

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

CIVIL LEGAL COUNSEL PROJECTS PROGRAM (CLCPP) EVALUATION

Grantee Name:	District of Columbia Bar Foundation (DCBF)
Grant Number:	2024-DCBF-01
Project Title:	Civil Legal Counsel Projects Program (CLCPP)
Grant Year Reporting:	FY24 DCBF Admin Year, FY24 Subgrantee Year (January 1, 2024 – December 31, 2024)
Reporting Period:	July 1, 2024 – December 31, 2024

March 2025

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EXECUTIVE SUMMARY

The Civil Legal Counsel Projects Program (CLCPP) is a grant program established by the Expanding Access to Justice Amendment Act (DC Act 22-130) enacted by the Council of the District of Columbia (DC Council) in July 2017. Grants are administered by the DC Bar Foundation (DCBF) and awarded to legal services organizations in the District of Columbia (DC) to provide legal assistance to DC residents with low incomes who are facing, or at risk of facing, eviction proceedings or the loss of a housing subsidy. In July 2022, the legislation that authorized the CLCPP was expanded to allow for grant funds to be used to provide legal services to tenants who wanted to initiate a legal action (“tenant petition cases”), whether it is against their landlord (e.g., to repair housing conditions) or with an agency such as the DC Housing Authority (e.g., to request a change in their housing subsidy). Each year from 2018 through 2022, DCBF administered grants to 6 legal services providers that formed the CLCPP network: Bread for the City, DC Bar Pro Bono Center, Legal Aid DC, Legal Counsel for the Elderly, Neighborhood Legal Services Program, and Rising for Justice. In January 2023, the Children’s Law Center was added as the 7th CLCPP grantee to join the network, and all 7 organizations were funded through 2024.

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

HIGHLIGHTED RESULTS FOR THIS REPORTING PERIOD

CLCPP partners provided legal services and closed over 1,600 cases in the current reporting period. From July through December 2024, the CLCPP partners served 1,854 tenants across 2,074 cases. Of these cases, 1,615 were closed after a CLCPP attorney provided legal services to the tenant. The remaining 459 cases featured a tenant who had completed a Landlord Tenant Legal Assistance Network (LTLAN) intake and was referred to a CLCPP partner; however, legal services were not complete at the time of this report. Of the cases closed after the CLCPP attorney had provided legal services, 1,489 (95%) were eviction cases in the Landlord Tenant (L & T) Branch of the DC Superior Court (the Court).

CLCPP services reached tenants in every District Ward, though predominantly Wards 7 and 8.

Almost half (45%) of CLCPP clients lived in Ward 7 (18%) and 8 (27%). An additional 16% of CLCPP clients lived in Ward 5, 11% in Ward 1, 10% in Ward 6, 8% in Ward 4, 5% in Ward 2, and 4% in Ward 3 (Ward was not known for 1% of clients). This distribution aligns with the program’s historical focus on areas of greater economic need, particularly in Wards 7 and 8, where median household incomes are below \$50,000. In contrast, the remaining wards have median household incomes around \$100,000 or higher (see Appendix B for further details).

Most CLCPP clients faced an active eviction case and a landlord who was represented by an attorney. Among the 1,489 CLCPP cases closed the tenant had been served with an eviction complaint in 1,287 (86%). Of these, the landlord was represented by an attorney in 1,225 (95%).

CLCPP clients reported characteristics that would make them more vulnerable to the risk of unstable housing or homelessness. Of the 1,854 clients served in the current period:

- **37%** had at least one minor child living in the household
- **22%** identified as having a disability or chronic health condition¹
- **41%** resided in subsidized housing and were at risk of losing their housing subsidy

Tenants continued to utilize the LTLAN to connect with CLCPP attorneys. Among the 1,854 total tenants served by CLCPP partners, **57% 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 appropriate services. In an evaluation of the LTLAN, participants reported that they felt the LTLAN was a valuable resource for connecting them with legal services and that they felt supported by the staff. They felt that staff showed genuine concern for their legal issue, acted in their interest, and got them the help they were looking for (NPC Research, 2022). The high percentage of tenants connecting through the LTLAN reflects the CLCPP providers' continued efforts to promote the LTLAN broadly in the community and the Court's inclusion of LTLAN information on all official documents that tenants receive. To meet the demand for services with limited attorney capacity, providers employed LTLAN triage protocols to prioritize referrals for tenants at imminent risk of displacement—namely, those who have an active eviction lawsuit filed against them in court.

Almost half of CLCPP clients received limited legal assistance, usually legal advice. During the current reporting period, **almost half of tenants who received help in eviction cases received legal advice and counsel (54%).** Another 46% received some form of representation, either limited scope (19%) or full (16%), while 8% received brief services, 1% received legal information, and 2% received another service. Clients who received advice and counsel, who likely proceeded in their cases as self-represented parties, were provided with guidance on how to respond to the eviction complaint, minimize the financial impact of the eviction filing, and remain housed for as long as possible or find new housing. As the demand for CLCPP services has grown (starting with 1,365 tenants in 2020, peaking at 2,753 in 2023, and reaching 1,854 in 2024), and as attorney capacity among the partners has remained largely flat, the provision of advice and counsel has enabled providers to offer some level of assistance to a larger number of tenants. Furthermore, when tenants face an eviction filed for nonpayment of rent and have no viable legal defenses, attorneys are often limited in the types of legal services they can provide. In these cases, providers may provide referrals to other community resources.

CLCPP attorneys helped 365 families remain housed. During this period, CLCPP attorneys helped 365 clients retain possession of their homes.² **Across these 365 clients, 132 (36%) had minor children living in the home and 128 (35%) reported having a household member living with a disability. Across these clients a total of 747 household members were impacted.**

¹ Disability status and subsidized housing information status is not collected by Landlord Tenant Legal Assistance Network (LTLAN) intake screeners. These percentages are calculated out of 1,109 cases in the current reporting period that have this information.

² These 365 families represent 77% of the 472 CLCPP cases that were closed between July and December 2024 AND for which case outcomes were reported.

INTRODUCTION

BACKGROUND

The Civil Legal Counsel Projects Program (CLCPP) is a grant program established by the Expanding Access to Justice Amendment Act (DC Act 22-130) enacted by the Council of the District of Columbia (DC Council) in July 2017. Grants are administered by the DC Bar Foundation (DCBF) and awarded to legal services organizations in the District of Columbia (DC) to provide legal assistance to DC residents with low incomes³ who are facing, or at risk of facing, eviction proceedings or the loss of a housing subsidy. In July 2022, the legislation that authorized the CLCPP was expanded to allow grant funds to be used to provide legal services to tenants who wanted to initiate a legal action (“tenant petition cases”), whether it is against their landlord (e.g., to repair housing conditions) or with an agency such as the DC Housing Authority (e.g., to request a change in their housing subsidy). Each year from 2018 through 2022, DCBF administered grants to 6 legal services organizations that formed the CLCPP network: Bread for the City, DC Bar Pro Bono Center, Legal Aid DC, Legal Counsel for the Elderly, Neighborhood Legal Services Program, and Rising for Justice. In January 2023, the Children’s Law Center was added as the 7th CLCPP grantee to join the network, and all 7 organizations were funded through 2024.

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 activities conducted during the current reporting period (July – December 2024). The first section presents aggregated results of the CLCPP Service Data collection, which reflects the clients served, services provided, and outcomes achieved by the full CLCPP network. A more detailed examination of case outcomes is shown in the following section, which utilizes data for cases closed during the current period for which more comprehensive service data are available. The next section summarizes grantee activities beyond providing direct legal services. Lastly, the report summarizes the study results to date.

The main body of this report presents data for cases that were closed by the CLCPP partners during the most recent reporting period (July – December 2024). Appendices at the end of the report present data for cases closed from the start of the evaluation in August 2019 through the end of the reporting period in December 2024.

³ 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.

CLCPP IMPLEMENTATION

Exhibit 1 shows that 1,854 District residents living with low income contacted the CLCPP for legal services in the current grant reporting period (July – December 2024), accounting for 2,074 cases. Close to 12,000 residents have contacted the network since August 2019, with the partners closing nearly 15,000 cases since data collection began. The majority of cases in the current grant year and since August 2019 were closed after a CLCPP attorney provided legal services,⁴ nearly all of which were eviction cases in the Landlord Tenant (L & T) Branch of the Superior Court (the Court).

A subset of cases (22% in the current period, 18% total) were not closed at the time of this report. These cases featured a completed intake by the Landlord Tenant Legal Assistance Network (LTLAN) and a referral for legal services, but services are either still ongoing or the CLCPP partner who received the referral was not able to connect with the tenant to conduct a full intake and provide services.

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

Across all 7 CLCPP partners, total number of...	July – December 2024		August 2019 – December 2024	
Total tenants who contacted the CLCPP (through LTLAN or directly through a CLCPP partner)	1,854	(100%)	11,943	(100%)
Total cases among the tenants who presented for services ^{a,b}	2,074	(100%)	14,924	(100%)
Cases closed: Cases closed after receiving legal services from a CLCPP attorney	1,615	(78%)	12,285	(82%)
Cases not closed: Cases with LTLAN intake, but CLCPP partner has not closed the case ^c	459	(22%)	2,639	(18%)
<i>Of cases closed after receiving CLCPP legal services, type of case ^d</i>				
Eviction cases closed	1,489	(92%)	11,567	(94%)
Voucher termination cases closed	32	(2%)	328	(3%)
Housing conditions cases closed	75	(5%)	316	(3%)
Other tenant petition cases closed	1	(<1%)	27	(<1%)

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

^b 1,937 of the 2,074 were cases among the tenants who presented for service for an eviction matter.

^c 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.

^d Case type information is missing or unknown for 18 cases during the current period and 47 cases total.

⁴ A case is considered “closed” when the CLCPP lawyer completes services and administratively closes in the organization’s case management system. This closure may or may not coincide with the date on which the case is resolved with the Court.

CLCPP TENANT INFORMATION

WHO RECEIVED CLCPP SERVICES?

In the current reporting period, 1,854 tenants contacted the CLCPP for legal help, and a total of 3,985 household members were impacted. Of these tenants, 82% identified as Black or African American and 68% identified as women. Many of these cases featured households that were vulnerable to the risks of unstable housing created by an eviction. Of the 1,854 tenants served during this reporting period, 678 (37%) had at least one minor child in the household and 415 (22%) identified as having a disability or chronic health condition. Further, 609 (41%) tenants resided in subsidized housing and were at risk of losing their subsidy as well as their home.⁵

The median household income among CLCPP clients served in this reporting period was \$1,200 per month (range = \$0 to \$8,312), with 64% of clients reporting household income below 100% of the Federal Poverty Guidelines (FPG).⁶

Finally, among the 1,489 CLCPP cases closed the tenant had been served with an eviction complaint in 1,287. Of these, the landlord was represented by an attorney in 1,225 (95%). This high rate of landlord representation underscores the importance of the CLCPP services.

CLCPP CLIENT INFORMATION

Between July and December 2024:

1,854 Tenants contacted the CLCPP for legal help

3,985 Household members were impacted

Of these clients:

82% Identified as Black or African American

68% Identified as a woman

37% Had minors living in the household

22% Had a disability or chronic health condition

41% Lived in subsidized housing

\$1,200 Median monthly family income

Of 1,287 tenants with an active eviction:

95% Faced a represented landlord

⁵ Disability status and subsidized housing information status are not collected by Landlord Tenant Legal Assistance Network (LTLAN) intake screeners and are entered later by partner staff. Therefore, these percentages are calculated out of the number of cases that have this information: 2,863 cases in the current reporting period.

⁶ The Federal Poverty Guidelines (FPG) are calculated using family size, and households with a high monthly income can still be considered low income when there are multiple members in the household. According to the 2024 guidelines, a family of 3 is living at 100% FPG with an annual income of \$31,070, at 150% FPG with an annual income of \$46,605, and at 200% FPG with an annual income of \$62,140. The FPG guidelines are available here: <https://aspe.hhs.gov/topics/poverty-economic-mobility/poverty-guidelines>

Household Income. In its 2024 publication of the annual Out of Reach report, the National Low Income Housing Coalition (NLIHC) ranked the District of Columbia as the sixth most expensive jurisdiction in the nation regarding rental housing wages. The Fair Market Rent for a 2-bedroom apartment in DC was \$2,045, and the monthly income necessary to afford this rent without being cost burdened was \$6,817.

As shown in Exhibit 2, under these conditions, a high percentage of CLCPP clients experienced housing cost burden.⁷ Among 1,489 CLCPP clients whose income and monthly rental amounts were known, 81% of clients were cost burdened (all shaded figures), while 63% were severely cost burdened (dark shaded figures).

Of the 19% of CLCPP clients who were not cost burdened, 40% received a housing subsidy that lowered their rental costs. Only 12% of CLCPP clients did not experience rent burden and did not have a housing subsidy.

Ward of residence. Eviction risk continues to be disproportionately experienced by DC residents in Wards 7 and 8, where almost half (45%) of the CLCPP clients lived. An additional 16% of clients lived in Ward 5. Taken together, 61% of CLCPP clients served between July and December 2024 lived in one of these three wards. Fewer clients (9%) reported living in either Wards 2 or 3. This distribution of services aligns with the program’s historical focus on areas of greater economic need. Wards 7 and 8 have median household incomes under \$50,000 compared to \$100,000 or more in other wards (see Appendix B for additional details).

Exhibit 2. Percentage of CLCPP Clients Experiencing Cost Burden (Jul – Dec 2024)

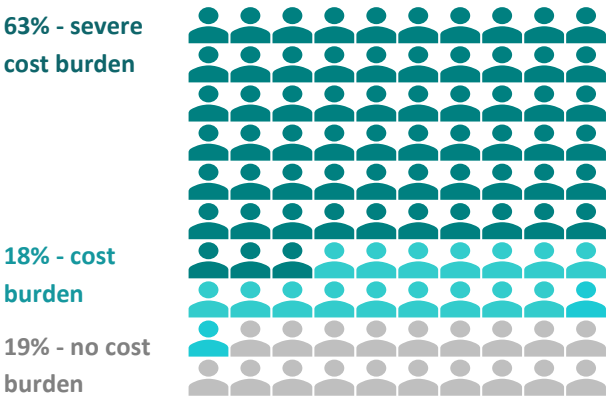
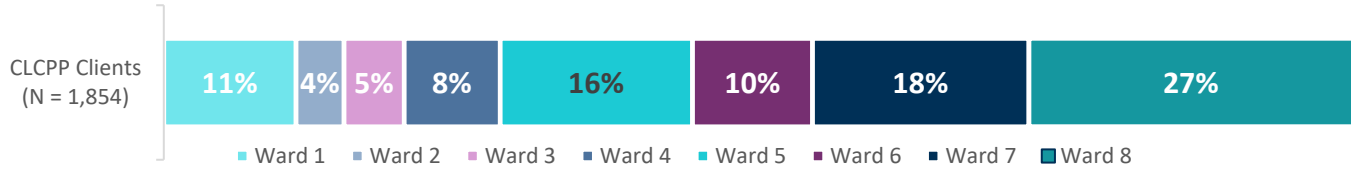


Exhibit 3. Percentage of CLCPP Clients Living in Each Ward (Jul – Dec 2024)



Note. Percentages in Exhibit 3 may not sum to 100% due to rounding. Ward information was missing for 1% of clients.

⁷ 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

LTLAN CONTACTS AND REFERRALS

The Landlord Tenant Legal Assistance Network (LTLAN) is a coordinated intake and referral system that simplifies the process of finding legal assistance by providing a single phone number (and website) that income-eligible tenants can call to connect with an attorney from one of the six CLCPP organizations.⁸ Between July and December 2024, the LTLAN was the primary entry point for CLCPP services with **57% of clients accessing CLCPP services by contacting the LTLAN**. The success of the LTLAN is the product of a multi-pronged approach implemented by the network over time to promote the service to tenants who are at risk of losing their rental housing. Since the LTLAN's inception, the partners have **successfully advocated for legislative changes** that took effect in 2022 and required the LTLAN contact information to be included on every official document that a tenant receives as part of the eviction process. They also continue to engage in **community outreach**, such as hosting Know Your Rights workshops, establishing referral partnerships with community-based organizations, and supporting community outreach and education through the EPIC (Eviction Prevention in the Community) project.

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

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

As shown in Exhibit 4, since the start of January 2022, when the District's eviction moratorium was phased out and filings resumed, the LTLAN has referred between 30 – 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.

Exhibit 4. LTLAN Contacts and Referrals (Jan 2022 – Dec 2024)

	Jan –Jun 2022	Jul –Dec 2022	Jan –Jun 2023	Jul –Dec 2023	Jan –Jun 2024	Jul – Dec 2024	Total Jan 2022- Dec 2024
All calls to LTLAN	2,133	2,357	2,535	2,561	2,625	2,484	14,695
Calls referred to CLCPP partners (% of total calls)	1,039 (49%)	1,168 (50%)	1,186 (47%)	1,150 (45%)	1,221 (47%)	977 (39%)	6,741 (46%)

⁸ Interested readers can learn more about the LTLAN in this published report:
https://www.dccbarfoundation.org/_files/ugd/3ddb49_3c3f9628d05447f7a502fac2d16b404c.pdf

DIRECT LEGAL SERVICES

This section presents data describing the direct legal services provided by the CLCPP partners.⁹ With grant funds, CLCPP partners provide a continuum of legal services, from legal information to full representation. Each service type is defined below.

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

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

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

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

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

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

This section is divided into three parts that separately discuss **eviction cases**,¹⁰ **housing choice voucher termination cases**, and **tenant petition cases**, primarily tenant petitions requesting that landlords repair substandard housing conditions. Data on the number of cases closed and the CLCPP services provided are presented for each type of case. When available, outcome data are presented, including how cases were resolved (e.g., trial, settlement agreement, dismissal), outcomes of the case (e.g., which party had possession of the unit at the time the case was resolved, the status of the voucher), and the degree to which the outcome aligned with the tenant's wishes.

⁹ Legal services staff enter data when they have completed providing services for a case. In some instances, services end (providers close the case) when the case is resolved by the Court. In other instances, services are provided for a limited period of time and services may end (and the case may be closed by the provider) before the case has been resolved by the Court.

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

EVICTIION CASES

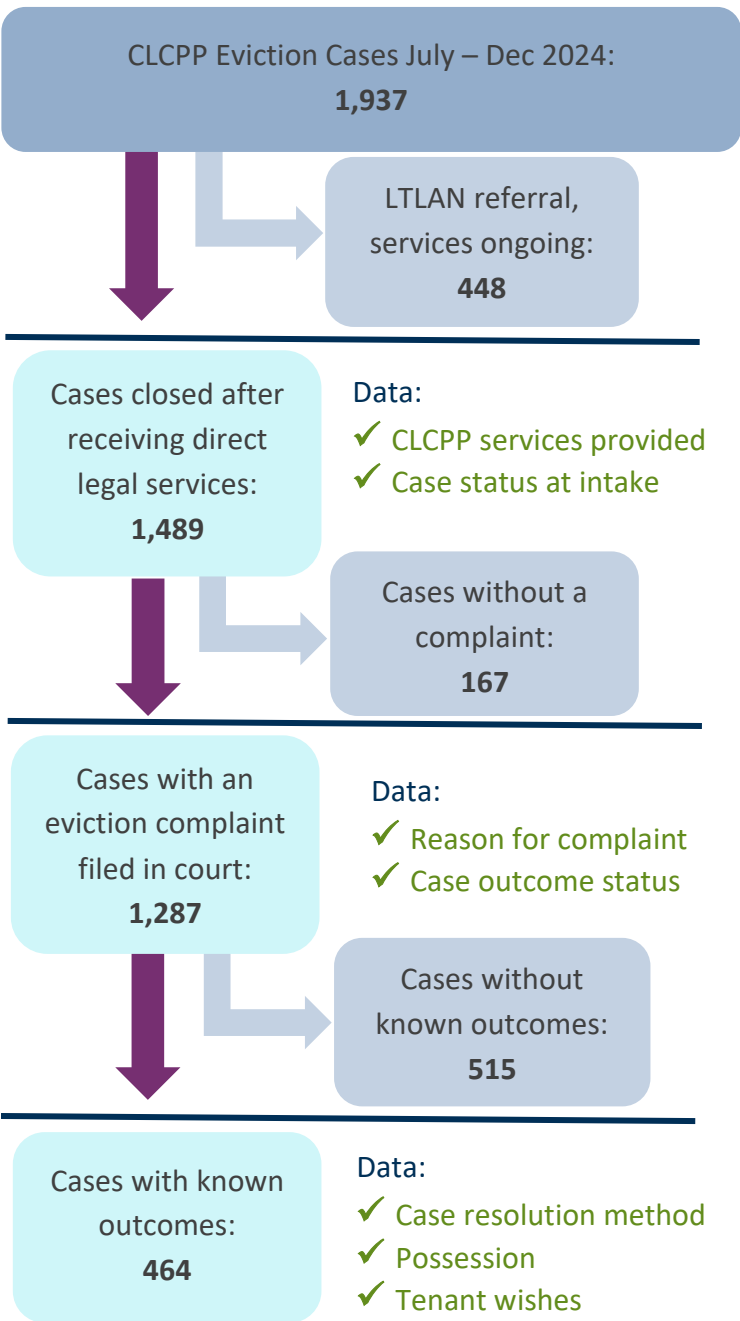
Characteristics of Eviction Cases

As shown in Exhibit 5, the CLCPP partners reported a total of 1,937 eviction cases between July and December 2024. Of this total, 448 (23%) involved an intake completed by the LTLAN staff and the legal services provided by the organization accepting the LTLAN referral were still in progress.¹¹ The remaining 1,489 (77%) cases were closed after receiving legal services from the CLCPP partners beyond the initial intake screening.

Of the 1,489 cases that received CLCPP services, **167 (11%) involved tenants who contacted the CLCPP before the landlord had filed a complaint** with the Court. These tenants received a notice of eviction but were not facing an active lawsuit at the time that they presented for CLCPP services. The remaining **1,287 cases (86%) 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 1,287 cases with an eviction complaint, **the landlord cited non-payment of rent as the basis for the eviction in 1,032 (80%).**

Finally, **case outcomes were known for 464 cases.** This number represents 36% of the total cases that had a complaint filed, 31% of cases that received services beyond an intake screening, and 24% of all eviction cases handled by the CLCPP partners.

Exhibit 5. Eviction Cases Closed by CLCPP
(Jul – Dec 2024)



Note. Complaint filing status was unknown in 35 cases

¹¹ LTLAN staff had conducted an intake and had referred the case to a CLCPP partner, but the partner had not yet closed the case.

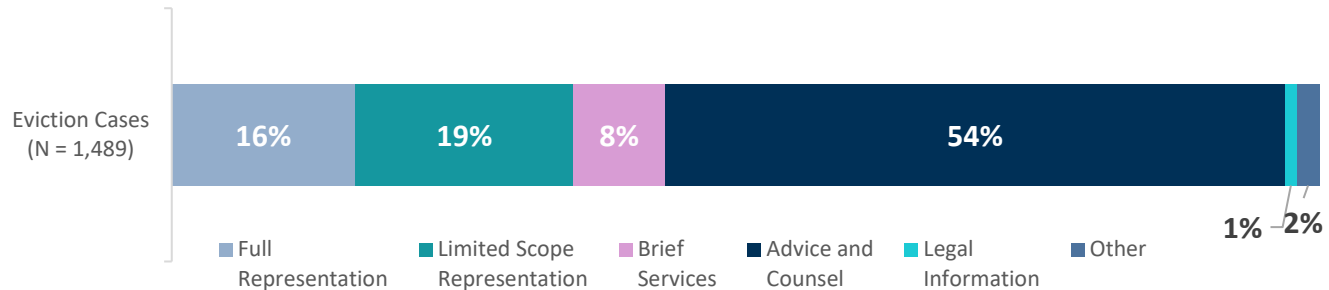
¹² Complaint filing status was unknown in 35 (2%) of closed cases in the current reporting period.

Legal Services Provided in Eviction Cases

The CLCPP partners try to provide at least some level of legal services to as many eligible tenants as possible, while prioritizing serving tenants who are most at risk of being unhoused in an eviction action. As part of this approach, CLCPP attorneys offer a range of legal services that vary in intensity and have developed triage protocols that direct tenants to the service level that most aligns with their needs and case circumstances, accounting for attorney capacity.

Exhibit 6 shows the legal services provided across the 1,489 eviction cases closed after receiving direct legal services during this reporting period.¹³ As shown in the Exhibit, the CLCPP partners provided some level of representation to 35% of clients (16% full representation; 19% limited scope). An additional 8% of clients received brief services, such as assistance with a response to an eviction complaint or help drafting a letter to the landlord. Roughly half of clients (54%) received advice and counsel, typically a brief conversation in which the attorney provides individualized legal advice to the tenant who remains unrepresented afterward. Examples of “Other” includes cases where individuals were referred to a CLCPP partner, a non-CLCPP attorney, or the DC Tenants’ Rights Center

Exhibit 6. Legal Services Provided for Eviction Cases (Jul – Dec 2024)



Many of the advice and counsel cases were evictions filed for nonpayment of rent in which the landlords demanded more money than the tenant could pay, and the tenant did not have a viable legal defense against the eviction filing. In these cases, the attorney’s advice was designed to help tenants remain housed for as long as possible, to help mitigate the negative ancillary impacts of an eviction, as well as to provide information about any non-legal support services available to help tenants find new housing if they needed to move out.

¹³ If a client received more than one service, they are counted once under the highest level of service.

Outcomes Achieved in Eviction Cases

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

During the current reporting period, attorneys entered outcome data for a total of **464 eviction cases** (36% of cases with an eviction complaint; 24% of all eviction cases closed). Most of these cases received representation from a CLCPP attorney: 81% received representation (46% full and 35% limited scope), 14% received advice, 3% received brief services, and 1% received legal information.

How Eviction Cases Were Resolved

Of the 464 cases closed in this reporting period with outcome data:

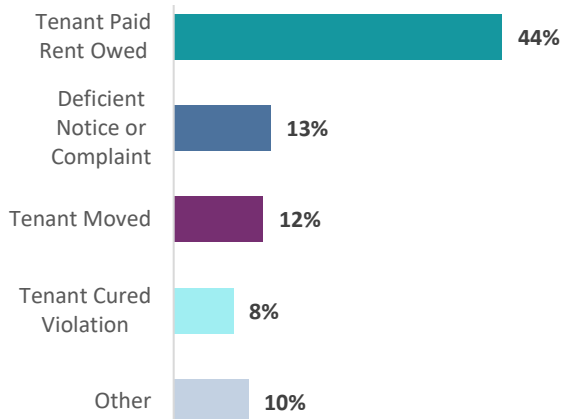
- **61% resolved via dismissal** (18% by the Court, 43% by the landlord)
- **28% resolved via a settlement agreement** between the parties
- **3% resolved via a judgment or ruling against the tenant** (e.g., consent judgment, judgment after trial, Court ruling on a landlord’s motion for judgment, etc.)
- **1% ended with a default judgment** against the tenant¹⁴

Landlord reason for dismissal varied

Exhibit 7 displays the reasons why landlords dismissed CLCPP cases. The most common reason was because the tenant paid all of the rent owed. In 79% of the cases dismissed for this reason, tenants received emergency rental assistance program (ERAP) funds to pay the back rent owed, highlighting the importance of public rental assistance in keeping tenants housed.

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

Exhibit 7. Reason for Landlord Dismissal (Jul – Dec 2024)



Note. Percentages are based on the 200 cases ending via landlord dismissal.

Note. Landlord dismissal reason was unknown in 14%

¹⁴ An additional 5% of cases resolved via some other method, while case resolution method was unknown in 1% of cases.

Possession of Property Outcomes

Across the 472 eviction cases with outcome data, **tenants retained possession of the unit in 365 (77%) cases and possession reverted to the landlord in 107 (23%) cases**. Understanding whether the tenant was successful in response to the landlord’s eviction complaint requires taking a more nuanced look at how the possession outcome was determined.

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

As shown in Exhibit 8, when tenants retained possession of their rental unit, they typically did so outright, and without any conditions attached (84% of tenant possession cases; 65% of eviction cases with outcomes). In 16% of cases ending in tenant possession (13% of eviction cases with outcomes), the tenant retained possession under the conditions of a negotiated agreement with their landlord.

In many of the cases where possession reverted to the landlord, the tenant agreed to leave the property to resolve the dispute (69% of landlord possession cases; 16% of eviction cases with outcomes). 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. Among eviction cases ending with landlord possession 31% resolved without the tenant moving to close the matter. These cases represent 7% of all eviction cases with outcomes.

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

Exhibit 9 on the following page shows the method of case resolution among the 365 cases in which the tenant retained possession of the property, and, separately among the 107 cases where possession reverted to the landlord. When tenants retained possession, it was most often because the case was dismissed either by the landlord (48% of cases ending with tenant possession) or the Court (23%), or because of a settlement agreement (24%). Tenants in 23% of cases retained possession of the property by agreeing to the terms of a negotiated settlement.

Exhibit 8. Possession Outcomes in Eviction Cases (Jul – Dec 2024)

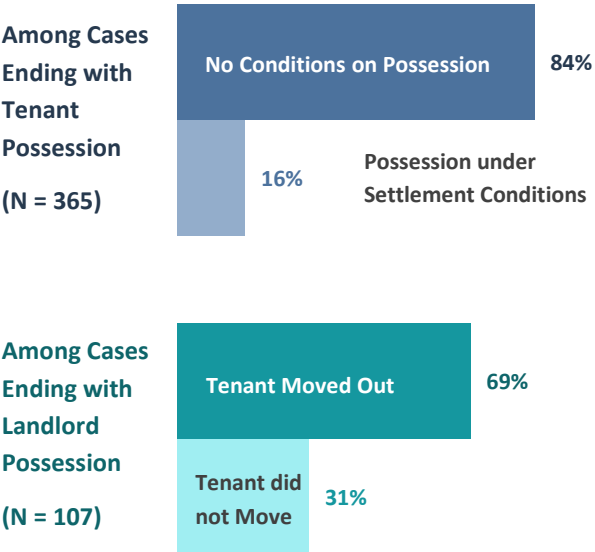
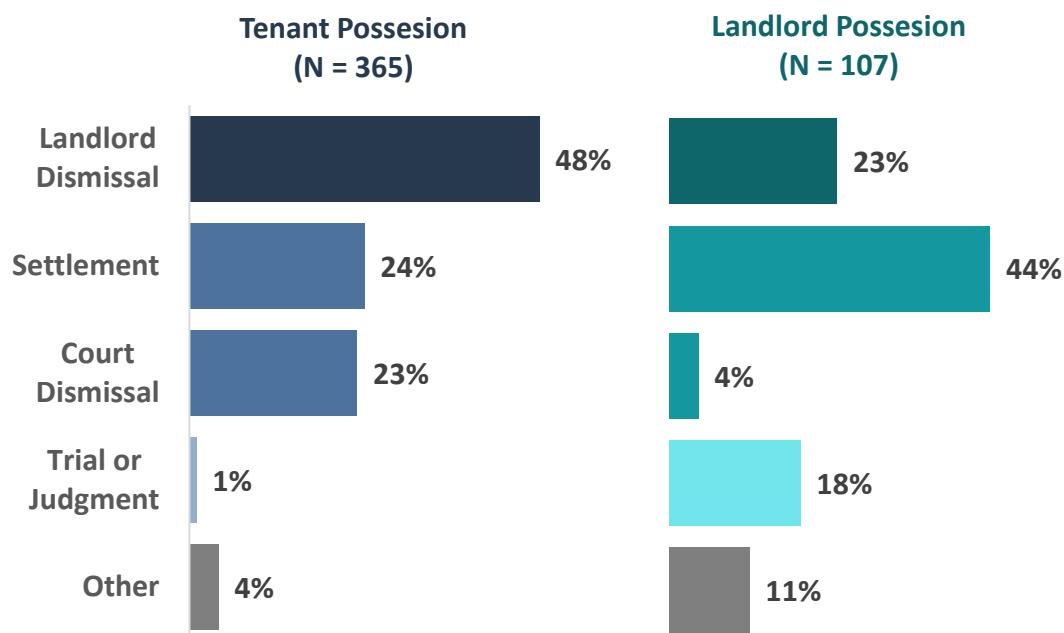


Exhibit 9. Tenant and Landlord Possession by Resolution Method (Jul – Dec 2024)



Landlords primarily regained possession through a settlement agreement (44% of cases ending with landlord possession) in which tenants may have agreed to move in exchange for other negotiated benefits. Landlords also gained possession by dismissing the case (23%), often because the tenant moved out to resolve the dispute.

Of the cases that ended in landlord possession, 18% ended with an unfavorable Court outcome against the tenant. Specifically, 7% of cases ending with landlord possession resolved via a Court ruling in favor of the landlord (e.g., a ruling on a dispositive motion), 5% ended with a default judgment against the tenant, 4% ended with judgment against the tenant after a trial, and 2% ended with a consent or confessed judgment. Notably, these **cases that ended in an unfavorable ruling against the tenant represent 19 (4%) of the 472 eviction cases** with outcome data.

Tenants who moved after a settlement received favorable terms

When a case ended with possession reverting to the landlord via settlement, the CLCPP attorney was typically able to negotiate a “soft landing” that helped insulate the tenant from the negative impact of being unhoused through an eviction. Of the 47 such cases, information about settlement terms was available in 46 (98%). Among these cases, tenants often received additional time to move (54%), a neutral rental reference (43%), or a reduction of financial damages demanded such as back rent (39%). Some of these settlements also included a reduction of other fees (13%) or agreement to not report the eviction to credit agencies (11%).

Monetary Outcomes for Tenants

Of the 472 cases with outcomes, 293 (62%) were filed for nonpayment of rent. Among these 293 cases, 49 cases (17%) involved tenants who had some type of housing subsidy, and the remaining 244 cases (83%) involved tenants without a subsidy. Because the amount of money demanded by the landlords is best understood in the context of the monthly rental amount paid by tenants, tenants with and without a housing subsidy are discussed separately below.

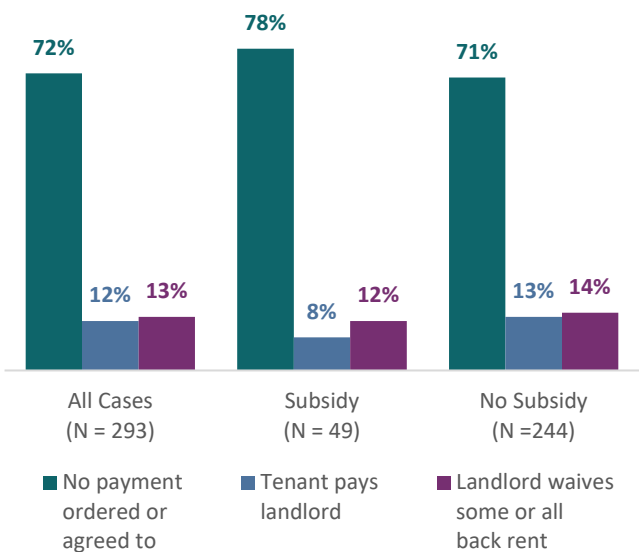
Months of rent demanded by the landlords. In the 49 cases where the tenant had a subsidy, the median amount of back rent demanded was \$4,414 (the mean was \$6,622).¹⁵ The median rent amount for which these tenants were responsible was \$442 per month. **On average, for tenants with a housing subsidy, landlords demanded just under 10 months of the rent.**¹⁶

Among the remaining 244 cases where the tenant did not have a subsidy, the median amount demanded was \$5,193 (the mean was \$7,556). The median rental amount that these tenants paid was \$1,170 per month. **For tenants without a subsidy, landlords demanded, on average, just over 4 months of rent.**¹⁷

Tenants are rarely ordered to make payments to the landlord. Exhibit 10 shows the percentage of cases that ended with financial payments ordered by the Court or agreed to as part of a settlement.¹⁸ As shown, across all 293 cases, 72% of cases ended with the tenant *not* ordered to pay the landlord. This result was true of 78% of cases in which the tenant had a housing subsidy and 71% of cases in which the tenant did not have a subsidy.

In the 35 cases in which tenants were ordered, or agreed, to make a payment, they often did not pay the full amount originally demanded. The median amount ordered to be paid by the 4 tenants who had a housing subsidy was \$2,001, while the median amount paid by the 31 tenants without a subsidy was \$4,423.

Exhibit 10. Monetary Orders (Jul – Dec 2024)



¹⁵ 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.

¹⁶ Among the 49 cases featuring tenants who had a housing subsidy, the amount demanded by landlords varied from \$679 to \$44,108.

¹⁷ Among the 264 cases featuring tenants who did not have a housing subsidy, the amount demanded varied from \$29 to \$56,057.

¹⁸ Cases ending with some other financial order, or with financial order information unknown are not included in Exhibit 11.

Tenant payment differed by case resolution method. The percentage of cases that ended with a payment either ordered by the Court or agreed upon by the parties varied depending on how the case was resolved. Among the 293 nonpayment of rent cases where the outcome and case resolution method were known, cases were typically dismissed (62%; 46% by the landlord, 16% by the Court) or resolved via a negotiated settlement agreement (28%). Exhibit 11 shows the percentage of cases that resulted in a payment ordered by the Court or agreed to by the parties, separated by tenant subsidy status.

Exhibit 11. Monetary Outcomes by Case Resolution Method in Eviction Cases (Jul – Dec 2024)

Monetary Orders/Terms	All Cases (N=293)		Cases Ending in Dismissal (N=182)		Cases Ending in Settlement (N=81)	
	Subsidy # (%)	No Subsidy # (%)	Subsidy # (%)	No Subsidy # (%)	Subsidy # (%)	No Subsidy # (%)
<i>Number of cases</i>	49	244	38	144	9	72
No payments ordered or agreed to	38 (78%)	174 (71%)	35 (92%)	139 (97%)	1 (11%)	16 (22%)
Tenant ordered or agreed to pay landlord	4 (8%)	31 (13%)	1 (3%)	2 (1%)	3 (33%)	27 (38%)
Landlord ordered or agreed to waive some or all back rent	6 (12%)	33 (14%)	1 (3%)	0 (0%)	5 (56%)	32 (44%)
Landlord ordered or agreed to pay tenant	2 (4%)	4 (2%)	0 (0%)	0 (0%)	2 (22%)	4 (6%)
Unknown	2 (4%)	11 (5%)	1 (3%)	2 (1%)	1 (11%)	3 (4%)

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

As shown in Exhibit 11, of the 182 cases that ended in dismissal, tenants were not ordered, or did not agree, to make any payments to their landlord at case closure in 174 (97%).¹⁹ Notably, only one of the tenants who had a housing subsidy was ordered to make a payment when their case was dismissed. When cases settled (right-hand columns of Exhibit 11), 17 of 81 cases (21%) did not include financial terms, and tenants agreed to make a payment to their landlord in 30 cases (37%). When a tenant agreed to pay, they did not always pay the full amount. Of the 30 settled cases that included terms requiring the tenant to pay the landlord, the landlord agreed to reduce or waive some or all of the rent in 8 (27%). Taken together, these data suggest that CLCPP attorneys helped tenants by negotiating settled agreements that reduced the financial impact of an eviction filing.

¹⁹ Tenants in cases ending via dismissal without an order or agreement to pay their landlord may still have paid their landlord to resolve the dispute. As shown in Exhibit 8, landlords often dismissed the case because the tenant paid the back rent (usually with the help of ERAP). The cases in Exhibit 12 reflect situations where the tenant was *ordered* by the Court to pay the landlord or *agreed* to pay the landlord as part of a settlement, which means that the tenant could face legal consequences if they did not make the payments. If a tenant fails to make payments ordered by the Court or agreed to in a settlement, the landlord can re-open the case, move for a judgment based on breach of an order or agreement, and pursue eviction without having to restart the process.

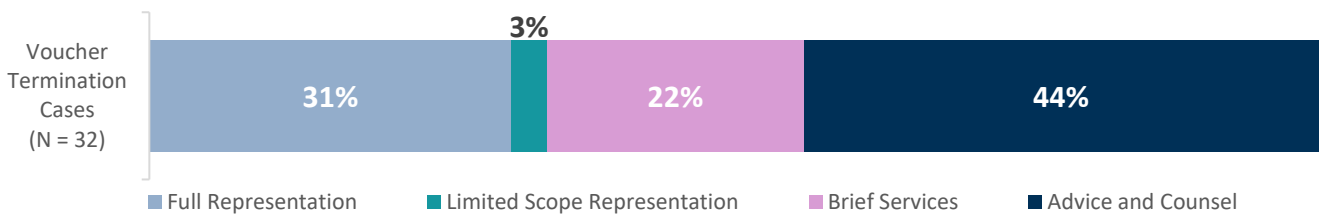
HOUSING CHOICE VOUCHER (SUBSIDY) TERMINATION CASES

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

Services Provided

Exhibit 12 shows the legal services provided across the 32 voucher termination cases closed during this reporting period. Of these cases, 31% received full representation, 3% received limited scope representation, 22% received brief services, and 44% were given advice and counsel.

Exhibit 12. Legal Services Provided for Voucher Termination Cases (Jul – Dec 2024)



Outcomes of Housing Choice Voucher Termination Cases

Of the 32 voucher termination cases closed during this reporting period, 16 (50%) had outcome data entered. Of the 16 voucher termination cases with outcome data closed during this reporting period, 4 (25%) were settled through negotiation with litigation, 3 (19%) were settled through negotiation without litigation, 1 (6%) was settled from a decision at a hearing, and 8 (50%) were resolved by some other method, such as the rescission of the recommendation for termination or the client receiving a transfer voucher. Notably, tenants in **13 (92%) of the 16 voucher cases with outcome data in this reporting period were able to retain their subsidies** (the outcome was unknown in 3 cases).

TENANT PETITION CASES

In July 2022, the CLCPP statute expanded to include the provision of legal services to tenants who wanted to initiate a legal action, either in the form of a petition against their landlord (e.g., to remediate substandard housing conditions or allege a rent control violation) or an administrative petition with the DC Housing Authority (e.g., to appeal the denial or termination of rapid rehousing or shelter vouchers, to request a transfer voucher, or to adjust the rent owed by a tenant with a housing subsidy). Exhibit 13 displays the number of tenant petition cases closed by all CLCPP partners during the current reporting period and total, separated by the type of housing matters addressed. As shown, 63 of the 94 tenant petition cases (67%) closed by the CLCPP between July and December 2024 pertained to housing conditions (Housing Conditions or Rapid Rehousing Conditions).

Exhibit 13. Tenant Petition Matters Addressed (Jul – Dec 2024)

Type of Petition	Current Period (July - Dec 2024) # (%)		Total (Aug 2019 – Dec 2024) # (%)	
Housing Conditions	63	67%	270	74%
Rapid Rehousing Conditions	6	6%	32	9%
Other Rapid Rehousing Issue	5	5%	10	3%
US Department of Housing and Urban Development (HUD) Administrative Matter	0	0%	1	0%
Appeal of Shelter Denial or Termination	1	1%	3	1%
Other Administrative Matter related to Voucher or Subsidy	0	0%	11	3%
Rent Control / Unlawful Rent Increase	0	0%	4	1%
Other	1	1%	15	4%
Unknown	18	19%	21	6%
Total	94		367	

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

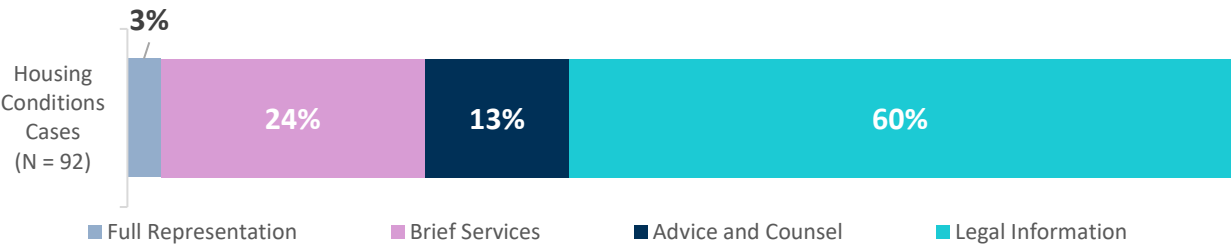
Housing Conditions Cases

The Children’s Law Center (CLC) uses its CLCPP funding to provide legal services to families with low-income whose children have health issues (e.g., asthma) and who are living in rental units with substandard conditions. CLC served all 69 of the housing conditions cases closed by CLCPP partners during the current reporting period. In addition, 17 of CLC’s cases had an unknown case type, and therefore they served a total of 92 cases in the current reporting period, which served 88 clients. The rest of this section presents data from these 92 cases.

CLC Client Characteristics, July - December 2024. Of the 88 clients served by CLC during the current reporting period, 76 (86%) identified as female.²⁰ **Of CLC clients, 76 (86%) had a household income less than 100% of the Federal Poverty Guidelines (FPG), with 45 (51%) reporting that they lived with zero income.** All the clients served by CLC have minor children in the household, and these data show that CLC is providing services to women who are living with severely low income. Additionally, 27% of the clients served by CLC reported that their housing stability was at risk, either because they faced an active eviction lawsuit (11%) or felt that their landlord would move to evict them soon (16%).

Services Provided by CLC Attorneys, July - December 2024. Exhibit 14 shows the legal services provided by CLC across the 92 cases closed during this reporting period. Of these cases, 3 (3%) received full representation, 22 (24%) received brief services, 12 (13%) were given advice and counsel, and 55 (60%) were provided with legal information. The percentage of CLC clients who received legal information reflects situations where a CLC attorney provided specific and discrete information after conducting an intake and determining that CLC was not able to provide services, sometimes because the tenant faced a potential loss of possession or other issue that would be better served by another legal aid organization.

Exhibit 14. Legal Services Provided for Housing Conditions Cases (Jul – Dec 2024)



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

²⁰ Gender identity for 5 (6%) clients was missing. 7 CLC clients (8%) in the current period identified as male.

CLCPP NETWORK ACTIVITIES BEYOND DIRECT LEGAL SERVICES

In addition to providing direct legal services to tenants, the CLCPP network partners undertook several important activities to strengthen the program and navigate the implementation of post-moratorium legislative changes regarding eviction filings. The following section summarizes selected examples of program activities during the current reporting period.

The LTLAN intake staff continues to refine and improve the system. DC Bar Pro Bono Center's partnership with a technology consulting firm to build a new cloud-based intake and referral platform was a tremendous success. The new platform launched in December 2022 and has allowed automated referrals and more efficient direct communication between the CLCPP providers. Submission of an LTLAN online intake form is automatically created as an intake in the platform. The Pro Bono Center has been collecting information on the functionality of the platform from all CLCPP providers and continues to implement necessary changes focusing 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, 2024, LTLAN intake staff referred 977 tenants for CLCPP services.

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

- **Data collection and sharing** – The partners continued to track all scheduled evictions in real time, with tenant names, addresses, and (where available) email and phone.
- **Canvassing** - The Eviction Prevention in Communities (EPIC) grant allowed the partners to formally partner with community-based organizations, who hired community members to canvass. Through coordinated in-person outreach, these canvassers knocked on the doors of 1,372 households with a scheduled hearing in an eviction case. When canvassers spoke to tenants directly, they connected them directly to LTLAN. If they did not speak to the tenant, they left flyers directing tenants to LTLAN.
- **Connection to legal and non-legal services and supports** - Canvassers directed tenants not only to legal assistance, through LTLAN, but also to non-legal supports through Tenant Empowerment Specialists (TES). The TES helped clients apply for rental assistance and public benefits; they also conducted housing searches and facilitated voucher transfers. Canvassers also directed tenants to participatory defense hubs, tenant-led spaces where litigants could share experiences as defendants in landlord-tenant court. Altogether, 78 tenants attended these hubs in the current reporting period.

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

The CLCPP network continued to support the Housing Right to Counsel (HRTC) program. The HRTC project was formally relaunched in November 2023. As part of the HRTC, the partners collaborate to train pro bono attorneys in housing law, which adds capacity to the network. CLCPP attorneys manually review eviction filings to identify tenants who have a scheduled eviction hearing and who have a housing subsidy, and mail letters to a subset of these tenants that guarantee legal representation (based on pro bono capacity). When a tenant calls for services, a CLCPP partner organization conducts a brief intake before referring the tenant to a trained pro bono attorney who is supervised by a CLCPP attorney. The HRTC program expands the network’s capacity to provide District residents facing an eviction with critical legal representation.

- The CLCPP conducted training sessions for 55 pro bono attorneys interested in participating in the HRTC program in June and October 2024.
- In 2024, CLCPP partners sent 945 letters to tenants guaranteeing counsel. Of these, 215 (23%) tenants made contact through the LTLAN or a visit to the courthouse. CLCPP partners worked with 20 firms, federal government agencies, and the Office of the Attorney General to place 75 of these cases with pro bono attorneys in 2024.
- The CLCPP partners and law firms met regularly to discuss program implementation, to review what is working well and what needs to be improved, and to adjust the program to adapt to current needs.

CLCPP partners remain committed to systematic legal interventions and advocacy. The CLCPP partners have continued to play a critical role in advocating for tenants’ rights, and legislative advocacy remained central to the network’s efforts. CLCPP partners provided critical testimony before the DC Council to relay concerns about the DC Housing Authority and cuts and changes to Emergency Rental Assistance Program (ERAP). Representatives from the CLCPP network presented at a national advocates call featuring a US Department of Housing and Urban Development (HUD) official regarding public housing properties in DC facing severe housing conditions. Finally, the CLCPP partners continue to attend DCHA Board of Commissioner meetings to raise issues regarding the operation of public housing and voucher programs.

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

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

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

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

SUMMARY OF CURRENT DATA

From July through December 2024, the CLCPP network partners collectively provided legal assistance to 1,854 DC residents with low incomes, closing 2,074 eviction, voucher termination, and tenant petition cases. Of these cases, 1,615 were closed after a CLCPP attorney provided legal services to the tenant. The remaining 459 cases featured a tenant who had completed an LTLAN intake and were referred to a CLCPP partner; however, legal services were not complete at the time of this report. Nearly all the cases closed after the CLCPP attorney had provided legal services (92%) were eviction cases in the Landlord Tenant (L & T) Branch of the DC Superior Court (the Court).

Though tenants living in every DC Ward have accessed the CLCPP services, DC residents in Wards 7 and 8, where almost half of the CLCPP clients lived, had a greater risk of eviction. Eviction risk also continues to be disproportionately experienced by DC's Black residents, who account for more than 8 out of 10 CLCPP clients and by women, who account for nearly 7 out of 10 CLCPP clients. Nearly two-thirds of CLCPP clients reported a household income below 100% of the Federal Poverty Guidelines, and the median monthly household income for clients was \$1,200. Given their income and the high cost of living in DC, 81% of clients whose income and monthly rental amount were known experienced rent burden, with 63% experiencing severe cost burden. Finally, among CLCPP clients who had an active eviction lawsuit, 95% faced a represented landlord. Taken together, the profile of CLCPP clients suggests that many are living in conditions of poverty, come from historically marginalized communities in Washington DC, and experience severe rent burden.

Of the cases that received legal services in this period, attorneys provided advice and counsel in 48% and some form of legal representation in 41%. Attorneys continued to earn positive outcomes for clients when they legally represented them. Among active eviction cases closed during the current reporting period that received representation by a CLCPP attorney, 77% of tenants retained possession of their units. Of those tenants who did not retain possession, most moved out on their own accord or as part of an agreement—*notably, fewer than 5% of CLCPP clients with an active case for which the outcomes were known had a judgment entered against them that put them at risk for an actual lockout*. DC ERAP helped many of these clients stay housed. Between July – December 2024, 37% of CLCPP tenants who retained possession did so with the assistance of ERAP.

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

EXPENDITURES DURING THIS REPORTING PERIOD

Exhibit 15 shows the legal services providers funded with CLCPP grants during fiscal year 2024, the amount of grant funding awarded, and how the funding was used.

Exhibit 15. CLCPP-funded Legal Services Providers (Jul - Dec 2024)

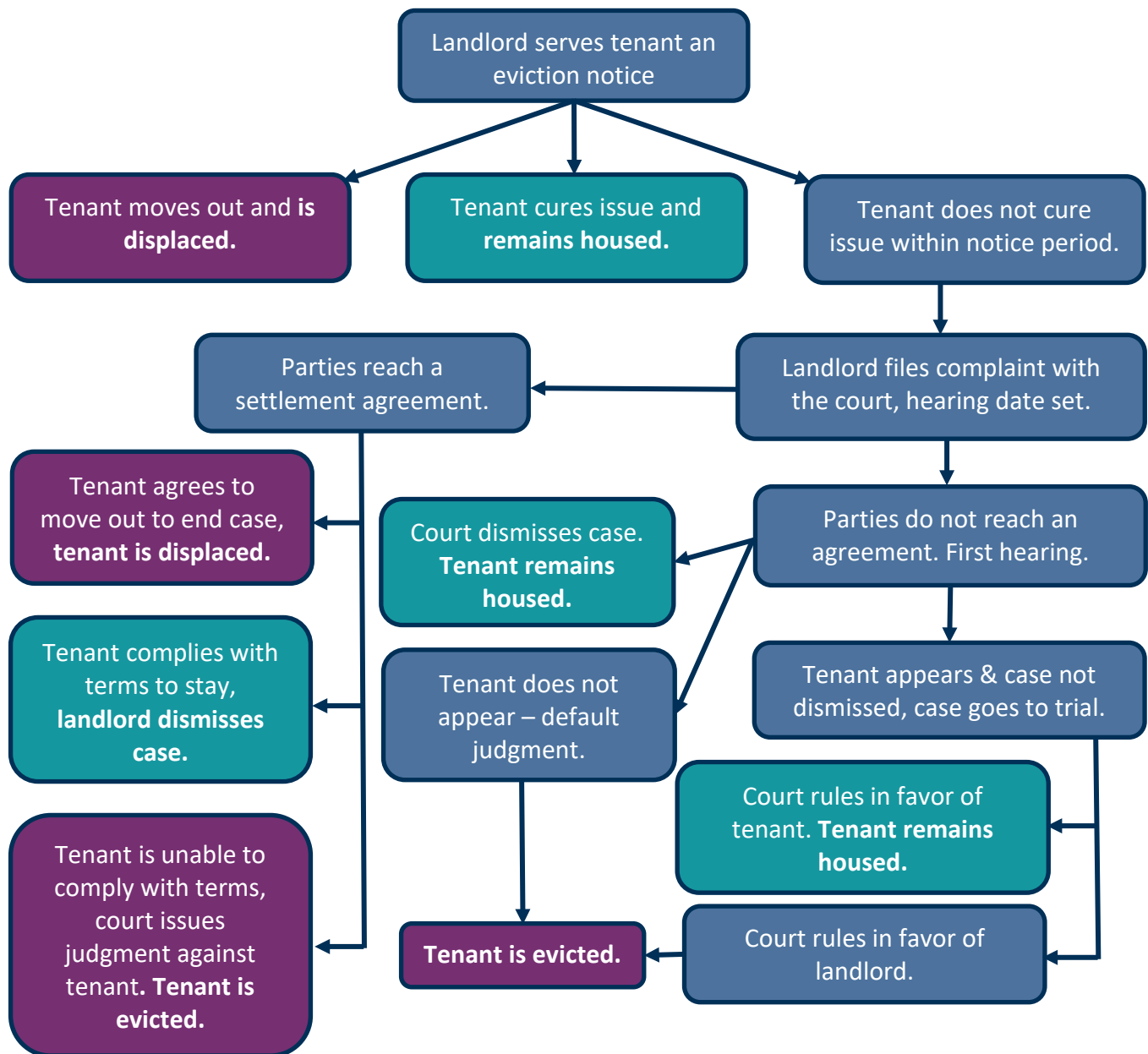
LEGAL SERVICES PROVIDER	AMOUNT FUNDED	HOW GRANT FUNDING WAS USED
Legal Aid Society of the District of Columbia	\$2,647,564	The Legal Aid Society of the District of Columbia received funding to prevent displacement and preserve safe and affordable housing for low-income DC tenants and their families.
Bread for the City	\$1,022,310	Bread for the City prevents displacement and preserves safe and affordable housing for low-income DC tenants and their families by providing and coordinating high-quality legal representation for tenants facing eviction and termination of their housing subsidies.
Legal Counsel for the Elderly	\$911,327	Legal Counsel of the Elderly (LCE) received funding to help prevent displacement for DC tenants and their families. LCE's goal is to preserve safe and affordable housing for DC residents by providing and coordinating high-quality legal representation for tenants facing eviction proceedings or subsidy terminations.
Rising for Justice (formerly DC Law Students in Court)	\$800,000	Rising for Justice collaborates closely with the six other CLCPP providers to reduce barriers to service, avoid duplication of services, and maximize efficiencies, while also engaging in joint outreach and community education efforts to advocate for systemic change with the courts, government agencies, and the D.C. Council

LEGAL SERVICES PROVIDER	AMOUNT FUNDED	HOW GRANT FUNDING WAS USED
The DC Bar Pro Bono Center	\$937,923	DC Bar Pro Bono Center received funding to address the overwhelming need for legal representation on behalf of tenants at risk of voucher termination and eviction. The DC Bar Pro Bono Center operates the Landlord Tenant Resource Center at the DC Superior Court and staffs the LTLAN intake hotline.
Children’s Law Center	\$541,931	The Children’s Law Center delivers legal services that address substandard housing conditions harming the health of DC children and contributing to racial inequities in pediatric asthma and other health concerns.
Neighborhood Legal Services Program	\$1,140,478	Neighborhood Legal Services Program received funding to help prevent displacement and preserve safe, affordable housing for low-income DC tenants by providing and coordinating high-quality legal representation for tenants facing eviction and housing subsidy termination.

APPENDIX A: EVICTION PROCESS

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

Exhibit A-1. Eviction Process in Washington, DC



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

As shown in Exhibit A-1, an eviction case begins when the landlord issues a notice to the tenant that demands that the tenant cure an alleged violation of the lease, typically non-payment of rent,²¹ or vacate the rental unit. Under the new legislative requirements for eviction filings, the landlord must give the tenant 30 days to respond to the notice before they can proceed with a complaint. Landlords are also required to include the contact information for the LTLAN on the eviction notice. After receiving the notice, tenants can either vacate the unit, cure the alleged violation, or remain in the unit without curing the violation, in which case the landlord can file a complaint after the 30-day period has lapsed. Tenants in the notice period are not facing an active eviction lawsuit.

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

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

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

²¹ Landlords can only initiate an eviction action for non-payment of rent if the amount demanded is at least \$600.

APPENDIX B: ADDITIONAL DATA

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

Across all 7 CLCPP partners, total number of...	Aug – Dec 2019 # (%)	Jan – Dec 2020 # (%)	Jan – Dec 2021 # (%)	Jan – Dec 2022 # (%)	Jan – Dec 2023 # (%)	Jan – Jun 2024 # (%)	July – Dec 2024 # (%)	Total # (%)
Tenants served	1,159 (100%)	1,365 (100%)	1,064 (100%)	1,868 (100%)	2,753 (100%)	1,880 (100%)	1,854 (100%)	11,943 (100%)
Total cases for the tenants who presented for services	1,460 (100%)	1,790 (100%)	1,439 (100%)	2,599 (100%)	3,412 (100%)	2,150 (100%)	2,074 (100%)	14,924 (100%)
Cases closed after receiving legal services ^{a, b}	1,460 (100%)	1,670 (93%)	1,257 (87%)	1,893 (73%)	2,698 (79%)	1,692 (79%)	1,615 (78%)	12,285 (82%)
LTLAN Intake Only	0 (0%)	120 (7%)	182 (13%)	706 (27%)	714 (21%)	458 (21%)	459 (22%)	2,639 (18%)
<i>Of cases closed after receiving CLCPP legal services</i>								
Eviction	1,416 (97%)	1,600 (96%)	1,193 (95%)	1,835 (97%)	2,480 (92%)	1,554 (92%)	1,489 (92%)	11,567 (94%)
Voucher termination	39 (3%)	62 (4%)	58 (5%)	48 (3%)	53 (2%)	36 (2%)	32 (2%)	328 (3%)
Housing conditions ^c	--	--	--	--	152 (6%)	88 (5%)	75 (5%)	316 (3%)
Other tenant petition ^c	--	--	--	--	12 (<1%)	13 (<1%)	1 (<1%)	27 (<1%)

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

^b Case type information is missing for 47 cases.

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

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

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

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

Demographic Characteristic	Current Period # (%)		Total # (%)	
Gender				
Woman	1,263	68%	7,799	65%
Man	547	30%	3,858	32%
Non-binary or gender diverse	7	<1%	29	<1%
Transgender	8	<1%	36	<1%
Prefer not to say	8	<1%	63	1%
Unknown/Missing	19	1%	155	1%
Age				
Under 18 Years Old	1	<1%	7	<1%
18–35	583	31%	3,694	31%
36–59	845	46%	5,595	47%
60 and Older	407	22%	2,564	21%
Unknown/Missing	18	<1%	83	<1%
Race^a				
Black or African American	1,520	82%	9,623	81%
Hispanic or Latino/a	119	6%	900	8%
White	76	4%	696	6%
American Indian/Alaska Native	12	1%	84	1%
Middle Eastern or North African	0	<1%	0	<1%
Asian American	11	1%	101	1%
Native Hawaiian or Pacific Islander	4	<1%	25	<1%
Other Race	49	3%	402	3%
Prefer not to say	56	3%	323	3%
Unknown/Missing	94	5%	787	7%

Current period = July to Dec 2024. Total = Aug 2019 to Dec 2024.

^a Race and Ethnicity definitions are those used by the U.S. Census. Fact sheet on definitions can be found here:

<https://www.census.gov/topics/population/race/about.html>. Percentages may not sum to 100.

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

Risk Factors	Current Period # (%)		Total # (%)	
Household with at least one minor child	678	(37%)	4,499	(38%)
Tenant had a disability or chronic health condition ^a	415	(22%)	3,121	(27%)
Tenant resided in subsidized housing ^{b, c}	587	(41%)	4,074	(42%)
Opposing party had legal representation^d				
Cases with an eviction complaint filed in court by the landlord	1,225	(95%)	7,647	(92%)
Cases without an eviction complaint filed in court by the landlord	42	(25%)	673	(25%)

Current reporting period = July to Dec 2024. Total = Aug 2019 to Dec 2024.

^a Disabilities included developmental or intellectual disabilities, physical disabilities, psychiatric or mental health disorders, blindness or significant vision loss, and deafness or significant hearing loss. Chronic health conditions included long-term illnesses such as diabetes, asthma, and cancer. Tenants could indicate that they had a disability without disclosing the type. This information is not collected by Landlord Tenant Legal Assistance Network (LTLAN) intake screeners and is entered later by partner staff. Therefore, these percentages are calculated out of the number of cases that have this information: 1,465 cases in the current reporting period and 8,452 cases total.

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

^c Subsidized housing information is not collected by Landlord Tenant Legal Assistance Network (LTLAN) intake screeners and is entered later by partner staff. Therefore, these percentages are calculated out of the number of cases that have this information: 1,463 cases in the current reporting period and 8,392 cases total.

^d Opposing party representation status is not collected by LTLAN intake screeners and is entered later by partner staff. Therefore, these percentages are calculated out of the number of cases that have this information: For cases with a complaint, 1,287 during current reporting period and 8,305 total; for cases without a complaint filed at intake, 167 during the current reporting period and 2,653 total.

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

Ward	Current Period (July - Dec 2024) # (%)		Total (Aug 2019 – Dec 2024) # (%)	
Ward 1	201	(11%)	1231	(10%)
Ward 2	78	(4%)	497	(4%)
Ward 3	87	(5%)	479	(4%)
Ward 4	155	(8%)	1047	(9%)
Ward 5	291	(16%)	1732	(15%)
Ward 6	192	(10%)	1167	(10%)
Ward 7	340	(18%)	2324	(19%)
Ward 8	493	(27%)	3411	(29%)
Missing Ward	17	(1%)	55	(0%)
Total	1,854		11,943	

Exhibit B-5. Median Household Income by Ward

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

Data accessed 4/11/25 from:

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

Exhibit B-6. Legal Services Provided in Eviction Cases by Year (Aug 2019 – Dec 2024)

Services Provided ^a	Aug – Dec 2019 # (%)	Jan – Dec 2020 # (%)	Jan – Dec 2021 # (%)	Jan – Dec 2022 # (%)	Jan – Dec 2023 # (%)	Jan – Jun 2024 # (%)	July – Dec 2024 # (%)	Total # (%)
Full Representation	252 (18%)	294 (25%)	338 (28%)	446 (24%)	471 (19%)	255 (16%)	234 (16%)	2,290 (21%)
Limited Scope Representation	422 (30%)	300 (26%)	249 (21%)	289 (16%)	522 (21%)	409 (26%)	276 (19%)	2,467 (22%)
Brief Services	200 (14%)	157 (14%)	169 (14%)	200 (11%)	180 (7%)	117 (8%)	118 (8%)	1,141 (10%)
Advice and Counsel	190 (14%)	209 (18%)	406 (34%)	804 (44%)	1,208 (49%)	704 (45%)	797 (54%)	4,318 (39%)
Legal Information ^b	159 (11%)	149 (13%)	22 (2%)	69 (4%)	49 (2%)	19 (1%)	20 (1%)	487 (4%)
Other	179 (13%)	53 (5%)	4 (<1%)	17 (1%)	32 (1%)	17 (1%)	19 (2%)	321 (3%)
Missing	2 (<1%)	0 (0%)	0 (0%)	0 (0%)	8 (<1%)	32 (2%)	25 (2%)	67 (1%)
Total Eviction Cases ^c	1,404 (100%)	1,162 (100%)	1,188 (100%)	1,825 (100%)	2,470 (100%)	1,553 (100%)	1,489 (100%)	11,091 (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 services beyond the initial LTLAN intake. 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.

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

Exhibit B-7. Resolution of Eviction Cases (Current Period and Total)

How eviction cases were resolved	Current Period (July – Dec 2024) # (%)	Total (Aug 2019 – Dec 2024) # (%)
Total number of cases with a complaint filed	1,287 (100%)	8,303 (100%)
Number of cases with a complaint and data about outcomes	464 (36%)	4,057 (49%)
Of cases with a complaint and outcome data, number that were resolved via...		
Notice withdrawn	0 (0%)	14 (<1%)
Court dismissal	85 (18%)	635 (16%)
Landlord dismissal without terms	199 (43%)	1,506 (37%)
Consent/confessed judgment	2 (<1%)	39 (1%)
Default judgment	5 (1%)	65 (2%)
Settlement agreement	130 (28%)	1,298 (32%)
Judgment at trial	4 (<1%)	48 (1%)
Court ruling (not through dismissal or trial)	3 (1%)	50 (1%)
Landlord's motion for judgment to terminate stay ^a granted	4 (1%)	69 (2%)
Landlord's motion for judgment to terminate stay ^a withdrawn	3 (1%)	48 (1%)
Landlord's motion for judgment to terminate stay ^a denied	0 (0%)	12 (<1%)
Court dismissal due to eviction filing during moratorium	0 (0%)	33 (1%)
Other	25 (5%)	217 (5%)
Unknown	4 (1%)	22 (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 B-8. Possession Outcomes by Year (Aug 2019 – Dec 2024)

Possession Outcomes	Aug – Dec 2019 # (%)	Jan – Dec 2020 # (%)	Jan – Dec 2021 # (%)	Jan – Dec 2022 # (%)	Jan – Dec 2023 # (%)	Jan – Jun 2024 # (%)	July – Dec 2024 # (%)	Total # (%)
Total number of eviction cases closed	1,404 (100%)	1,162 (100%)	1,188 (100%)	1,825 (100%)	2,470 (100%)	1,553 (100%)	1,489 (100%)	11,091 (100%)
Number of eviction cases with data about outcomes	533 (38%)	445 (38%)	416 (35%)	653 (36%)	971 (39%)	591 (38%)	472 (32%)	4,057 (37%)
Of <u>eviction cases closed with data about outcomes</u>, number and percentage that ended with possession for ...								
Landlord	133 (25%)	89 (20%)	76 (19%)	51 (8%)	84 (9%)	50 (8%)	33 (7%)	517 (13%)
Landlord, Tenant Moved ^a	1 (< 1%)	2 (< 1%)	20 (5%)	85 (13%)	160 (17%)	73 (12%)	74 (16%)	417 (10%)
Tenant	242 (45%)	232 (52%)	257 (62%)	452 (69%)	607 (63%)	390 (66%)	305 (65%)	2,488 (61%)
Teant Under Settlement Terms	157 (29%)	123 (28%)	64 (15%)	64 (10%)	116 (12%)	78 (13%)	60 (13%)	657 (16%)
Of <u>total eviction cases closed</u>, number and percentage that ended with possession for ...								
Landlord	133 (9%)	89 (5%)	76 (5%)	51 (2%)	84 (3%)	50 (2%)	33 (2%)	517 (5%)
Landlord, Tenant Moved	1 (< 1%)	2 (< 1%)	20 (1%)	85 (3%)	160 (5%)	73 (3%)	74 (5%)	417 (4%)
Tenant	242 (17%)	232 (13%)	257 (18%)	452 (17%)	607 (19%)	390 (18%)	305 (20%)	2,488 (22%)
Teant Under Settlement Terms	157 (11%)	123 (7%)	64 (5%)	64 (2%)	116 (4%)	78 (4%)	60 (4%)	657 (6%)
Possession unknown	882 (62%)	1,292 (74%)	988 (70%)	1,963 (75%)	2,303 (70%)	1,539 (72%)	1,017 (68%)	7,034 (63%)

^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 B-9. Legal Services Provided in Housing Choice Voucher Termination Cases by Year (Aug 2019 – Dec 2024)

Services Provided ^a	Aug – Dec 2019 # (%)	Jan – Dec 2020 # (%)	Jan – Dec 2021 # (%)	Jan – Dec 2022 # (%)	Jan – Dec 2023 # (%)	Jan – Jun 2024 # (%)	July – Dec 2024 # (%)	Total # (%)
Full Representation	21 (54%)	33 (53%)	11 (19%)	20 (42%)	15 (28%)	11 (31%)	10 (31%)	122 (37%)
Limited Scope Representation	5 (13%)	8 (13%)	12 (21%)	2 (4%)	1 (2%)	4 (11%)	1 (3%)	33 (10%)
Brief Services	6 (15%)	7 (11%)	9 (16%)	8 (17%)	6 (11%)	3 (8%)	7 (22%)	46 (14%)
Advice and Counsel	4 (10%)	10 (16%)	25 (43%)	15 (31%)	28 (53%)	16 (44%)	14 (44%)	113 (34%)
Legal Information	1 (3%)	2 (3%)	1 (2%)	3 (6%)	0 (0%)	2 (6%)	0 (0%)	9 (3%)
Other	2 (5%)	2 (3%)	0 (0%)	0 (0%)	3 (6%)	2 (6%)	0 (0%)	5 (2%)
Total Housing Choice Voucher Cases	39 (100%)	62 (100%)	58 (100%)	48 (100%)	53 (100%)	36 (100%)	32 (100%)	328 (100%)

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

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

Exhibit B-10. Resolution of Housing Choice Voucher Termination Cases (Current Period and Total)

Administrative case resolution	Current Period (July – Dec 2024) # (%)		Total (Aug 2019 – Dec 2024) # (%)	
Total number of cases served ^a	32 (100%)		317 (100%)	
Total number of cases with data about outcomes	16 (50%)		189 (60%)	
Of cases with outcome data, number that were resolved via...				
Settlement via negotiation without litigation	3	(19%)	87	(46%)
Settlement via negotiation with litigation	4	(25%)	32	(17%)
Decision at a hearing	1	(6%)	8	(4%)
Decision on appeal to Executive Director	0	(0%)	4	(2%)
Recertification completed	0	(0%)	9	(5%)
Reasonable accommodation granted	0	(0%)	5	(3%)
Other	8	(50%)	37	(20%)
Unknown / Missing	0	(0%)	7	(4%)
Status of housing choice voucher at case closure				
Voucher termination rescinded	13	(81%)	141	(75%)
Voucher termination upheld	0	(0%)	7	(4%)
Voucher termination delayed subject to tenant’s compliance with obligations	0	(0%)	8	(4%)
Unknown / Missing	3	(19%)	33	(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 B-11. Resolution of Housing Conditions Cases Served by the CLC (Jan 2023 – Dec 2024)

Case resolution	Total # (%)
Total number of cases served	295 (100%)
Total number of cases with data about outcomes	49 (17%)
Of cases with outcome data, number that were resolved via...	
Landlord made requested repairs after receiving demand letter	2 (4%)
Voluntary dismissal by the tenant due to satisfaction with repairs	0 (0%)
Voluntary dismissal by the tenant because the tenant vacated the rental unit	12 (24%)
Voluntary dismissal by the tenant because tenant received a transfer to a different rental unit	9 (18%)
Voluntary dismissal by the tenant because the tenant withdrew the case without repairs being made	9 (18%)
Court dismissal due to landlord demonstrating that repairs have been made	5 (10%)
Other	1 (2%)
Unknown/Missing	11 (22%)