all CLCPP clients.

* Any record that includes some combination of English and Spanish (i.e., records that include English + Spanish + another language(s))

** Any record that includes some combination of English and any language(s) other than Spanish.

*** Any record that does not include either English or Spanish, regardless of how many languages are selected.

Exhibit D-4. Tenant Risk Factors (Current Period and Total)

Risk Factors	Current Period ^a		Total	
	#	(%)	#	(%)
Household with at least one minor child	841	(42%)	6,091	(40%)
Tenant had a disability or chronic health condition ^b	434	(27%)	3,081	(24%)
Tenant resided in subsidized housing ^{c, d}	684	(42%)	5,333	(43%)
Opposing party had legal representation ^e				
Cases with an eviction complaint filed in court by the landlord	1,288	(97%)	9,915	(93%)
Cases without an eviction complaint filed in court by the landlord	90	(49%)	1,169	(40%)

^a Current period = Jul – Dec 2025. Total = Aug 2019 to Dec 2025.

^b 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: 1,619 cases in the current reporting period and 12,608 cases total.

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

^d 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: 1,610 cases in the current reporting period and 12,540 cases total.

^e 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, 1,327 during current reporting period and 10,647 total; for cases without a complaint filed at intake, 182 during the current reporting period and 2,929 total.

Exhibit D-5. CLCPP Client Ward of Residence (Current Period and Total)

Ward	Current Period (Jul – Dec 2025)		Total (Aug 2019 – Dec 2025)	
	#	(%)	#	(%)
Ward 1	164	8%	1,489	10%
Ward 2	83	4%	639	4%
Ward 3	70	3%	605	4%
Ward 4	151	8%	1,292	9%
Ward 5	316	16%	2,224	15%
Ward 6	278	14%	1,605	11%
Ward 7	328	16%	2,846	19%
Ward 8	584	29%	4,277	28%
Missing Ward	37	2%	121	1%
Total	2,011		15,098	

Exhibit D-6. Median Household Income by Ward

Ward	Median Household Income
Ward 1	\$126,387
Ward 2	\$131,405
Ward 3	\$141,849
Ward 4	\$128,210
Ward 5	\$97,814
Ward 6	\$138,047
Ward 7	\$69,109
Ward 8	\$60,931

Data covers 2019 – 2023 and was accessed April, 2026 from https://planning.dc.gov/sites/default/files/dc/sites/op/page_content/attachments/Key%20Demographic%20Indicators%202019-2023.pdf

Exhibit D-7. How Tenants Contacted the CLCPP Network, by Partner and Total (Jul – Dec 2025)

Access Point	Bread for the City # (%)		Legal Aid # (%)		Legal Counsel for the Elderly # (%)		Rising for Justice # (%)		Neighborhood Legal Services Program # (%)		Children’s Law Center # (%)		Total # (%)	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Tenant Called the LTLAN	134	56%	309	38%	63	66%	90	30%	122	49%	0	0%	629	39%
Tenant Contacted Partner Directly	57	26%	290	36%	28	29%	182	60%	117	47%	42	24%	607	38%
Tenant Connected at Courthouse ^a	19	9%	157	19%	1	1%	25	8%	0	0%	0	0%	182	11%
Tenant was Referred, not via LTLAN	0	0%	0	0%	0	0%	0	0%	0	0%	123	70%	109	7%
Other	11	5%	19	2%	1	1%	0	0%	5	2%	0	0%	32	2%
Unknown	8	4%	6	1%	1	1%	1	< 1%	2	1%	11	6%	26	2%
Total	230		807		96		303		247		176		1,614	

Note: Exhibit D-7 does not include cases where the tenant completed an LTLAN intake and were referred to a provider, but their case was not closed by a CLCPP attorney.

Note: Exhibit D-7 does not include the DC Bar Pro Bono Center, which uses CLCPP funds to staff and maintain the LTLAN and provided direct legal services to 2 tenants in the current reporting period.

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

Exhibit D-8. Legal Services Provided in Eviction Cases by CLCPP Partner (Jul – Dec 2025)

Services Provided ^a	Bread for the City	Legal Aid	Legal Counsel for the Elderly	Rising for Justice	Neighborhood Legal Services Program	DC Bar Pro Bono Center
Full Representation	27 (11%)	78 (9%)	34 (34%)	8 (3%)	36 (14%)	0 (0%)
Limited Scope Representation	102 (42%)	92 (11%)	39 (39%)	97 (31%)	0 (0%)	0 (0%)
Brief Services	22 (9%)	69 (8%)	7 (7%)	82 (26%)	6 (2%)	0 (0%)
Advice and Counsel	82 (33%)	586 (67%)	19 (19%)	111 (35%)	197 (75%)	0 (0%)
Legal Information	3 (1%)	10 (1%)	1 (1%)	12 (4%)	2 (1%)	0 (0%)
LTLAN Intake (Pro Bono Center)	--	--	--	--	--	1,028 (100%)
Other	7 (3%)	36 (4%)	0 (0%)	2 (1%)	21 (8%)	0 (0%)
Missing	2 (1%)	0 (0%)	1 (1%)	1 (< 1%)	0 (0%)	0 (0%)
Total Eviction Cases	245	871	101	313	262	1,028

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

Exhibit D-9. Direct Legal Services Provided in Eviction Cases by Year (Aug 2019 – Dec 2025)

Services Provided ^a	Aug – Dec 2019 # (%)	Jan – Dec 2020 # (%)	Jan – Dec 2021 # (%)	Jan – Dec 2022 # (%)	Jan – Dec 2023 # (%)	Jan – Dec 2024 # (%)	Jan – Jun 2025 #(%)	Jul – Dec 2025 #(%)	Total # (%)
Full Representation	250 (19%)	292 (27%)	332 (29%)	439 (25%)	468 (20%)	525 (18%)	301 (19%)	176 (12%)	2,783 (20%)
Limited Scope Representation	421 (32%)	300 (28%)	246 (21%)	288 (16%)	516 (22%)	674 (23%)	245 (16%)	311 (20%)	3,001 (22%)
Brief Services	197 (15%)	155 (14%)	167 (14%)	198 (11%)	178 (7%)	213 (7%)	122 (8%)	163 (11%)	1,393 (10%)
Advice and Counsel	187 (14%)	204 (19%)	394 (34%)	789 (44%)	1,179 (49%)	1,424 (50%)	864 (55%)	854 (56%)	5,895 (43%)
Legal Information ^b	246 (19%)	121 (11%)	20 (2%)	69 (4%)	48 (2%)	35 (1%)	28 (2%)	21 (1%)	446 (3%)
Total Eviction Cases ^c	1,301 (100%)	1,072 (100%)	1,159 (100%)	1,783 (100%)	2,390 (100%)	2,872 (100%)	1,560 (100%)	1,525 (100%)	13,662 (100%)

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

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

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

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

Exhibit D-10. Resolution of Eviction Cases (Current Period and Total)

How eviction cases were resolved	Current Period (Jul – Dec 2025) # (%)		Total (Aug 2019 – Dec 2025) # (%)	
Total number of cases with known outcomes	433 (100%)		5,054 (100%)	
Of cases with outcome data, number that were resolved via...				
Notice withdrawn	4	1%	19	< 1%
Court dismissal	57	13%	837	17%
Landlord dismissal without terms	146	34%	1,905	38%
Consent/confessed judgment	8	2%	59	1%
Default judgment	8	2%	81	2%
Settlement agreement	160	38%	1,669	33%
Judgment at trial	9	2%	70	1%
Court ruling (not through dismissal or trial)	9	2%	103	2%
Landlord’s motion for judgment to terminate stay ^a granted	7	2%	89	2%
Landlord’s motion for judgment to terminate stay ^a withdrawn	2	< 1%	53	1%
Landlord’s motion for judgment to terminate stay ^a denied	0	0%	13	<1%
Court dismissal due to eviction filing during moratorium	0	0%	31	1%
Other	18	4%	91	2%
Unknown	5	1%	33	1%

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

Exhibit D-11. Reason for Landlord Dismissal by Year (Aug 2019 – Dec 2025)

Reason for Landlord Dismissal	Aug – Dec 2019 ^a # (%)	Jan – Dec 2020 # (%)	Jan – Dec 2021 # (%)	Jan – Dec 2022 # (%)	Jan – Dec 2023 # (%)	Jan – Dec 2024 # (%)	Jan – Jun 2025 # (%)	Jul – Dec 2025 # (%)	Total # (%)
Total cases dismissed by the landlord	141	143	157	234	402	469	213	146	1,905
Tenant paid all rent owed	3 (2%)	64 (45%)	93 (59%)	85 (36%)	159 (40%)	176 (38%)	84 (39%)	37 (25%)	701 (37%)
Tenant cured / corrected violations	2 (1%)	14 (10%)	8 (5%)	17 (7%)	25 (6%)	34 (7%)	23 (11%)	13 (9%)	136 (7%)
Tenant moved	0 (0%)	13 (9%)	18 (11%)	27 (12%)	55 (14%)	56 (12%)	39 (18%)	29 (20%)	237 (12%)
Technical deficiency in notice or complaint	1 (1%)	15 (10%)	15 (10%)	58 (25%)	68 (17%)	92 (20%)	27 (13%)	21 (14%)	297 (16%)
Other reason and tenant stayed in unit	2 (1%)	16 (1%)	16 (10%)	19 (8%)	21 (5%)	20 (4%)	13 (6%)	15 (10%)	122 (6%)
Other reason and tenant moved	0 (0%)	1 (1%)	0 (0%)	3 (1%)	1 (< 1%)	5 (1%)	1 (< 1%)	4 (3%)	15 (1%)
Unknown / Missing	136 (96%)	24 (16%)	17 (10%)	33 (15%)	75 (18%)	90 (19%)	32 (15%)	31 (21%)	438 (23%)
Of cases dismissed by landlord because the tenant paid all rent owed, ERAP status...									
Tenant received ERAP funds to pay rent owed	1 (33%)	18 (29%)	76 (82%)	64 (75%)	109 (69%)	137 (77%)	38 (45%)	9 (24%)	452 (64%)
No rental assistance involved	2 (67%)	45 (70%)	16 (17%)	19 (22%)	40 (25%)	33 (19%)	44 (52%)	26 (70%)	225 (32%)
ERAP status unknown	0 (0%)	1 (2%)	1 (1%)	2 (2%)	10 (6%)	6 (3%)	2 (2%)	2 (5%)	24 (3%)

^a Data collection to capture the reason for landlord dismissal began in January 2020. Only cases reported after this collection date (which can include some cases closed in 2019) have this information.

Exhibit D-12. Possession Outcomes by Year (Aug 2019 – Dec 2025)

Possession Outcomes	Aug – Dec 2019 # (%)	Jan – Dec 2020 # (%)	Jan – Dec 2021 # (%)	Jan – Dec 2022 # (%)	Jan – Dec 2023 # (%)	Jan – Dec 2024 # (%)	Jan – Jun 2025 # (%)	Jul – Dec 2025 # (%)	Total # (%)
Total number of eviction cases closed that received direct legal services	1,301	1,458	1,159	1,783	2,390	2,872	1,560	1,525	14,048
Number of eviction cases with data about outcomes	531 (40%)	440 (29%)	413 (34%)	640 (35%)	962 (37%)	1,093 (34%)	542 (30%)	433 (26%)	5,054 (33%)
Of eviction cases closed with data about outcomes, number and percentage that ended with possession for ...									
Landlord	133 (25%)	88 (20%)	75 (18%)	51 (8%)	83 (9%)	94 (9%)	51 (9%)	40 (9%)	615 (12%)
Landlord, Tenant Moved ^a	1 (< 1%)	2 (< 1%)	20 (5%)	85 (13%)	162 (17%)	160 (15%)	118 (22%)	107 (25%)	655 (13%)
Tenant	240 (45%)	228 (52%)	256 (62%)	442 (69%)	604 (63%)	702 (64%)	284 (52%)	205 (47%)	2,961 (59%)
Tenant Under Settlement Terms	157 (30%)	122 (28%)	62 (15%)	60 (9%)	113 (12%)	137 (13%)	89 (16%)	80 (18%)	820 (16%)
Of total eviction cases closed, number and percentage that ended with possession for ...									
Landlord	133 (10%)	88 (6%)	75 (6%)	51 (3%)	83 (3%)	94 (3%)	51 (3%)	40 (3%)	615 (4%)
Landlord, Tenant Moved	1 (< 1%)	2 (< 1%)	20 (2%)	85 (5%)	162 (7%)	160 (6%)	118 (8%)	107 (7%)	655 (5%)
Tenant	240 (18%)	228 (16%)	256 (22%)	442 (25%)	604 (25%)	702 (24%)	284 (18%)	205 (13%)	2,961 (21%)
Tenant Under Settlement Terms	157 (12%)	122 (8%)	62 (5%)	60 (3%)	113 (5%)	137 (5%)	89 (6%)	80 (5%)	820 (6%)
Possession unknown	770 (59%)	1,018 (70%)	746 (64%)	1,143 (64%)	1,428 (60%)	1,779 (62%)	1,018 (65%)	1,092 (72%)	8,994 (64%)

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

Exhibit D-13. Legal Services Provided in Housing Choice Voucher Termination Cases by Year (Aug 2019 – Dec 2025)

Services Provided ^a	Aug – Dec 2019 # (%)	Jan – Dec 2020 # (%)	Jan – Dec 2021 # (%)	Jan – Dec 2022 # (%)	Jan – Dec 2023 # (%)	Jan – Dec 2024 # (%)	Jan – Jun 2025 # (%)	Jul – Dec 2025 # (%)	Total # (%)
Full Representation	23 (59%)	34 (62%)	16 (23%)	26 (41%)	20 (33%)	27 (31%)	9 (18%)	7 (14%)	162 (34%)
Limited Scope Representation	5 (13%)	7 (13%)	14 (20%)	3 (5%)	1 (2%)	7 (8%)	2 (4%)	3 (6%)	42 (9%)
Brief Services	6 (15%)	7 (13%)	11 (16%)	10 (16%)	7 (12%)	12 (14%)	4 (8%)	3 (6%)	60 (13%)
Advice and Counsel	5 (13%)	6 (11%)	28 (40%)	20 (32%)	32 (53%)	39 (45%)	35 (70%)	37 (74%)	202 (43%)
Legal Information	0 (0%)	1 (2%)	1 (2%)	4 (6%)	0 (0%)	2 (2%)	0 (0%)	0 (0%)	8 (2%)
Total Housing Choice Voucher Cases	39	55	70	63	60	87	50	50	474

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

The CLCPP providers have had to adjust their service structure in response to the key events summarized in Exhibit D-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/reports..>

Exhibit D-14. Resolution of Housing Choice Voucher Termination Cases (Current Period and Total)

Administrative case resolution	Current Period (Jul – Dec 2025) # (%)		Total (Aug 2019 – Dec 2025) # (%)	
Total number of cases served ^a	50 (100%)		474 (100%)	
Total number of cases with data about outcomes	8 (16%)		211 (45%)	
Of cases with outcome data, number that were resolved via...				
Settlement via negotiation without litigation	3	38%	95	45%
Settlement via negotiation with litigation	2	25%	35	17%
Decision at a hearing	1	13%	9	4%
Decision on appeal to Executive Director	0	0%	4	2%
Recertification completed	0	0%	19	9%
Reasonable accommodation granted	0	0%	7	3%
Other	2	25%	35	17%
Unknown / Missing	0	0%	7	3%
Status of housing choice voucher at case closure				
Voucher termination rescinded	5	63%	158	75%
Voucher termination upheld	1	13%	9	4%
Voucher termination delayed subject to tenant’s compliance with obligations	1	13%	9	4%
Unknown / Missing	1	13%	35	17%

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

Percentages may not sum to 100% due to rounding.

Exhibit D-15. Tenant Petition Matters Addressed (Current Period and Total)

Type of Petition	Current Period (Jul – Dec 2025) # (%)		Total (Aug 2019 – Dec 2025) # (%)	
Housing Conditions	98	88%	551	77%
Rapid Rehousing Conditions	7	6%	77	11%
Other Rapid Rehousing Issue	5	4%	36	5%
US Department of Housing and Urban Development (HUD) Administrative Matter	0	0%	1	< 1%
Appeal of Shelter Denial or Termination	1	1%	6	1%
Other Administrative Matter related to Voucher or Subsidy	0	0%	17	2%
Rent Control / Unlawful Rent Increase	1	1%	6	1%
Other	1	1%	12	2%
Unknown	0	0%	20	3%
Total	112		713	

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

Exhibit D-16. Resolution of Housing Conditions Cases Served by CLC (Jan 2023 – Dec 2025)

Case resolution	Total # (%)	
Total number of cases served that received direct legal services	614 (100%)	
Total number of cases with data about outcomes	115 (19%)	
Of cases with outcome data, number that were resolved via...		
Landlord made requested repairs after receiving demand letter	13	11%
Voluntary dismissal by the tenant due to satisfaction with repairs	11	10%
Voluntary dismissal by the tenant because the tenant vacated the rental unit	34	30%
Voluntary dismissal by the tenant because tenant received a transfer to a different rental unit	16	14%
Voluntary dismissal by the tenant because the tenant withdrew the case without repairs being made	10	9%
Court dismissal due to landlord demonstrating that repairs have been made	8	7%
Other	9	8%
Unknown/Missing	14	12%

CLC joined the CLCPP network in 2023.