

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

CIVIL LEGAL COUNSEL PROJECTS PROGRAM (CLCPP) EVALUATION



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Reporting Period:	January 1, 2022 – June 30, 2022



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INTRODUCTION

BACKGROUND

The Civil Legal Counsel Projects Program (CLCPP) is a grant program established by the Expanding Access to Justice Amendment Act (DC Act 22-130) enacted by the Council of the District of Columbia (DC Council) in July 2017. Grants are administered by the DC Bar Foundation (DCBF) and awarded to legal services organizations in the District of Columbia (DC) to provide legal assistance to low-income DC residents who are facing, or at risk of facing, eviction proceedings or the loss of a housing subsidy. Each year from 2018 through 2021, DCBF administered grants to 6 legal services organizations that formed the CLCPP network: Bread for the City, DC Bar Pro Bono Center's Landlord Tenant Resource Center, Legal Aid Society of the District of Columbia, Legal Counsel for the Elderly, Neighborhood Legal Services Program, and Rising for Justice. The statute also mandates an evaluation of the program. In 2019, NPC Research (NPC) was hired by DCBF to conduct this evaluation, which is ongoing.

THIS REPORT

This report presents data on the CLCPP network, focusing on the most recent 6-month reporting period (January 1 to June 30, 2022).

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

IMPACT OF THE COVID-19 PANDEMIC ON CLCPP SERVICE CONTEXT

In March 2020, when the COVID-19 pandemic began, the DC Superior Court and legal services providers experienced a significant shift in their operational contexts, including a shutdown of the court, a moratorium on eviction filings, and paused pending evictions. This shift decreased the number of tenants presenting for CLCPP services and changed the type of service that tenants needed (i.e., more legal advice, less representation). Another operational shift arose due to the availability of rental assistance funds, which provided tenants facing eviction with the means to remain housed. The eviction moratorium ended in January 2022, although new legislation not tied to the public health emergency period enacted tenant protections including restrictions on when landlords could seek an eviction, strengthened notice requirements, and more time for the tenant to respond to the eviction or vacate the rental unit. Rental assistance was still available to tenants during the first half of 2022 and CLCPP attorneys continued to utilize these funds to keep tenants housed.

CLCPP IMPLEMENTATION TO DATE

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

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

Across all 6 CLCPP partners, total number of...	Aug-Dec 2019	Jan-Jun 2020	Jul-Dec 2020	Jan-Jun 2021	Jul-Dec 2021	Jan-Jun 2022	Total
Cases closed	1,464	1,151	670	745	707	1,311	6,048
Tenants served	1,266	992	527	631	572	1,113	5,101

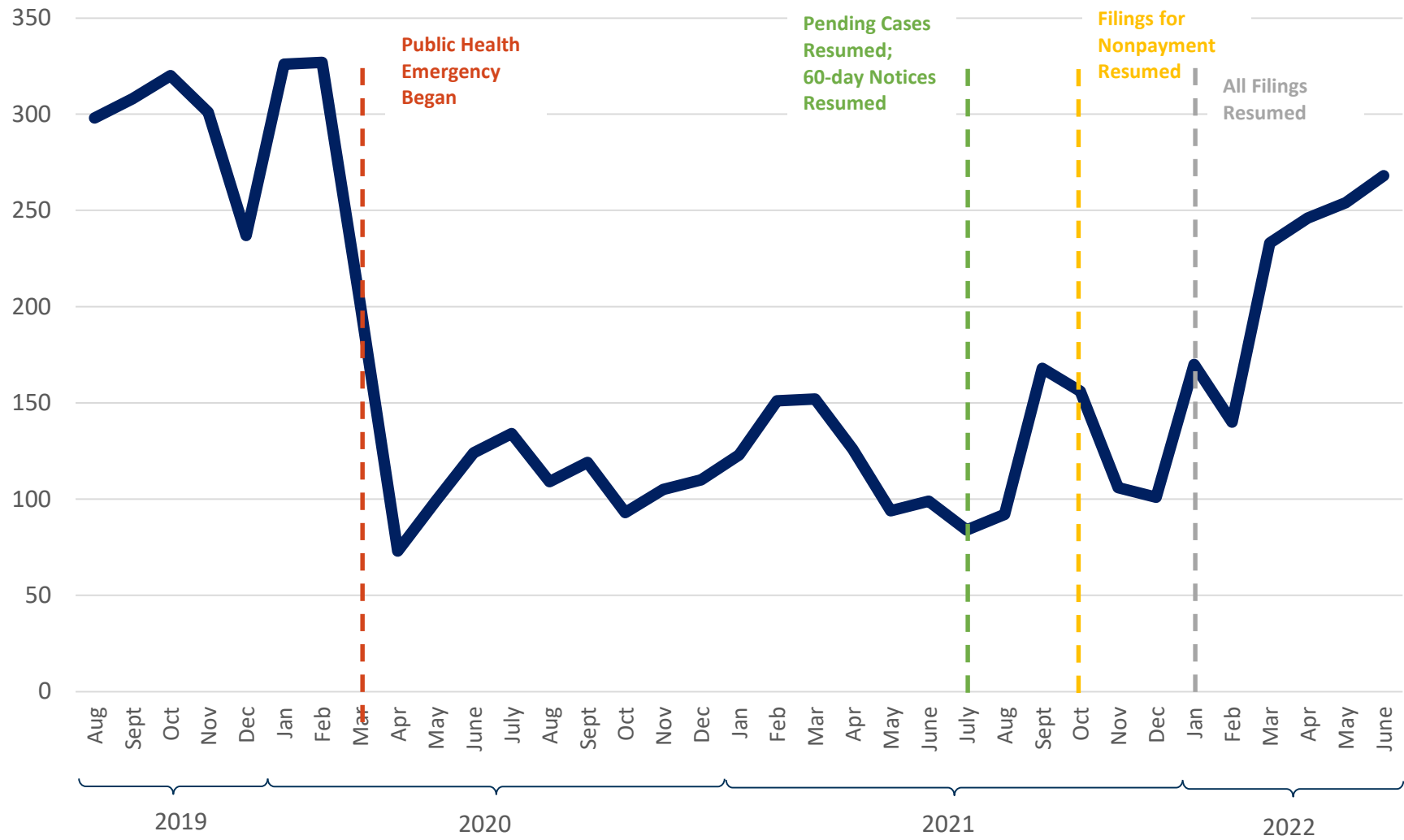
Note. It is possible for CLCPP partners to assist one tenant with more than one case.

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

- **Pre-Pandemic Period:** The pre-pandemic period ranged from August 2019 to the middle of March 2020. During this period, the CLCPP partners closed approximately 301 cases per month.
- **Public Health Emergency Period:** From the middle of March 2020 to July 2021, the eviction moratorium was in effect and landlords could not file new cases or proceed with scheduled lockouts. During this period, the CLCPP partners closed approximately 115 cases per month.
- **Moratorium Phase Out Period:** From the end of July 2021 through early October 2021, landlords were permitted to give tenants notice of unpaid rent but not file new eviction cases, and previously scheduled lockouts were able to proceed. During this period, the CLCPP partners closed approximately 152 cases per month.
- **End of Moratorium on New Nonpayment of Rent Eviction Filings:** Starting in early October 2021, landlords were permitted to file new nonpayment of rent eviction cases. During this period, the CLCPP partners closed approximately 89 cases per month.
- **End of Moratorium for All New Eviction Filings:** Starting in January 2022, landlords were permitted to file new eviction cases for any reason. During this period, the CLCPP partners closed approximately 219 cases per month.

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

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



DIRECT LEGAL SERVICES

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

HOW MANY TENANTS RECEIVED CLCPP SERVICES?

From January through June 2022, the CLCPP network served 1,113 tenants across a total of 1,311 cases⁴ (see Exhibit 3). Nearly all (98%) were eviction cases in the Landlord Tenant (L & T) Branch of the Superior Court, and 2% were administrative cases related to the potential termination of a Housing Choice Voucher (subsidy).

Exhibit 3. Number of Tenants Served and Cases Closed

Across all 6 CLCPP partners, total number of...	Current Period # (% of total)		Total # (% of total)	
Tenants served	1,113	(100%)	5,101	(100%)
Cases closed	1,311	(100%)	6,048	(100%)
Eviction cases closed	1,294	(98%)	5,875	(97%)
Voucher termination cases closed	22	(2%)	205	(3%)

Note. Current period includes cases closed Jan. to Jun. 2022. Total includes cases closed from Aug. 2019 to Jun. 2022. Tenants can receive help for more than one case. Number of eviction cases plus number of voucher termination cases does not equal total number of cases closed, because 5 cases involved both types of help in Jan. to Jun. 2022 and 32 cases did in Aug. 2019 to Jun. 2022. Each of these cases is counted in the eviction row and the voucher termination row, but only counted once toward the overall total. Note that these dual-matter cases provided outcomes for the eviction matter only.

WHO RECEIVED CLCPP SERVICES?

Tenant demographic characteristics. As shown in Exhibit 4 on the following page, across the 1,113 tenants served in this reporting period, 61% identified as female, 76% identified as Black or African American, and 9% as Hispanic or Latino/a. Notably, half of CLCPP clients served in this reporting period were Black women (50%). Half (50%) of all clients were between the ages of 36 and 59 years, and almost one quarter (22%) were 60 years or older.

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

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

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

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

Demographic Characteristic	Current Period # (%)		Total # (%)	
Gender^a				
Male	398	(36%)	1,630	(32%)
Female	678	(61%)	3,372	(66%)
Transgender Male	0	(0%)	2	(<1%)
Transgender Female	3	(<1%)	16	(<1%)
Non-binary or gender diverse	4	(<1%)	13	(<1%)
Prefer not to say	21	(2%)	31	(1%)
Unknown or missing	9	(1%)	44	(1%)
Age				
Under 18 Years Old	1	(<1%)	1	(<1%)
18–35	299	(27%)	1,454	(29%)
36–59	559	(50%)	2,468	(48%)
60 and Older	248	(22%)	1,131	(22%)
Unknown or missing	6	(1%)	47	(1%)
Race^b				
Black or African American	844	(76%)	4,125	(81%)
White	83	(7%)	315	(6%)
American Indian/Alaska Native	4	(<1%)	18	(<1%)
Asian American	12	(1%)	40	(1%)
Native Hawaiian or Pacific Islander	1	(<1%)	3	(<1%)
Other Race	38	(3%)	167	(3%)
Multiracial (races not specified)	11	(1%)	55	(1%)
Prefer not to say	50	(4%)	148	(3%)
Unknown or missing	70	(7%)	230	(5%)
Ethnicity				
Hispanic or Latino/a	104	(9%)	407	(8%)
Not Hispanic or Latino/a	883	(79%)	4,177	(82%)
Prefer not to say	42	(4%)	140	(3%)
Unknown or missing	84	(8%)	377	(8%)

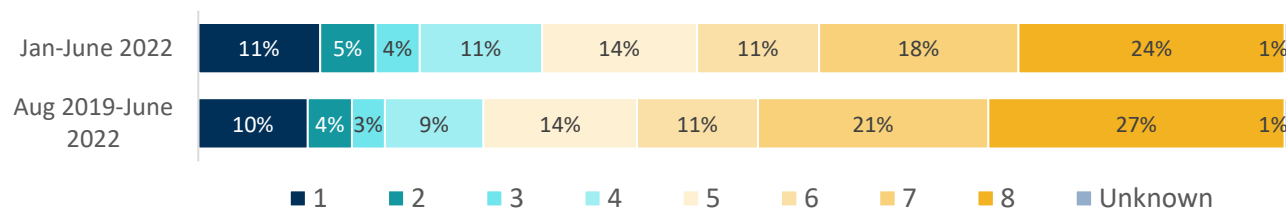
Current period = Jan. to Jun. 2022. Total = Aug. 2019 to Jun. 2022.

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

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

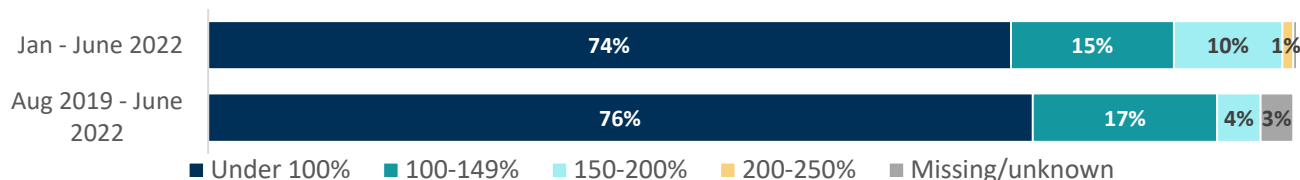
Ward of residence. CLCPP services reached tenants living in every District Ward. Exhibit 5 shows the percentages of CLCPP clients from each Ward served in the current reporting period (top bar) and since data collection began (bottom bar). As shown in Exhibit 5, almost half (42%) of the CLCPP clients in this reporting period lived in Wards 7 and 8. This distribution reflects the historical pattern.

Exhibit 5. Percentage of CLCPP Clients Living in Each Ward



Household income. To be eligible for CLCPP services, the original statute required that tenants have household incomes not more than 200% of the FPG. In October 2021, eligibility was expanded to 250% of FPG.⁵ In July 2022, the statutory eligibility requirement changed to “low income,” which led to some CLCPP organizations accepting tenants with household incomes not more than 80% of Median Family Income (MFI).⁶ As seen in Exhibit 6, the majority (74%) of clients had household incomes below 100% of FPG—an indication of very low incomes, and this result has been consistent over time.

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



In its 2022 publication of the annual *Out of Reach* report, the National Low Income Housing Coalition (NLIHC) ranked the District of Columbia as the fifth most expensive jurisdiction in the nation with regard to rental housing wages.⁷ The Fair Market Rent for a 2-bedroom apartment in DC was \$1,785, and monthly income necessary to afford this rent without experiencing rental cost burden was \$5,950. In contrast, the median household income among CLCPP clients served in this reporting period was \$939 per month (range = \$0 to \$6,999). The median monthly income among all clients served since 2019 was \$1,000 (range = \$0 to \$8,805).

⁵ The Federal Poverty Guidelines (FPG) are published by the U.S. Department of Health and Human Services, available at: <https://aspe.hhs.gov/poverty-guidelines>. In 2022, a family of 4 was at 250% of FPG with an income of not more than \$69,375.

⁶ The Median Family Income (formerly called Area Median Income) guidelines are published by the U.S. Department of Housing and Urban Development (HUD), available at: <https://dhcd.dc.gov/publication/2022-2023-inclusionary-zoning-maximum-income-rent-and-purchase-price-schedule>. In 2022, a family of 4 was at 80% of MFI with an income of not more than \$113,850.

⁷ https://nlihc.org/sites/default/files/oor/DC_2022_OOR.pdf

Risk factors. Across the 1,113 CLCPP clients served this reporting period, a total of 2,221 household members were impacted. As shown in Exhibit 7 below, many of these cases featured households that were particularly vulnerable to the risks of unstable housing or homelessness created by an eviction. Across the 1,113 tenants served during this reporting period, 380 (34%) had at least one minor child living in the household. In addition, 276 (25%) tenants identified as having a disability or chronic health condition severe enough that it prevented them from working or performing day-to-day tasks, and 56 (5%) reported that another household member had such a disability or chronic health condition.

Exhibit 7 also shows that 43% of tenants who presented for legal help resided in subsidized housing and faced the prospect of losing not only their home, but also their housing voucher. Waiting lists for most subsidy programs are many years long, so losing a subsidy often means that the tenant will not regain one, which is a major risk for a low-income resident.

Finally, tenants who sought CLCPP assistance often faced a landlord with legal representation, and this imbalance has long been blamed for inequitable access to justice. Among tenants served during this reporting period whose landlords had filed an eviction complaint against them in court, 83% faced a landlord with an attorney. Since August 2019, this has been true for 89% of tenants with a complaint filed in their case. Landlords were most often represented by the private bar. Among those tenants who sought legal assistance before a complaint was filed, this percentage is lower, likely because fewer landlords had attorneys at this point in the dispute or, without a formal complaint, the landlord's representation status was not possible to discern.

Exhibit 7. Additional Risk Factors

Risk Factors	Current Period # (%)		Total # (%)	
Household with at least one minor child	380	(34%)	2,013	(39%)
Tenant had a disability or chronic health condition ^a	276	(25%)	1,562	(33%)
Other household member had a disability or chronic health condition	56	(5%)	359	(8%)
Tenant resided in subsidized housing ^{b, c}	295	(43%)	1,999	(49%)
Opposing party had legal representation				
Cases with an eviction complaint filed in court by the landlord	309	(83%)	2,781	(89%)
Cases without an eviction complaint filed in court by the landlord	158	(41%)	577	(40%)

Current reporting period = Jan. to Jun. 2022. Total = Aug. 2019 to Jun. 2022.

^a Disabilities included developmental or intellectual disabilities, physical disabilities, psychiatric or mental health disorders, blindness or significant vision loss, and deafness or significant hearing loss. Chronic health conditions included long-term illnesses such as diabetes, asthma, and cancer. Tenants could indicate that they had a disability without disclosing the type.

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

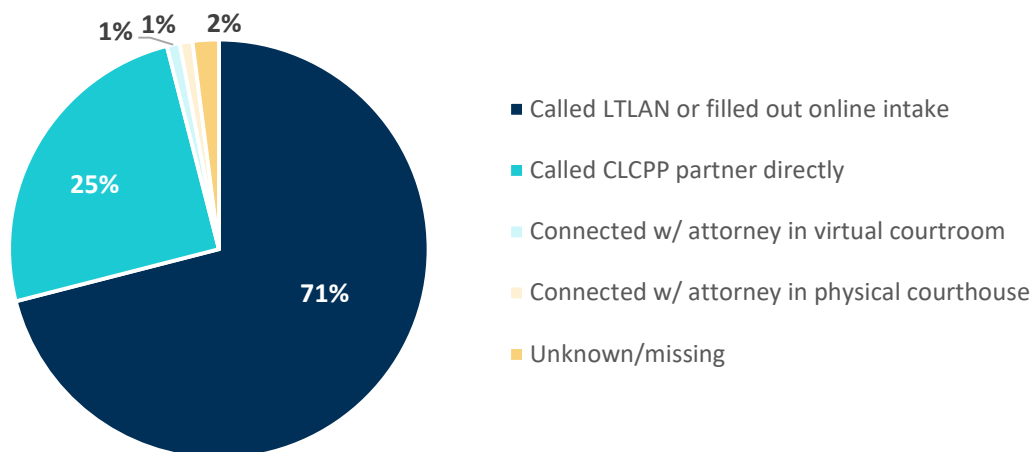
^c Subsidized housing information is not collected by LTLAN intake screeners and is entered later by partner staff. Therefore, these percentages are calculated out of the number of cases that have this information: 678 cases in the current reporting period and 4,060 cases total.

HOW DID TENANTS ACCESS CLCPP SERVICES?

Referral sources. Tenants learned about CLCPP services in a variety of ways. Across the 1,113 tenants served during this reporting period, 18% learned about the CLCPP through the court, suggesting that CLCPP services are becoming integrated into the virtual court environment. This access point included finding information on court materials such as notices, videos, flyers, and the court website (11%); being referred by court staff such as clerks, mediators, interpreters, and security officers (2%); and being directly referred by a judge (5%). Seven percent of tenants were referred for CLCPP services by a non-legal services organization, highlighting the importance of partnerships with community organizations, and another 8% learned of the CLCPP through word of mouth. In addition, 16% of tenants had previously been a client of a CLCPP partner and returned to that organization for assistance, and nine percent of tenants were referred to CLCPP through some other method. (Note: Referral source was unknown for 42% of clients in this reporting period.)

Point of first contact. Tenants have multiple avenues available to contact CLCPP attorneys. As shown in Exhibit 8, the key entry point to CLCPP services is through the Landlord Tenant Legal Assistance Network (LTLAN), a coordinated intake and referral system established by the CLCPP partners in 2020, which tenants can access by calling a single phone number or completing an online intake form. During the current reporting period, 71% of tenants connected with services through the LTLAN. Most of the tenants who did not connect through the LTLAN called a CLCPP partner organization directly (25%), with few connecting with an attorney for the first time in the courtroom (2%),

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



Case status at intake. When a tenant presents for CLCPP services, the status of their case can impact the service they receive. For example, when a tenant presents for service after their landlord has filed an eviction *complaint* with the court, there is an active lawsuit for the attorney to assist with. In

contrast, when a tenant presents for service before their landlord files a complaint, there is no active lawsuit, presenting a different situation for the CLCPP attorney.

When the eviction moratorium was in effect, nearly half of the tenants who contacted the CLCPP network were not facing an active complaint, forcing the CLCPP partners to pivot from a service model centered around representation in court to one that prominently featured legal advice, brief services, and consultation regarding tenants' rights under the changing legislation. This trend was again present during the current reporting period, when 51% of cases came to the CLCPP partners without a complaint filed and there remained a high demand for legal information about the end of the eviction moratorium.

WHAT LEGAL SERVICES WERE PROVIDED?

With grant funds, CLCPP partners provide a continuum of legal services, from legal information to full representation. Each service type is defined below.

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

Brief assistance by volunteer attorney at the Landlord Tenant Resource Center (LTRC) – general guidance regarding legal rights and responsibilities or explanation of options; can include informational letter writing or resource referrals [NOTE: This service did not occur during the pandemic because the LTRC closed with the courthouse.]

Legal information – general guidance regarding legal rights and responsibilities or explanation of options

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

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

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

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

Eviction Cases

In January 2022, at the start of this reporting period, landlords were again allowed to file any type of eviction case, and the number of cases closed by the CLCPP providers began to increase in March 2022, although they did not yet reach pre-pandemic levels (see Exhibit 2 on page 3 above). Although landlords were permitted to file new eviction cases, as was true in the previous reporting period, over half of the tenants who contacted the CLCPP for legal help did not have an active eviction complaint filed against them. As such, many tenants still came to the CLCPP seeking advice or information.

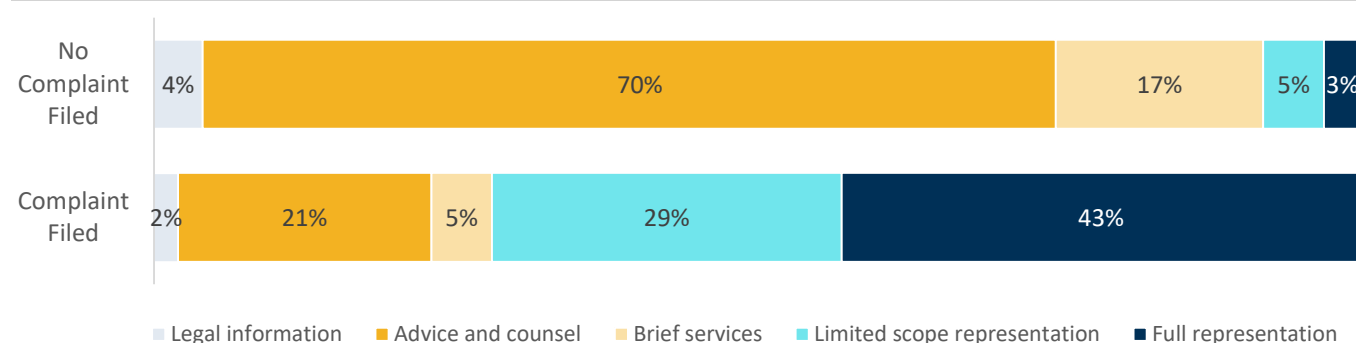
A total of 1,294 eviction cases were closed during the current reporting period. Of this total, 531 (41%) were LTLAN-referred cases that were still in progress at the time of this report,⁸ leaving 761 cases with data on services provided by the CLCPP partners. Of these 761 cases, 387 (51%) involved tenants who contacted the CLCPP before a complaint was filed and 374 (49%) involved tenants who had a complaint filed against them and, therefore, an active eviction case. Exhibit 9 compares the services provided to tenants in cases with and without a complaint and shows that these two types of tenants required different levels of legal service provision. Exhibit 9 categorizes clients by the highest level of service received. If a tenant received multiple services from CLCPP partners—such as screening and referral by the LTLAN intake staff and then brief services from an attorney at another CLCPP organization—that tenant is counted only once (in this example, under brief services).

As shown in the top bar of Exhibit 9, the majority of tenants without a complaint who contacted the CLCPP partners received legal advice and counsel (70%) or brief services (17%), while only 8% received some form of representation. Many of these tenants contacted the CLCPP partners for eviction prevention services such as information about rights and responsibilities as landlords were permitted to file new eviction cases, assistance in applying for emergency rental assistance (STAY DC), and advice about whether they could face an eviction case when landlords were permitted to file new cases.

In contrast, as shown in the bottom bar of Exhibit 9, tenants who had a complaint filed against them received more intensive assistance. Of the 374 cases with a complaint, comparably fewer received legal advice (21%) or brief services (5%). Instead, attorneys more often provided some level of representation, either limited scope (29%) or full representation (43%), to tenants in these active cases. This percentage is higher than the proportion of cases with complaints that received full representation prior to the pandemic (19%).

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

(Total cases: 387 cases without a complaint filed and 374 cases with a complaint filed)



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

WHAT OUTCOMES WERE ACHIEVED?

When entering service data, attorneys are asked to input information about case outcomes, if they know them. Two inherent limitations to these outcome data bear noting. First, cases with outcomes come from those in which a complaint was filed. Second, attorneys only know the outcomes of the cases that they help to resolve, which are primarily those that receive some level of representation. Therefore, while these outcome data are important to examine, they should be interpreted with caution, because they are biased toward certain types of cases and services and may not adequately represent the full population of eviction cases.

During the current reporting period, attorneys entered outcome data for a total of 261 eviction cases (70% of the total cases that had a complaint filed). Most of these cases received representation from a CLCPP attorney: 56% received full representation, 30% received limited scope representation, and the remaining 14% received legal advice or brief services.

Eviction Case Resolution and Possession Outcomes

How Cases Were Resolved

Exhibit 10 on the following page shows how eviction cases were resolved—the manner by which the case outcomes were reached—across 3 periods of time: the current reporting period (January to June 2022), the prior reporting period (July to December 2021), and the entire evaluation timeframe (August 2019 to June 2022). Exhibit 10 is further subdivided into Sections A and B to reflect the high percentage of tenants in the prior reporting period (July – December 2021, center column of Exhibit 10) who faced a live writ at the time of intake due to the end of the eviction moratorium in July 2021.

Resolution of active cases. Of the 261 cases with outcome data closed in the current reporting period, 249 (95%) were active cases at service intake and did not have a pending writ of restitution (see Exhibit 10, Section A). Of these 249 cases, 79% were dismissed (34% by the landlord, 45% by the court). An additional 2% of cases ended with a ruling on the landlord’s motion to terminate the stay of eviction. The motion to terminate the stay was granted in 1% of cases and withdrawn in 1%.

According to the CLCPP attorneys, this increase in dismissals is likely attributable to legislation that was designed to extend tenant protections beyond the eviction moratorium by enacting new requirements for landlords filing eviction. Landlords were likely unfamiliar with the new procedural requirements and filed eviction complaints that did not satisfy the updated guidelines.

When a case is dismissed for a procedural reason, it is typically dismissed *without prejudice*, which means that the landlords in these cases had the opportunity to refile the case correctly after it was dismissed. While it is encouraging that CLCPP attorneys were able to protect tenants from legally insufficient filings and give them additional time to either correct the alleged lease violation or find a new place to live, it is important to note that many of the dismissals in this reporting period likely do not represent the final resolution of the dispute.

Exhibit 10. Resolution of Eviction Cases

How eviction cases were resolved	Current Period (Jan-Jun 2022) # (%)	Prior Period (Jul-Dec 2021) # (%)	Total (Aug 2019-Jun 2022) # (%)
Total number of cases with a complaint filed	374 (100%)	290 (100%)	3,094 (100%)
Number of cases with a complaint and outcome data	261 (70%)	186 (64%)	1,650 (53%)
(A) Number of cases with a complaint, outcome data, and no live writ at CLCPP intake	249 (95%)	128 (69%)	1,531 (93%)
(B) Number of cases with a complaint, outcome data, and a live writ at the time of CLCPP intake	12 (5%)	58 (31%)	119 (7%)
(A) Of cases with a complaint, outcome data, and no live writ at the CLCPP intake, Number/Percent that were resolved via...			
Notice withdrawn	0 (0%)	0 (0%)	1 (<1%)
Court dismissal	90 (36%)	8 (6%)	188 (12%)
Landlord dismissal without terms	85 (34%)	52 (41%)	500 (33%)
Consent/confessed judgment	3 (1%)	0 (0%)	20 (1%)
Default judgment	2 (1%)	2 (2%)	22 (1%)
Settlement agreement	39 (16%)	40 (31%)	605 (40%)
Judgment at trial	0 (0%)	2 (2%)	14 (1%)
Court ruling (not through dismissal or trial)	1 (0%)	3 (2%)	18 (1%)
Landlord's motion for judgment to terminate stay ^a granted	1 (<1%)	4 (3%)	34 (2%)
Landlord's motion for judgment to terminate stay ^a withdrawn	2 (1%)	9 (7%)	37 (2%)
Landlord's motion for judgment to terminate stay ^a denied	2 (1%)	0 (0%)	6 (<1%)
Court dismissal due to eviction filing during moratorium	23 (9%)	0 (0%)	28 (2%)
Other	1 (<1%)	8 (6%)	56 (4%)
Unknown	0 (0%)	0 (0%)	2 (<1%)
(B) Of cases with a complaint, outcome data, and a live writ at the time of intake, Number/Percent that ended via...			
Tenant stayed in home; writ was not executed	11 (92%)	42 (72%)	88 (74%)
Tenant moved before writ was executed	0 (0%)	7 (12%)	14 (12%)
Tenant was evicted; writ was executed	1 (8%)	5 (9%)	12 (10%)
Other	0 (0%)	4 (7%)	5 (4%)

Current period = Jan. to Jun. 2022. Of 261 cases, 58% received full representation, 30% limited representation, and 12% advice or brief services. Previous period = July to Dec. 2021. Of 186 cases, 45% received full representation, 37% received limited representation, and 18% received advice or brief services. Total = Aug. 2019 to Jun. 2022. Of 1,650 cases, 52% received full representation, 32% limited representation, and 16% advice or brief services.

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

Resolution of cases with “live” writs. The gradual phasing out of the tenant protections enacted during the pandemic allowed landlords to execute the pending writs of restitution, leaving many tenants on the verge of being unhoused if they could not pay the balance of their back rent. To stem the tide of lockouts, the CLCPP organizations coordinated with the Landlord and Tenant branch of the Superior Court to identify tenants who were facing an active writ and collaborated with community organizations to employ a proactive outreach strategy that featured canvassers knocking on tenants’ doors to connect them with the LTLAN, which could refer them to an attorney. The CLCPP attorneys provided legal services to these tenants and helped them navigate the Emergency Rental Assistance Program (ERAP; STAY DC) so they could pay back rent and prevent the pending lockout.

The *Current Period* and *Prior Period* columns in Section B of Exhibit 10 highlight that the CLCPP’s response strategy was largely successful. Of the 70 tenants with an active writ at intake served by the CLCPP since July 2021, 53 (76%) remained housed, largely due to the work of the CLCPP attorneys to connect tenants to emergency rental assistance. As shown in Exhibit 10, the increase in live writ cases was a prominent issue in the second half of 2021 when 31% of tenants with active cases came to the CLCPP with a live writ. Although, this trend was not sustained and only 5% of active cases featured a live writ in the first half of 2022, the strategy put in place to help tenants who faced a scheduled eviction redeem their tenancy continued to be successful. The ability to quickly pivot to address an emergent threat to tenants underscores the strength and adaptability of the CLCPP partner network.

Possession Outcomes for Tenants

Across the 261 eviction cases with outcome data, 228 (87%) tenants retained possession of the unit and possession reverted to the landlord in 33 (13%) cases. This result is encouraging and is higher than the percentage of cases from all the prior periods that ended with tenant possession (77%). The reason for this increase is partially due to the increase in court dismissals during the first half of 2022.

Even with an increase in the percent of tenants who remained housed, tenant possession is not always possible, and it would not be accurate to assume that the 13% of cases in which the property reverted to the landlord are all losses for the tenant in the eviction proceeding. In many of the cases where possession reverted to the landlord, the tenant agreed to leave the property or negotiated a departure settlement that mitigated the legal and financial consequences of an eviction and afforded them more agency over the circumstances of their move. In some cases, tenants wished to leave the unit, but still needed legal assistance to resolve their case under favorable terms by reducing the financial burden of rent obligations or avoiding the ongoing challenges that an eviction judgment presents.

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

Case resolution favored tenants. Exhibit 11, on page 15, shows the method of case resolution among the 228 cases in which the tenant retained possession and, separately, among the 33 cases in which the landlord regained possession. When tenants retained possession (shown in the left bar of Exhibit 11) during this reporting period, they generally did so outright due to the case being dismissed either by the court (48% of tenant possession) or by the landlord (34% of tenant possessions). Other tenants retained possession through the terms of a negotiated settlement (10%), which allowed them to say if they complied with agreed upon terms, and 4% of tenants retained possession by redeeming their tenancy when faced with a live writ, typically with the help of ERAP funds.

As shown in the bar on the right side, landlords primarily regained possession through a settlement agreement (52%) in which tenants may have agreed to move in exchange for other benefits or when tenants chose to move out of the unit before a hearing had occurred, leading the landlord to dismiss the case (24%). Only three cases, two of which were default judgments, ended with an unfavorable ruling against the tenant. This finding suggests that when possession of the property reverted to a landlord, there were often additional circumstances which, if not aligned with the tenant's desire to remain in the unit, softened the impact of having to move.

Taken together, these results indicate that case resolution favored tenants, which was expected given the high percentage of tenants who remained housed during the current reporting period. While this is encouraging, the dismissals which ended the case in favor of the tenants during this reporting period may not reflect the final outcome of the dispute. As landlords adjust to the new legislative requirements, they can refile the complaints and the tenants who retained possession due to a dismissal would still face an eviction complaint that requires them to either correct the alleged lease violation (typically by paying the landlord for unpaid rent) or vacate the unit.

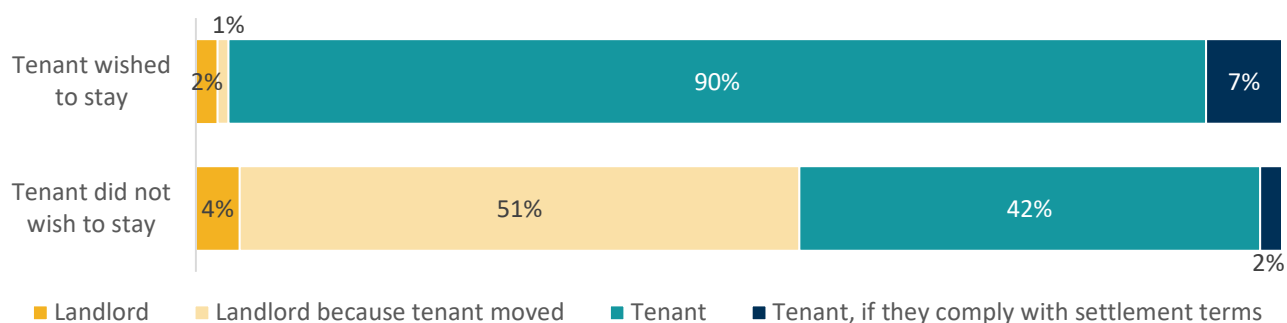
This is not to suggest that the tenants do not benefit from a case being dismissed even if the landlord can refile after correcting a defective complaint. Not only do tenants in these cases benefit from the additional time it takes a landlord to refile the complaint, but the new legislation also requires the Court to seal eviction records, which can help tenants who need to vacate their unit and find a new place to live. The law also has new guidelines that landlords must consider before taking on new tenants, which may encourage them to negotiate an agreement with the existing tenant rather than pursue an eviction and go through the process of re-renting the unit.

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



Possession of the property aligned with tenant wishes. At CLCPP service intake, of the 261 cases with outcome data closed during this reporting period, 211 (81%) tenants wished to stay in the unit and 45 (17%) expressed a desire to leave. As shown in Exhibit 12, tenant wishes often aligned with possession outcomes, with this trend particularly pronounced in cases where the tenant retained possession. While this alignment was not as high in cases where tenants did not wish to stay, it is worth noting that tenants moved to resolve the dispute in 51% of the cases in which possession reverted to the landlord. This result suggests that some tenants contacted the CLCPP to assist with another aspect of the eviction complaint, such as reducing rent owed or avoiding an eviction judgment on their record. Of the cases closed between January and June 2022 in which landlords regained possession, 76% of tenants wanted to move (not depicted).

Exhibit 12. Possession of Property by Tenant Wish to Stay (January – June 2022)



Housing Choice Voucher (Subsidy) Termination Cases

In addition to eviction cases, CLCPP attorneys also served tenants at risk of losing their housing choice vouchers administered by the DC Housing Authority (DCHA). Of the 22 voucher termination cases closed during this reporting period, 11 (50%) had outcome data entered. Of the 205 voucher cases closed between August 2019 and June 2022, outcome data were entered for 115 (56%).

How cases were resolved. Among the 115 cases closed since August 2019, 57 (50%) were settled without the need for litigation, 22 (19%) were settled during litigation, 5 (4%) were decided at a hearing, and 3 (3%) were decided on appeal to the DCHA Executive Director (see Exhibit 13 on the next page). Cases settled without litigation typically involved CLCPP attorneys assisting tenants who were at risk of losing their housing voucher, but whose landlords had not yet filed the termination request with DCHA. In these cases, attorneys were able to intervene early and reach an agreement with the landlord. CLCPP attorneys also assisted several tenants with resolving their cases via other means, such as helping them to complete the recertification process (8%) and successfully petitioning for reasonable accommodation for a disability (4%). Of the 11 cases with outcome data closed during this reporting period, 2 were settled without litigation, 2 were settled with litigation, 2 were resolved by assisting the tenant to recertify, and 5 resolved in another way.

Status of Housing Choice Voucher. Also shown in Exhibit 13, of the 115 cases closed since data collection began, 77 (67%) tenants had their voucher termination rescinded and were therefore able to keep their subsidy. Another 8 (7%) tenants had their termination delayed on the condition that they complied with obligations. Only 6 (5%) tenants had their termination upheld and lost their subsidy. (Note that data on voucher status was missing for 18% of these cases because this information was not collected during a period of reduced data collection before January 2021.)

Of the 11 cases closed during this reporting period, 10 (91%) were able to retain their subsidies. In particular, 8 (73%) tenants had their voucher termination rescinded and 2 (18%) had the termination delayed. One tenant had the voucher termination upheld.

Exhibit 13. Resolution of Voucher (Subsidy) Termination Cases

Administrative case resolution	Current Period # (%)	Total # (%)
Total number of cases served	22 (100%)	205 (100%)
Total number of cases with data about outcomes	11 (50%)	115 (56%)
Of cases with outcome data, number that were resolved via...		
Settlement via negotiation without litigation	2 (18%)	57 (50%)
Settlement via negotiation with litigation	2 (18%)	22 (19%)
Decision at a hearing	1 (9%)	5 (4%)
Decision on appeal to Executive Director	1 (9%)	3 (3%)
Recertification completed	2 (18%)	9 (8%)
Reasonable accommodation granted	0 (0%)	5 (4%)
Other	3 (27%)	9 (8%)
Unknown	0 (0%)	5 (4%)
Status of Housing Choice Voucher at case closure		
Voucher termination rescinded	8 (73%)	77 (67%)
Voucher termination upheld	1 (9%)	6 (5%)
Voucher termination delayed subject to tenant's compliance with obligations	2 (18%)	8 (7%)
Unknown	0 (0%)	5 (3%)
Missing ^a	0 (0%)	25 (18%)

Current reporting period = Jan. to Jun. 2022. Total = Aug. 2019 to Jun. 2022.

Percentages may not sum to 100% due to rounding.

^aThis information was not collected for cases closed before January 2021, so 25 cases are missing these data

CLCPP NETWORK ACTIVITIES BEYOND DIRECT LEGAL SERVICES

In addition to providing direct legal services to tenants, the CLCPP network partners undertook several important activities to strengthen the program and navigate the end of the moratorium on new eviction filings. Selected examples of program activities, done during the most recent 6-month reporting period, are described below.

CLCPP partners continued to improve the Landlord Tenant Legal Assistance Network (LTLAN). The LTLAN operates a single phone line for low-income litigants to call, Monday–Friday from 9 a.m.–5 p.m., which is staffed by an intake specialist from the DC Bar Pro Bono Center. Intake specialists collect basic eligibility information, and—if a client is eligible for CLCPP services⁹—the information is entered into the shared database for triage and referral. An attorney from one of the CLCPP partners then contacts the caller to conduct a more thorough case assessment and provide legal assistance. During the current reporting period, the LTLAN saw a significant increase in calls, receiving 2,298 total calls between January and June 2022. Of these, the CLCPP provided services to 963 eligible tenants.

The Pro Bono Center has continued to work with NPC Research to survey LTLAN callers to gather feedback about the experience. Additionally, the DC Bar Pro Bono Center has worked to identify an IT contractor to help increase the efficiency and functionality of the LTLAN platform. The thrust of this effort is to design a system that allows the LTLAN call center and the case management system to seamlessly communicate, directly message clients, and allow for a more automated process.

The CLCPP partners successfully advocated for the LTLAN phone number to appear on eviction notices and court summonses sent to tenants. All pre-court eviction notices that landlords send to tenants must now include the LTLAN phone number as a resource. The Court also includes the LTLAN number on notices it sends to tenants.

CLCPP organizations collaborated to train pro bono attorneys. In May 2022, the CLCPP partners hosted a 4-part training series on handling eviction cases, with 73 attorneys in attendance. Additionally, the partners provided three virtual courthouse tours, which included court observations and meetings with attorneys for short discussion and training. During the first 6 months of 2022, 164 attorneys signed up to join the courthouse tours.

The CLCPP partners also re-established bimonthly meetings to prepare for a full re-engagement of pro bono attorneys as eviction case filings increase. As part of this effort, the partners are working closely with the federal government and 20 firms that participate in the Housing Right to Counsel Project.

⁹ If a caller does not meet the eligibility criteria for CLCPP, they may be referred for other services. For example, through alternate resources, the DC Bar Pro Bono Center can assist low-income landlords and some tenants who do not income qualify for CLCPP services.

CLCPP partners sustained the rapid response plan to prevent scheduled evictions. During the prior reporting period, the CLCPP partners coordinated with community-based organizations to quickly respond by creating a centralized process for conducting intensive outreach, offering legal services, and providing access to rental assistance to tenants facing scheduled evictions. These efforts continued during this reporting period, and featured the following:

- *Data sharing:* CLCPP organizations partnered with the Court and the U.S. Marshals Service to receive regular data reports and track all scheduled evictions in real time, with tenant names, addresses, and contact information.
- *CLCPP outreach:* The partners conducted phone and mail outreach to tenants facing eviction.
- *Canvassing:* CLCPP partners worked with community-based organizations that conducted coordinated in-person outreach. Canvassers visited the address of every unrepresented tenant with a scheduled eviction. When canvassers spoke with tenants, they connected them to legal services. When canvassers could not talk to tenants, they left flyers directing them to LTLAN.
- *Connection to legal and non-legal services and supports:* The CLCPP partners routed tenants who were facing a scheduled eviction to the LTLAN. Cases with imminent evictions were triaged to a separate emergency protocol that provided immediate legal services and prioritized payment of rental assistance funds.
- *Partnership with emergency rental assistance providers (ERAP):* CLCPP partners established procedures to expedite referrals to and from ERAP providers for tenants facing imminent evictions. Under these protocols, unrepresented tenants who received rental assistance were seamlessly connected to CLCPP partners for legal services, and tenants with a CLCPP lawyer who needed rental assistance were personally connected to a rental assistance provider.
- *Ongoing collaboration and formalized partnerships:* Leadership personnel at the CLCPP organizations and the canvassing organizations have prioritized communication and collaboration to identify solutions to challenges that arise in the future for low-income renters. To ensure that this work continues, the CLCPP has formally partnered with 5 community-based organizations to sustain canvassing and outreach efforts.

CLCPP partners conducted outreach to connect with tenants facing eviction. In addition to the rapid response described above, CLCPP partners continued to implement other targeted outreach efforts to reach tenants who receive new writs of restitution. In the current reporting period, the CLCPP sent outreach letters to 211 tenants who received new writs of restitution and 540 tenants who received notices of newly filed eviction cases. These tenants are identified using lists sent by the DC Superior Court weekly, and this type of outreach has expanded the ability of the CLCPP partners to provide eviction prevention services such as legal defense and assistance with accessing emergency rental relief funds.

CLCPP partners continued to participate in other community training and outreach initiatives. During the current reporting period, CLCPP partners continued their participation in training and outreach events with other community organizations, including Housing Counseling Services (HCS), the District's leading rental assistance provider, and the Latino Economic Development Center (LEDC). As part of these efforts, CLCPP partners gave several presentations for individual apartment buildings both virtually and in person outside.

Senior and supervising attorneys also served as trainers in the Washington Council of Lawyers' regular eviction defense cohort trainings for new attorneys. Trainings in January, March, and June focused on educating attorneys about new legislative protections for tenants facing eviction, issues faced by tenants in subsidized housing, and other recent updates in DC law.

CLCPP staff attorneys continued to attend court hearings. CLCPP partners continued to work together to ensure that they had a presence at all initial court hearings to make direct connections with tenants and offer legal services. This effort also involved a sustained partnership with Housing Counseling Services (HCS) to ensure that an HCS staff member attended court hearings to help eligible tenants apply for emergency rental assistance. CLCPP partners provided weekly updates to HCS with information about the tenants whose cases were in Court, including available contact information.

CLCPP grantees played a critical role in advocating for permanent tenant protections. In the current reporting period, CLCPP partners continued to work with the DC Council to ensure that the tenant protections put in place as part of the emergency and temporary bills enacted in October and December 2021 would be included in permanent legislation. This effort helped revise and strengthen the legislation passed in May 2022, which includes new requirements for landlords filing eviction cases, allows the Court to seal eviction case records, and introduces guidelines for landlords considering prospective tenants for rental units.

CLCPP partners continued to participate in the Landlord Tenant Working Group. The Landlord Tenant Working Group meets every 3 weeks to discuss updates and provide recommendations to the Court on process improvements and other topics. The CLCPP partners regularly attend this group and collaborate on proposed agenda items for the Court, provide joint recommendations on issues, and share updates across the CLCPP network. The Court has also revived the Landlord Tenant Rules committee, and attorneys from four of the CLCPP partner agencies have been invited to participate. This committee is working on revising the court rules to incorporate the new legislative changes.

The CLCPP partners adapted their case management systems and implemented a new eviction diversion initiative. The CLCPP partners dedicated significant time during the current reporting period to adapt their system to meet the steady increase in new eviction cases that began in this reporting period. As part of this effort, the CLCPP network has:

- Tracked new case filings in real time and made this information available to community-based organizations that participate in ongoing canvassing, outreach, and education efforts.

- Participated in ongoing discussions that followed up on two White House eviction diversion summits held in summer 2021. These conversations have helped develop an eviction diversion and prevention framework in DC that involves collaboration with legal services and rental assistance providers, relevant government agencies, and DC Superior Court, with input drawn from community-based organizations, landlords, and the DC Council.
- Brought together community organizations to create and implement a plan for new funding made available to the DC Bar Foundation to distribute in support of eviction diversion. This collaboration with community partners created a plan to prevent evictions and displacement through early, holistic, and intensive intervention to tenants at risk of eviction. As part of this effort, the CLCPP partners submitted a joint application on behalf of the CLCPP partners and six community-based organizations.
- Worked with the Superior Court on plans for post-pandemic operations.
- Continued to provide training to pro bono attorneys and CLCPP partner staff to prepare for the ongoing increases in new case filings and a return to normal Court operations.

SUMMARY & RECOMMENDATIONS

SUMMARY OF CURRENT DATA

Since data collection began in August 2019, the CLCPP network partners have collectively closed 6,048 eviction and voucher termination cases, providing legal assistance to 5,101 low-income DC residents. In the most recent reporting period (January to June 2022), during which landlords were allowed to file an eviction complaint for any alleged lease violation, the CLCPP partners worked on 1,311 cases, assisting 1,113 clients and impacting 2,221 household members.

In January, the eviction moratorium was lifted, and landlords could file a new complaint for any alleged violation. Although the Omicron variant of COVID-19 caused the Landlord and Tenant Branch of the Superior Court to close again in February 2022, this shutdown was temporary. In March 2022, the Court was open again, and there was a corresponding and steady increase in tenants who contacted the CLCPP for legal services throughout the remainder of this reporting period.

This increase in tenants who needed legal services in eviction cases was also reflected in the call volume to the Landlord Tenant Legal Assistance Network (LTLAN), the coordinated intake and referral service that has become a primary access point for tenants to connect with the CLCPP. From January through June 2022, the CLCPP provided services to 963 tenants who either called the dedicated LTLAN phone line or completed the LTLAN's online intake form. As part of the new legislative guidelines for eviction filings, the LTLAN phone number must be displayed on all eviction notices sent by landlords to tenants. The Court also includes the LTLAN information on notices it sends to tenants. As eviction case volume increases, it is expected that there will be a corresponding increase in tenants who reach out to the CLCPP through the LTLAN service.

Although landlords were able to file new eviction cases, over half (51%) of tenants who received services in the first half of 2022 did not have a complaint filed against them. As was the case during the reporting periods covering the pandemic and the eviction moratorium, these clients mostly needed advice and brief services. The CLCPP partners have reported that they have started to prioritize tenants who are facing an active eviction complaint, and it is expected that the proportion of CLCPP cases with an active complaint at intake will increase during the upcoming reporting period (July – December 2022).

In response to this expected increase in cases featuring tenants who have an active complaint, the CLCPP partners also invested time and resources in adapting their systems to prepare for the corresponding increase in tenant demand for legal representation. As part of this effort, the CLCPP network has begun tracking new eviction case filings in real time, sharing these data with community organizations, and training pro-bono and staff attorneys to prepare for the continued rise in eviction cases being filed.

The CLCPP partners provided either full or limited scope representation to 72% of the tenants who presented for services with an active eviction case, which was a higher rate than prior to the pandemic. Among these tenants who received representation, over 85% retained possession of their home, largely due to the case being dismissed by either the landlord or the court. It is likely that many of these dismissals were due to landlords filing complaints that were not compliant with the new legislative requirements, meaning that many of the tenants who retained possession may face a refiled complaint in the future. As was true in the prior reporting periods, the availability of emergency rental assistance proved instrumental in keeping tenants in their homes.

The CLCPP continued to collaborate with the Superior Court, community organizations, and canvassers to identify and proactively reach tenants with a scheduled lockout. These tenants faced an imminent threat of being unhoused and needed urgent assistance to redeem their tenancy. Although the proportion of CLCPP cases with a scheduled eviction at intake was not as high as during the prior reporting period, these efforts continued to be successful in keeping tenants facing an active eviction in their homes.

Finally, the CLCPP collaborated with community organizations to design and implement a plan for the new funding made available to the DC Bar Foundation as part of the Eviction Diversion Initiative. This strategic partnership is working on providing services designed prevent evictions by connecting tenants with the financial and legal resources to resolve housing disputes before an eviction complaint is filed. This effort highlights the CLCPP's position as an effective action network. The partner organizations continue to be a driving force in the implementation of a community-focused holistic model of eviction prevention that provides tenants with access to social services, legal representation, and financial assistance. The CLCPP's legal services, legislative advocacy, and ongoing efforts to contribute to a broader legal and social services community continue to increase access to justice for the District's low-income residents.

RECOMMENDATIONS

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

- **Prepare for an increase in eviction filings**

As the public health emergency ended, the eviction moratorium was fully phased out during the first half of 2022, and the number of cases steadily increased from March through June. In the next reporting period, if the current upward trend continues, it is possible that the number of eviction filings could rebound to pre-pandemic levels, which would yield greater numbers of tenants needing legal help. The CLCPP partners should be prepared for this potential development and continue to train and prepare pro-bono attorneys to provide eviction defense legal services to match growing tenant needs.

- **Adapt service provision to meet the community needs**

During the pandemic, the CLCPP partners adjusted their service structure to accommodate the different needs presented by tenants whose cases did not have an active complaint. These tenants did not need representation, but instead benefitted from easily accessible and trustworthy legal information and brief advice. Moving forward in 2022, it is likely that the number of tenants who are facing an active complaint will increase, which will require the CLCPP network to once again focus on representation and providing clients with more extensive legal services.

- **Refine and sustain the LTLAN as the court re-opens**

The tenants' main point of entry for eviction defense service appears to be the LTLAN shared intake and referral service. As the court reopens and some in-person operations resume, the CLCPP partners should remain sensitive to litigants' experience of contacting the LTLAN and ensure that the process is client-centered and sustainable.

- **Continue to develop and strengthen tenant outreach and community partnerships**

Strategic partnerships with trusted community-based organizations were instrumental in the ability of the CLCPP organizations to reach tenants who were at a heightened risk of being unhoused as the tenant protections were phased out in 2021 and 2022. The CLCPP network should continue to work with community partners to develop sustainable eviction prevention strategies that further the longer-term goal of building a broader and better coordinated network capable of preventing evictions before they are filed. Partnerships with community organizations will help the work reach upstream and address the antecedents to eviction, reducing the flow of tenants into the courtroom.

EXPENDITURES DURING THIS REPORTING PERIOD

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

Exhibit 14. CLCPP-funded Legal Services Providers

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

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

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