



City of Dallas

Eviction Mitigation and Rental Assistance Efforts

**City Council
October 19, 2022**

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Presentation Overview



Overview of Eviction Mitigation and Rental Assistance Efforts

Eviction Data

Emergency Rental Assistance

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Overview of Eviction Mitigation and Rental Assistance Efforts



Eviction Data

The North Texas
Eviction Project
(Child Poverty Action
Lab & Dallas County)

Eviction Lab
(Princeton University)

Rent Relief

Rent Relief Assistance
(City of Dallas & Dallas
County)

Dallas Rental Assistance
Collaborative
(United Way of Metropolitan
Dallas, Dallas Housing
Authority)

Legal Assistance

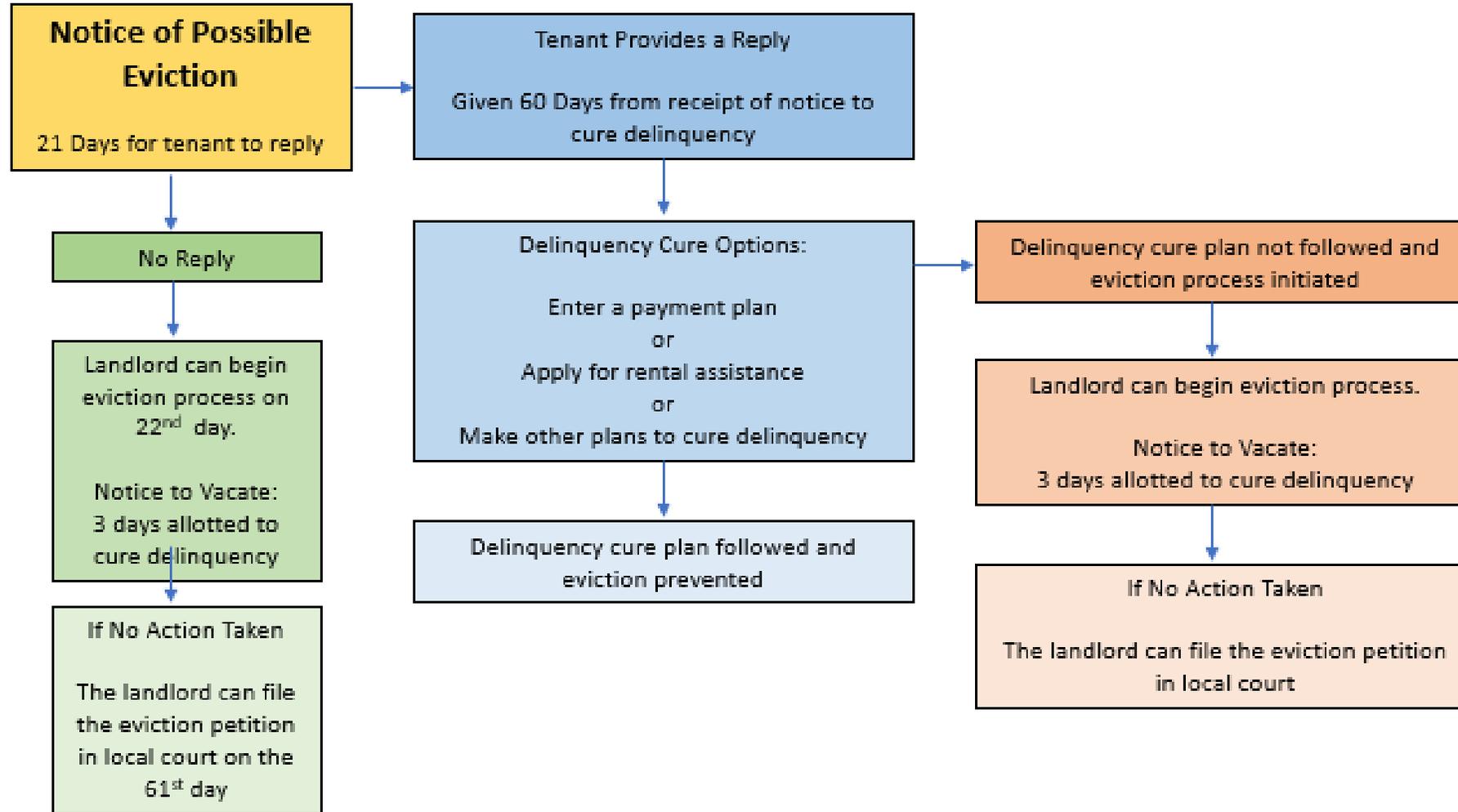
Eviction Assistance
Initiative
(City of Dallas)

Dallas Eviction
Advocacy Center
(DEAC Non-Profit)

*Non-exhaustive ecosystem mapping



Ordinance NO. 31521



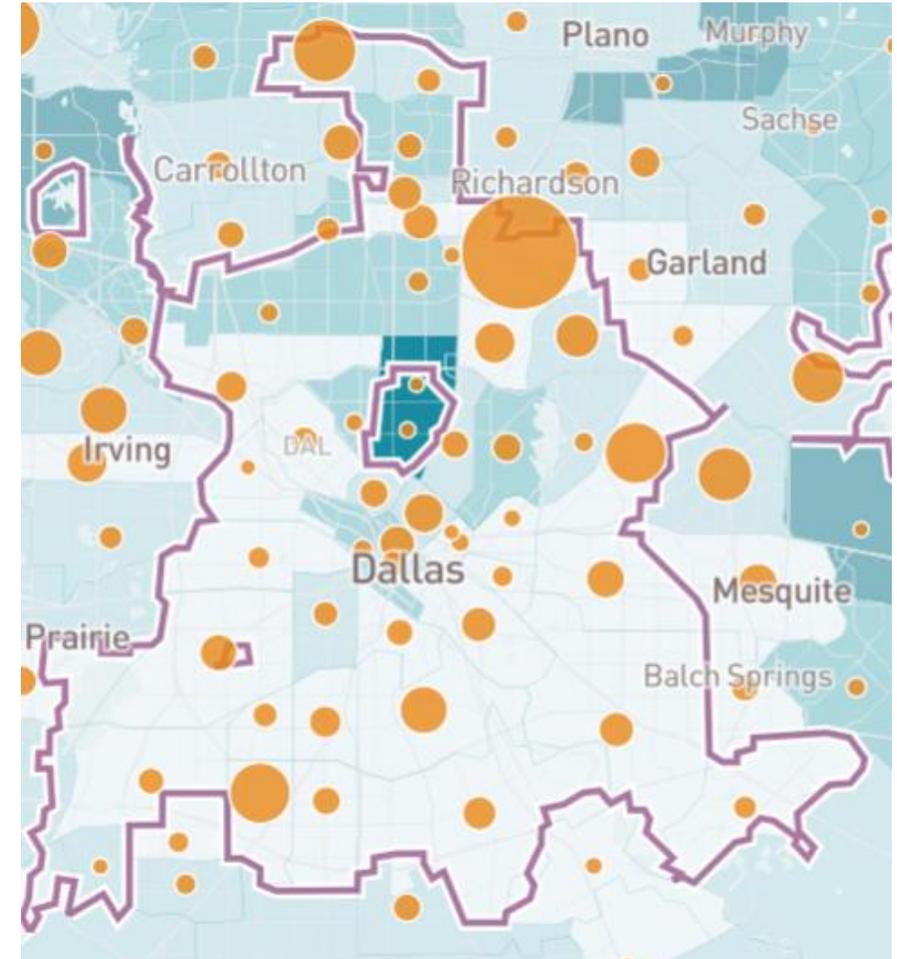
Eviction Data – Child Poverty Action Lab



Number of Evictions Filed by Zip Code (January - September 2022)

In the City of Dallas from January 1 - September 30, 2022:

- Evictions filed: **19,645** (126% of all 2021)
- Eviction filing rate: **65 per 1000 renters**
- Median filing amount: **\$2,454**
- Total filing amount: **\$49.6M**
- Zip code **75243** saw the greatest number of filings at 2,461 (13% of City total)



Source: northtexasevictions.org



Eviction Trends - Child Poverty Action Lab



For the City of Dallas, August 2022 was a pandemic high one-month total with 2,548 evictions filed. The all-time high one-month total was in January 2020 with 2,997 evictions filed.



**Note: City of Dallas counts include data from Dallas, Collin, and Denton Counties.*



Eviction Trends - Child Poverty Action Lab



August 2022 eviction filing counts were 3% less than in August 2019.

Overall, in 2022, monthly eviction filing counts have tracked at or below pre-pandemic totals except for March 2022, when filings were up 45% over March 2019.

From January-September 2019, there were 21,493 evictions filed in the City of Dallas, so 2022 counts are ~2K fewer.



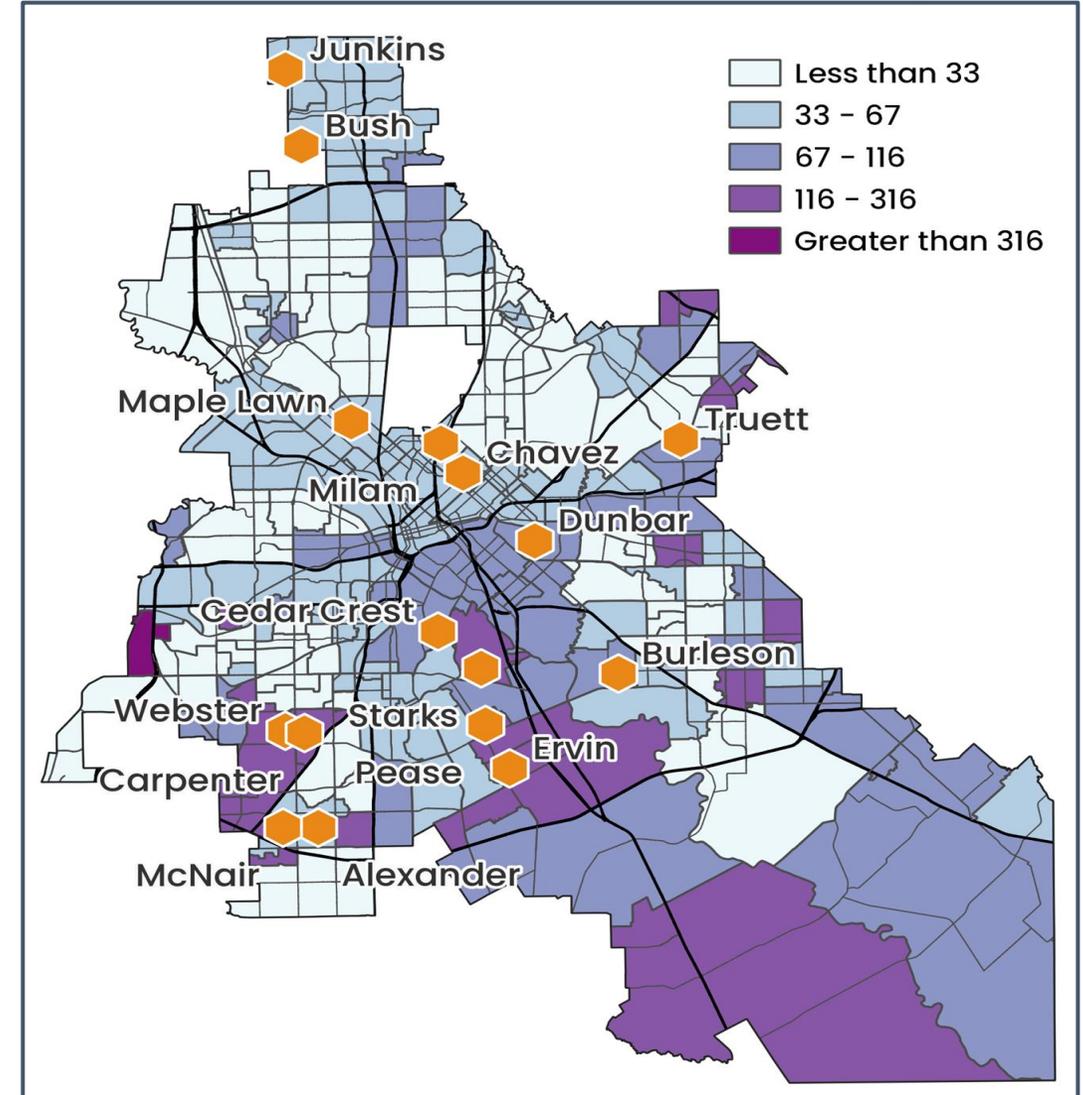
Dallas ISD Middle of School Year Moves- Child Poverty Action Lab



Dallas ISD elementary student **middle-of-school year moves are high in neighborhoods with high eviction filing rates.**

- 8.5% (5,229) of Kn-5th graders in Dallas ISD had a middle-of-year move in the 2021-22 school year.
- 20 elementary schools account for 30% of Dallas ISD's middle-of-year moves in grades Kn-5th.

The map at right illustrates Dallas ISD elementary schools that had 15% or greater student population with a middle-of-year move in 2021-22. Base map represents eviction filing rate (per 1000 renters).



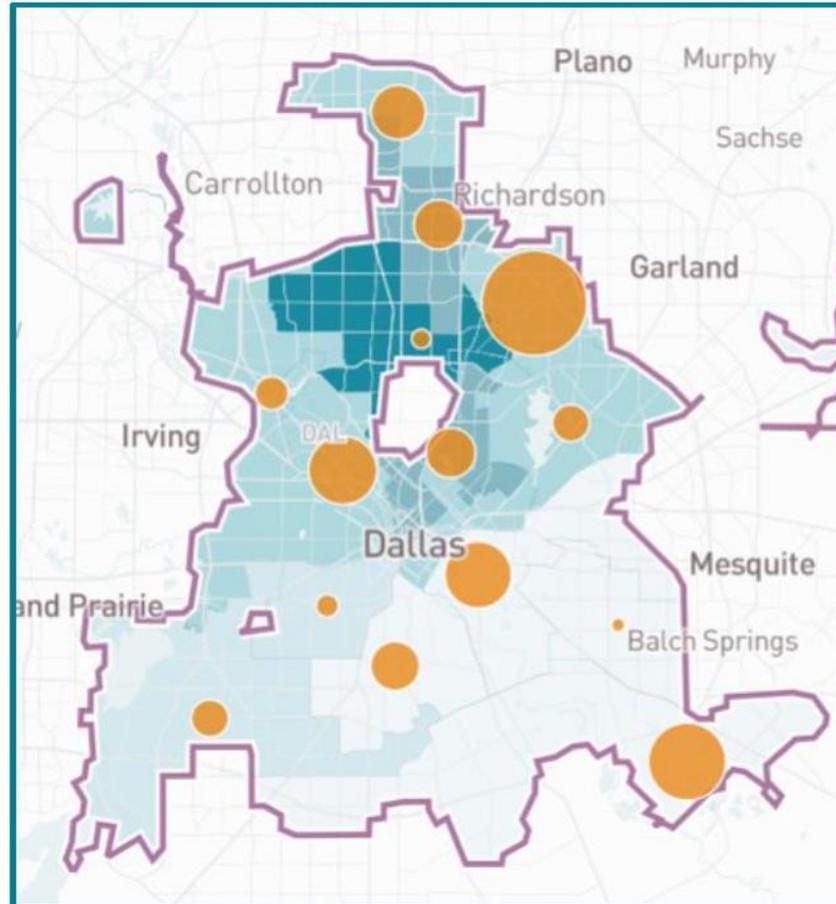
Evictions by Council District – Child Poverty Action Lab



Through September 2022, **eviction filings have been greatest in Council District 10 (2,940), District 8 (2,181), District 2 (1,935), District 7 (1,888), and District 12 (1,550).**

Evictions filed by Council District:

- District 1: **680**
- District 2: **1,935**
- District 3: **1,082**
- District 4: **1,399**
- District 5: **432**
- District 6: **980**
- District 7: **1,888**
- District 8: **2,181**
- District 9: **1,074**
- District 10: **2,940**
- District 11: **1,422**
- District 12: **1,550**
- District 13: **588**
- District 14: **1,430**



Eviction filings: the count of evictions filed within each council district



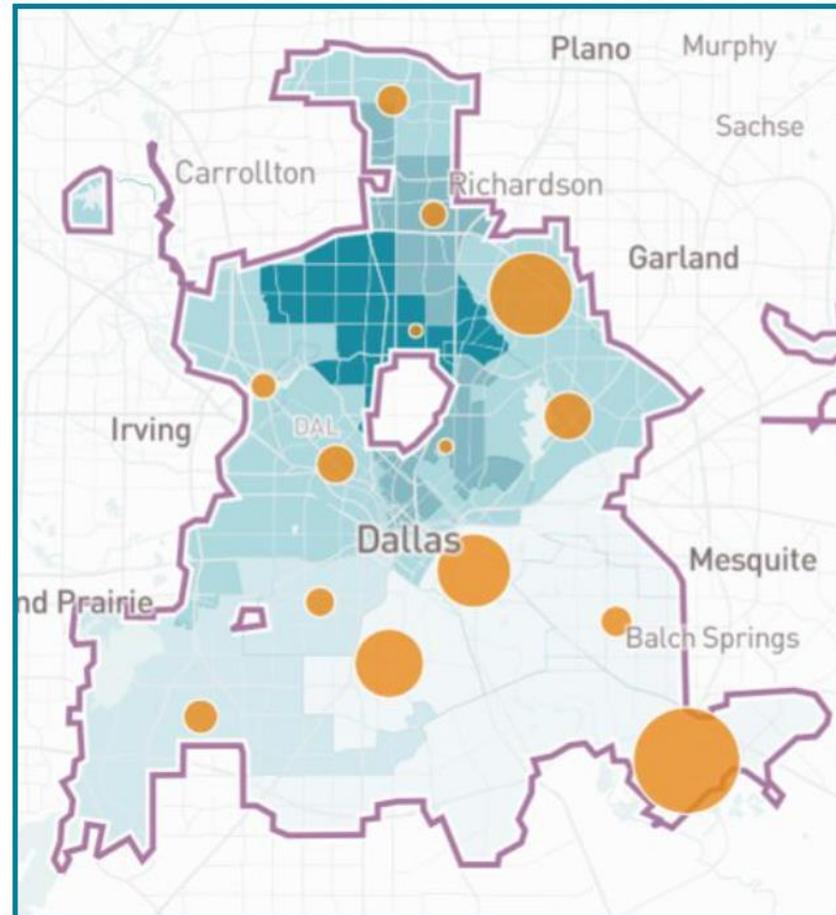
Evictions Filing Rate by Council District - Child Poverty Action Lab



However, the eviction filing rate has been greatest in **Council District 8** (131/1000 renters), **District 10** (107/1000), **District 7** (97/1000), **District 4** (92/1000), and **District 9** (70/1000).

Eviction filing rate by Council District:

- District 1: **51/1000 renters**
- District 2: **60/1000**
- District 3: **56/1000**
- District 4: **92/1000**
- District 5: **53/1000**
- District 6: **47/1000**
- District 7: **97/1000**
- District 8: **131/1000**
- District 9: **70/1000**
- District 10: **107/1000**
- District 11: **48/1000**
- District 12: **53/1000**
- District 13: **34/1000**
- District 14: **36/1000**



Eviction filing rate: the share of the total renter population with an eviction filing within each council district; the eviction filing rate is a better apples to apples comparison across districts because each district has a different size renter population



For Additional Information



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 - asheley@childpovertyactionlab.org
- Brianna Harris, Manager – Housing
 - Brianna@childpovertyactionlab.org

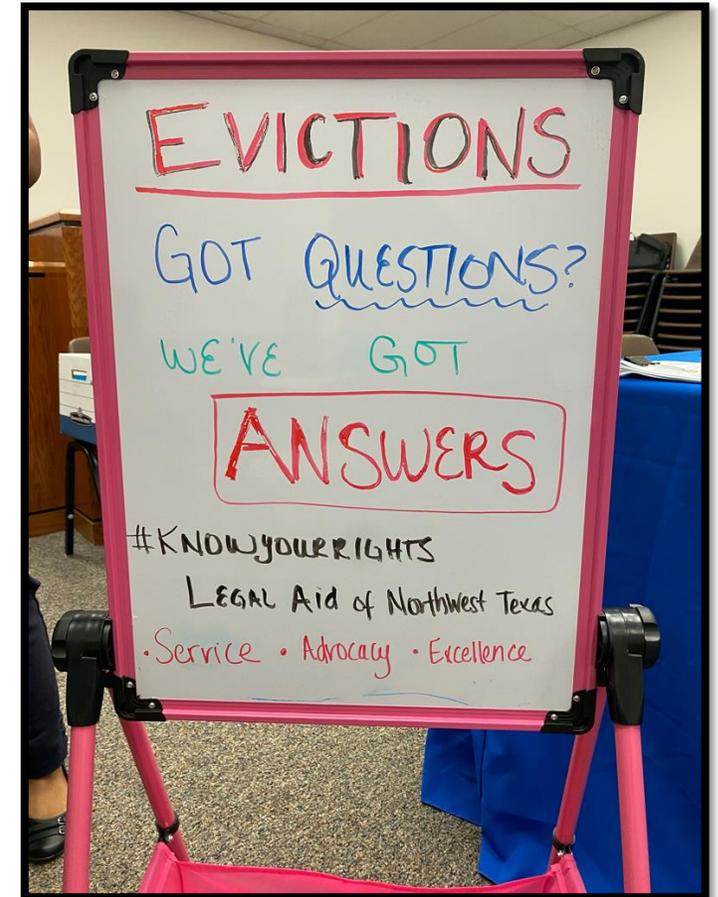




Eviction Assistance Initiative



Legal Aid of NorthWest Texas



Eviction Prevention & Defense Project Mission



To combat the threat of housing instability and evictions caused by Covid-19 pandemic to the most vulnerable in our population.



Eviction Assistance Initiative



OUTREACH & COMMUNITY EDUCATION · LEGAL REPRESENTATION

SERVICES

- Community Outreach and Education
- Legal Representation



TO APPLY

- Call 1-888-529-5277
- Visit www.lanwt.org



ELIGIBILITY

- Must live in Dallas
- Must be at or below 200% of federal poverty guidelines
- Must be negatively impacted by COVID-19



For additional information on rental and mortgage assistance resources, visit dallascityhall.com/covid19 or call 214-670-INFO (4636).



DIVULGACIÓN Y EDUCACIÓN COMUNITARIA · REPRESENTACIÓN LEGAL

SERVICIOS

- Divulgación y educación comunitaria
- Representación legal



PARA APLICAR

- Llame 1-888-529-5277
- Visite www.lanwt.org



ELEGIBILIDAD

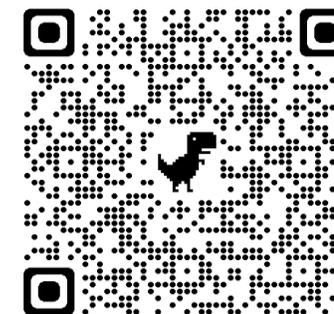
- Debe vivir en Dallas
- Debe de estar en o por debajo del 200% de los Estándares Federales de Nivel de Pobreza
- Debe haber sido afectado negativamente por COVID-19



Para más información acerca de recursos de asistencia en el alquiler o la hipoteca, visite dallascityhall.com/covid19 o llame al 214-670-INFO (4636).



To learn more visit, www.dallascityhall.com/eai



Eviction Defense Updates



- JP Court Presence
 - JP 1-1, 1-2, 2-2, 3-1, 3-2, 4-1, 4-2, 5-1, and 5-2
- Landlord/Tenant Seminars
 - Fair Housing Rights: Fair Housing Rights of Voucher recipients & HOA restrictions
- Client Intake
 - Eviction Intake Line, Courthouse, Branch office, Legal Aid Line, Referrals from community partners/agencies



Eviction Assistance Initiative



Eviction assistance is provided in the form of legal services and community outreach to individuals and families who are negatively impacted by COVID-19 and unable to pay their rent to remain in their homes.

To apply, contact Legal Aid of NorthWest Texas:

- By phone (the Legal Aid Line) at 1-888-529-5277; or
- Online at www.lanwt.org.

Eligibility guidelines:

- Must live in Dallas; and
- Must be at or below 200% of federal poverty guidelines; and
- Must be negatively impacted by COVID-19.



For Additional Information



- Maria Thomas-Jones, Chief Executive Officer
 - thomas-jonesm@lanwt.org
- Farwah Raza, Supervising Attorney – Home Preservation Project
 - razaf@lanwt.org
 - (469) 914-8575





Emergency Rental Assistance Program (ERA)



Racial Equity Plan Alignment



Big Audacious Goal 1.3: Improve small to large scale development and social support where food insecurity and predatory lending institutions have further marginalized historically disadvantaged communities.

Big Audacious Goal 3.2: Deploy anti-displacement strategies in transitioning neighborhoods (e.g. gentrification) to address longstanding inequities by ensuring zoning is inclusive of historically disadvantaged communities to encourage sustainability and thriving opportunities.

Aligned with several **Equity Indicators:**

- Indicator 4: Labor Force Non-Participation
- Indicator 5: Unemployment
- Indicator 9: Median Household Income
- Indicator 10: Child Poverty
- Indicator 26: Evictions
- Indicator 28: Housing Cost Burden
- Indicator 30: Utility Expenses



What is ERA?



- Emergency Rental Assistance Program, or ERA, is federally funded intervention to promote housing stability in the wake of the COVID-19 pandemic
- Administered by U.S. Department of the Treasury through direct funds to cities, counties and states
- City of Dallas has applied and received grant funds to administer the ERA program led by Office of Community Care
- Authorized in two portions, ERA 1 and ERA 2, with slightly different requirements
- Allows up to 18 months of assistance combined between ERA 1 and ERA 2
- Requires grantor to take steps to ensure non-duplication of services



Eligibility Criteria



- Rent and utilities assistance for eligible households
- Eligibility:
 - With rental obligation
 - At risk of homelessness or housing instability
 - Impacted by COVID pandemic (direct or indirect)
 - Low-income (80% AMI)
- Required prioritization:
 - Very low-income (50% AMI, approx. \$43,850 for family of 3)
 - Unemployed for 90+ days



City of Dallas ERA Program



City of Dallas ERA 1

- \$40.7M allocation + \$900k additional reallocation
- 6,900+ unduplicated households assisted
- Fully expended

City of Dallas ERA 2

- \$50.2M allocation
- 3,800+ unduplicated households (as of Sept. 30)
- Nearing fully expended



City of Dallas ERA Collaborators



- City has partnered with United Way Dallas Rental Assistance Collaborative and Dallas Housing Authority to administer assistance
- Overlapping jurisdictions, such as State of Texas, Dallas County, Denton County and Collin County each received direct funds



Existing Notice of Possible Eviction Ordinance



- Tied to Governor's and Mayor's COVID-19 disaster declaration.
- Requires a landlord to give a tenant notice of delinquency and a chance to respond before giving a notice to vacate.
 - Tenant has 21 days to respond.
 - If the tenant responds, tenant has 60 days from the date notice is received to enter a payment plan, apply for rental assistance, or make other plans for curing delinquent rent.
- Ordinance does not relieve tenant from obligation to pay rent and fees.
- Landlord may still evict for other breaches of the lease.



Temporary Notice of Possible Eviction Ordinance



- The Apartment Association of Greater Dallas and Dallas Eviction Advocacy Center approached the city on possibly sunseting the current COVID-19 eviction ordinance.
 - Option 1: Ordinance sunsets when a qualified rental assistance program is no longer accepting applications.
 - Option 2: Ordinance sunsets on a date certain or when the city manager notifies city council that rental assistance funds are exhausted.



Permanent Notice of Possible Eviction Ordinance



- Staff is working with the City Attorney's Office to develop a permanent, codified ordinance similar to the current eviction ordinance, but not tied to COVID-19 or limited to rent delinquency.
- Plan is to present ordinance for adoption in early 2023.
 - Will require landlord to give tenant notice of possible eviction and a time to respond and cure lease violations
 - Landlord will be able to evict as usual for certain other breaches of a lease.



Next Steps



- Receive City Council Feedback
- Temporary Ordinance
 - Brief to Workforce, Education, and Equity Committee in December 2022
- Permanent Ordinance
 - Brief to Housing and Homeless Solutions Committee in early 2023





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