



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

Eviction Assistance Initiative

Existing Ordinance

Temporary Ordinance

Permanent Ordinance

Next Steps



Overview of Eviction Mitigation and Rental Assistance Efforts



Eviction Data

The North Texas
EvictionProject
(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

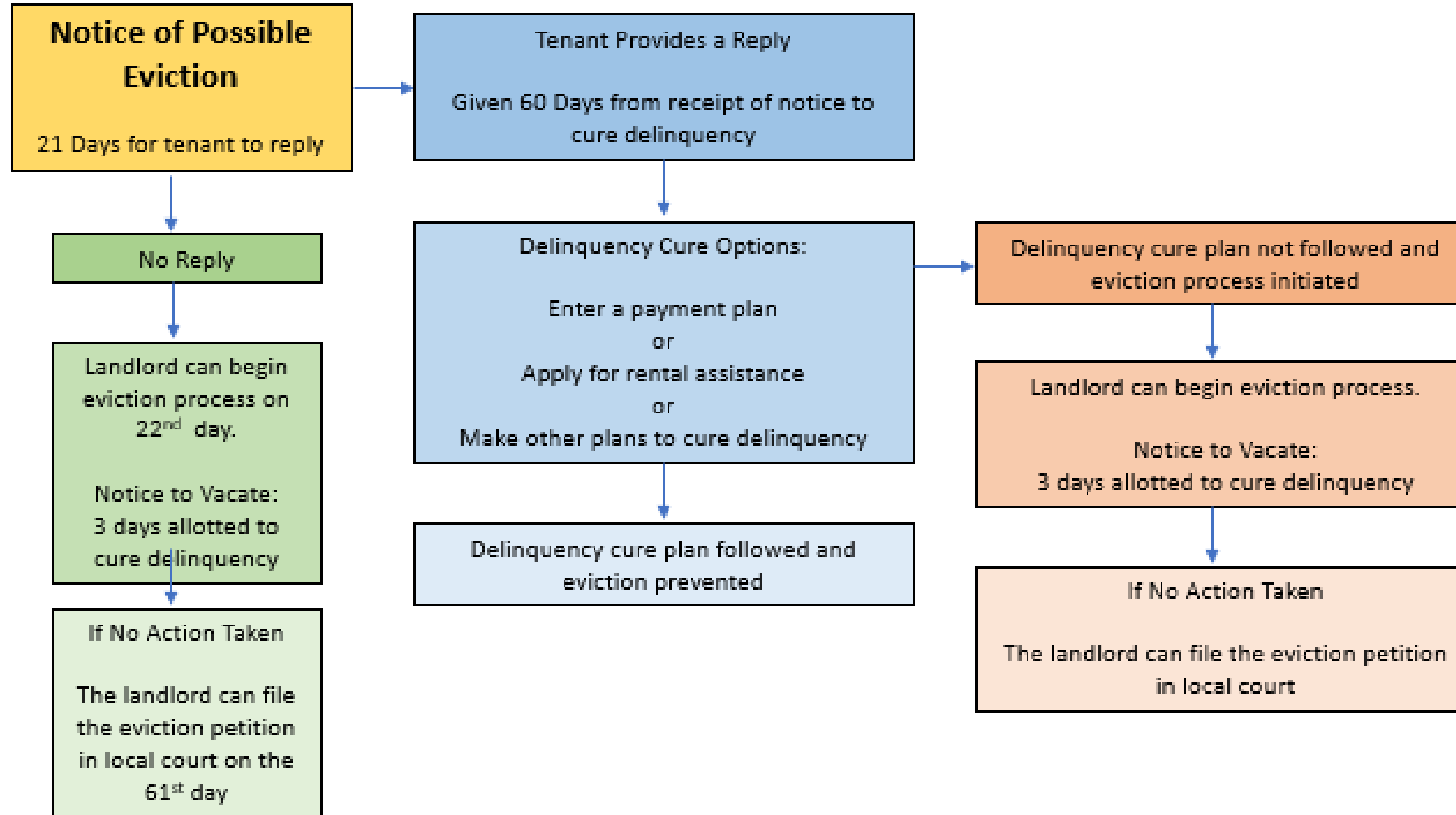
Eviction Assistance
Initiative
(City of Dallas)

Dallas Eviction
Advocacy Center
(DEAC Non-Profit)

*Non-exhaustive ecosystem mapping



Ordinance NO. 31521



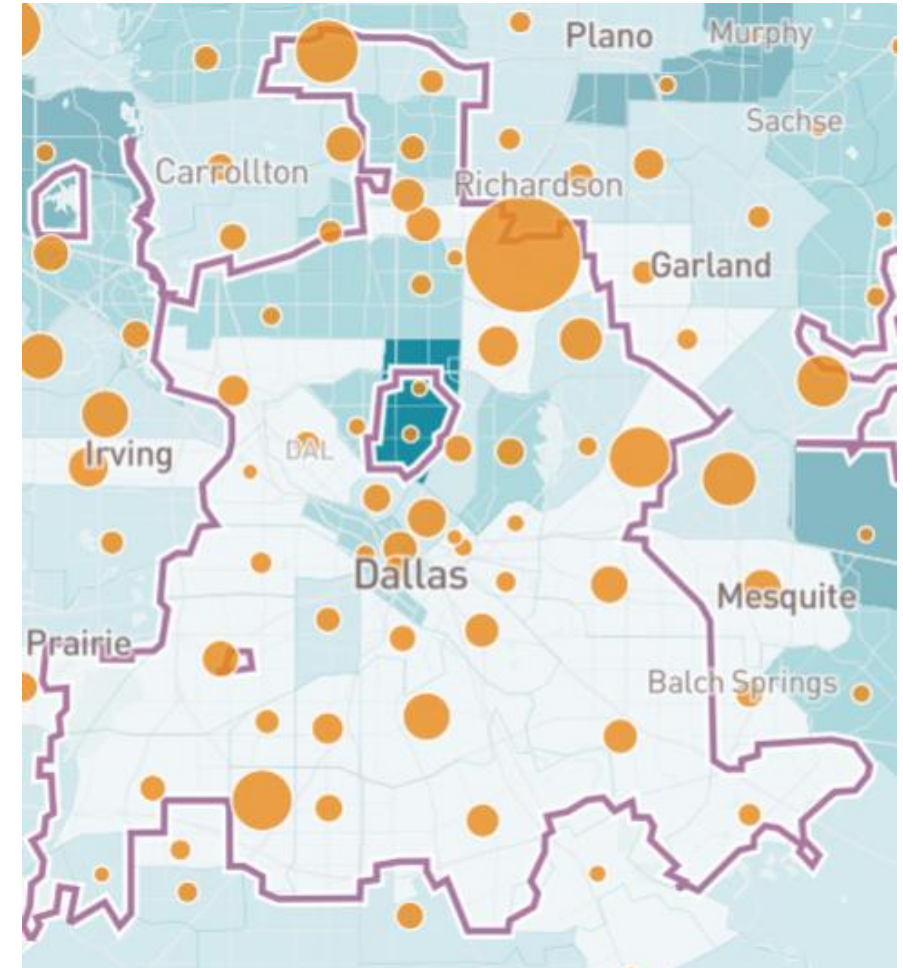
Eviction Data – Child Poverty Action Lab



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)



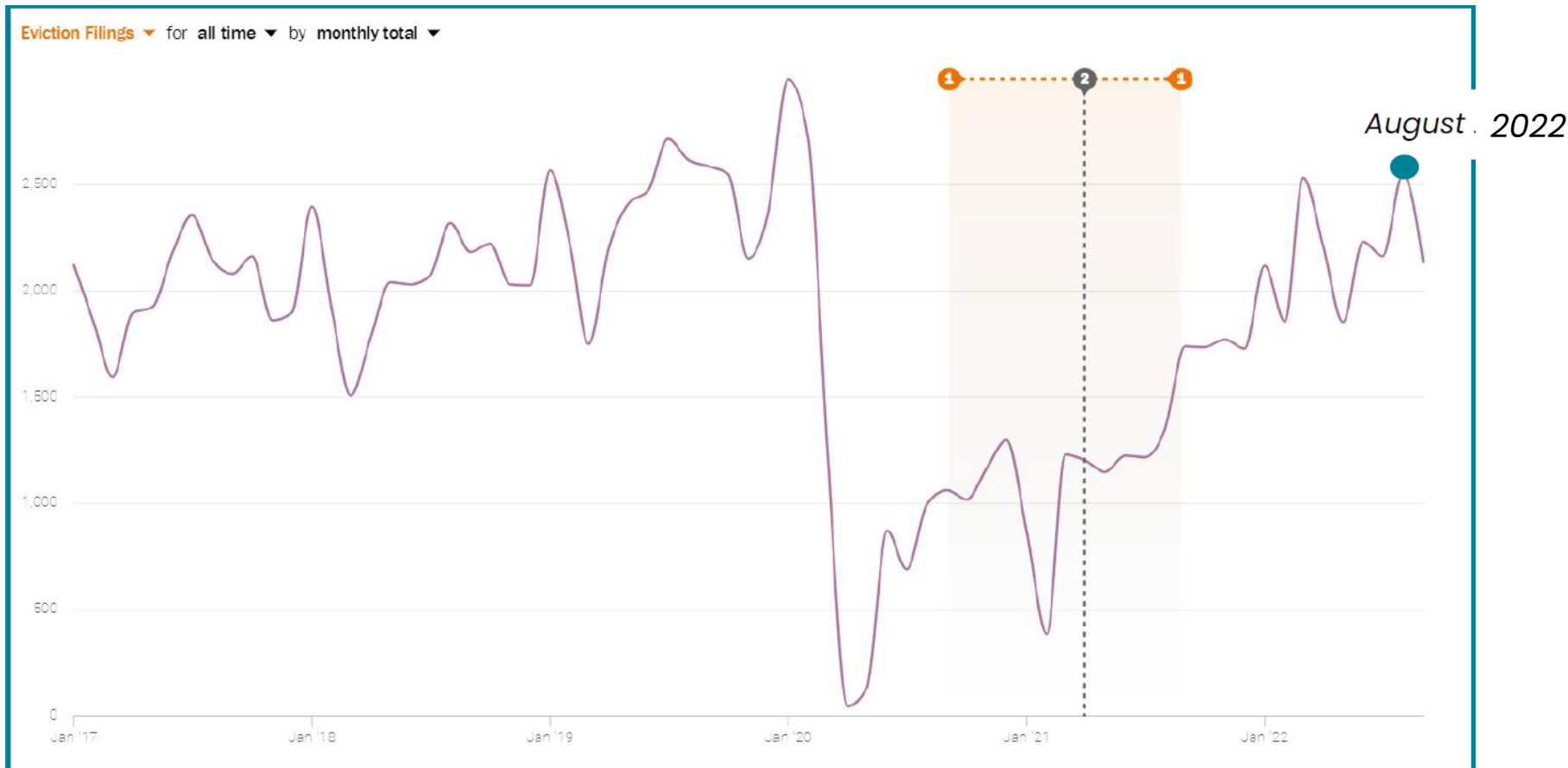
Source: northtexasevictions.org



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.*



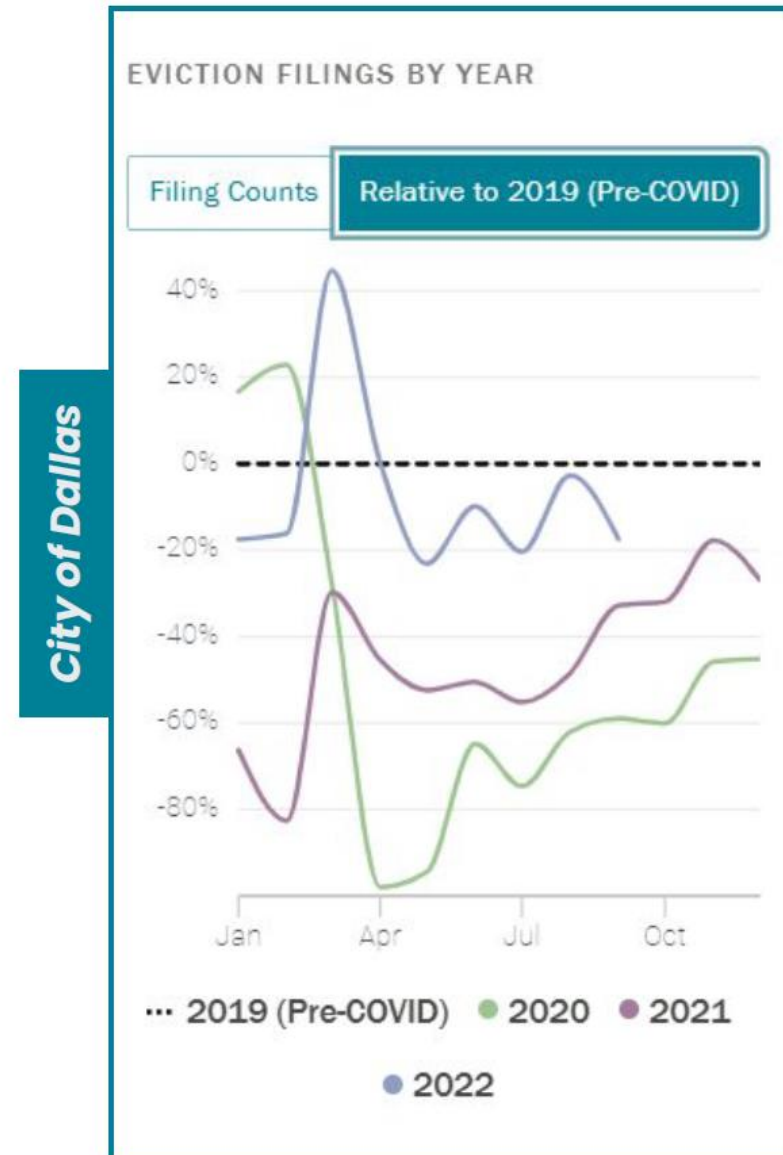
Eviction Trends - Child Poverty Action Lab



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.



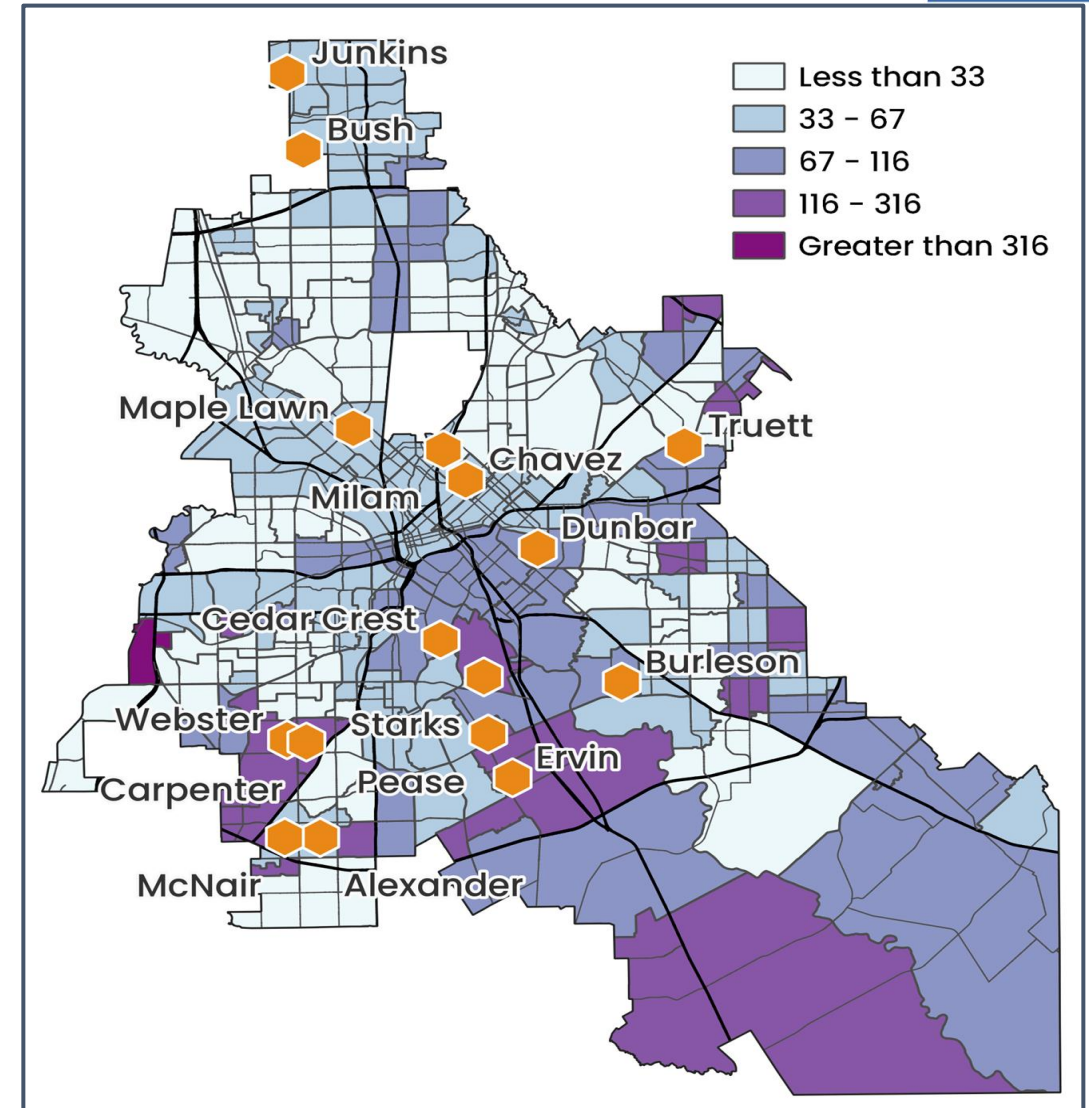
Dallas ISD Middle of School Year Moves- Child Poverty Action Lab



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).



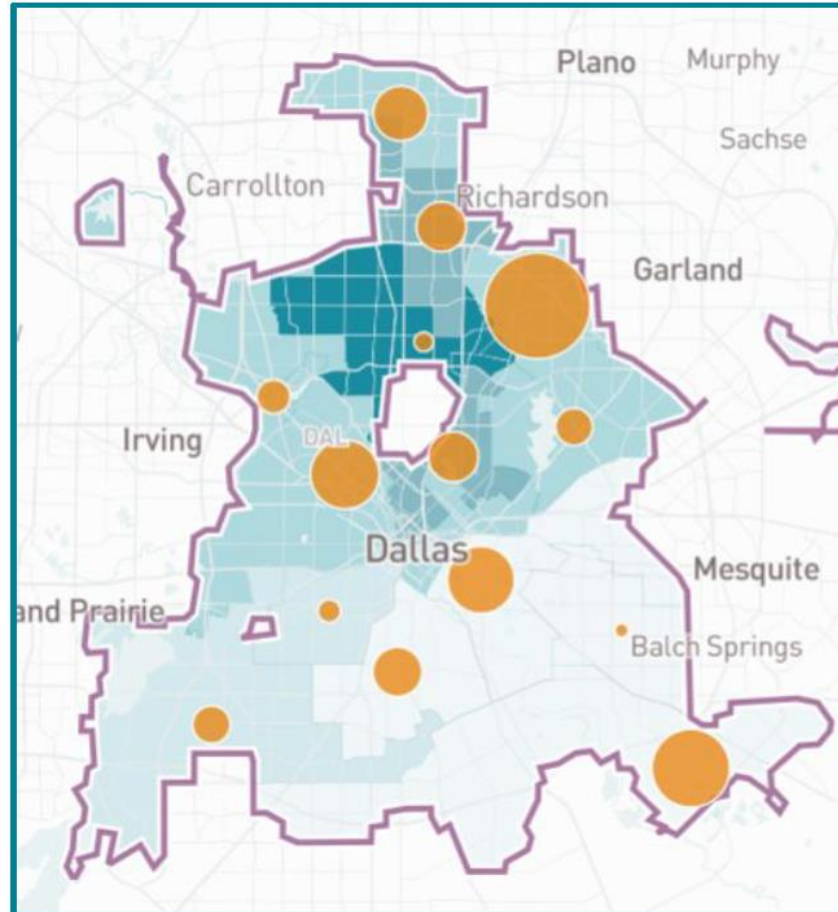
Evictions by Council District – Child Poverty Action Lab



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



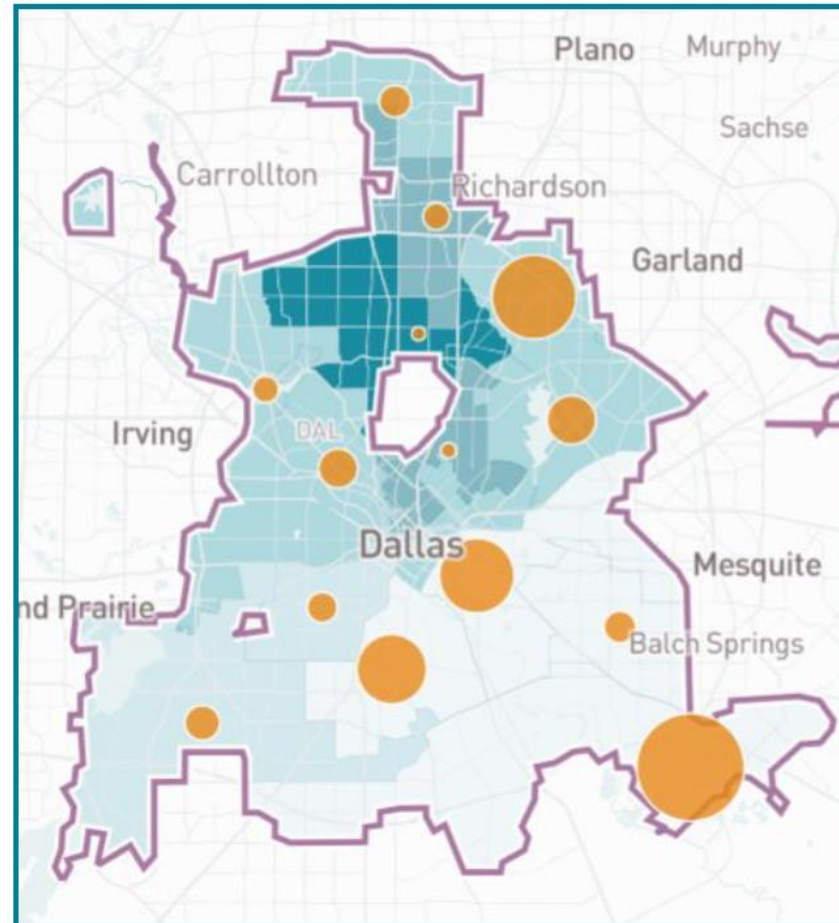
Evictions Filing Rate by Council District - Child Poverty Action Lab



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



- Ashley Flores, Senior Director – Housing
 - asheley@childpovertyactionlab.org
- Brianna Harris, Manager – Housing
 - Brianna@childpovertyactionlab.org

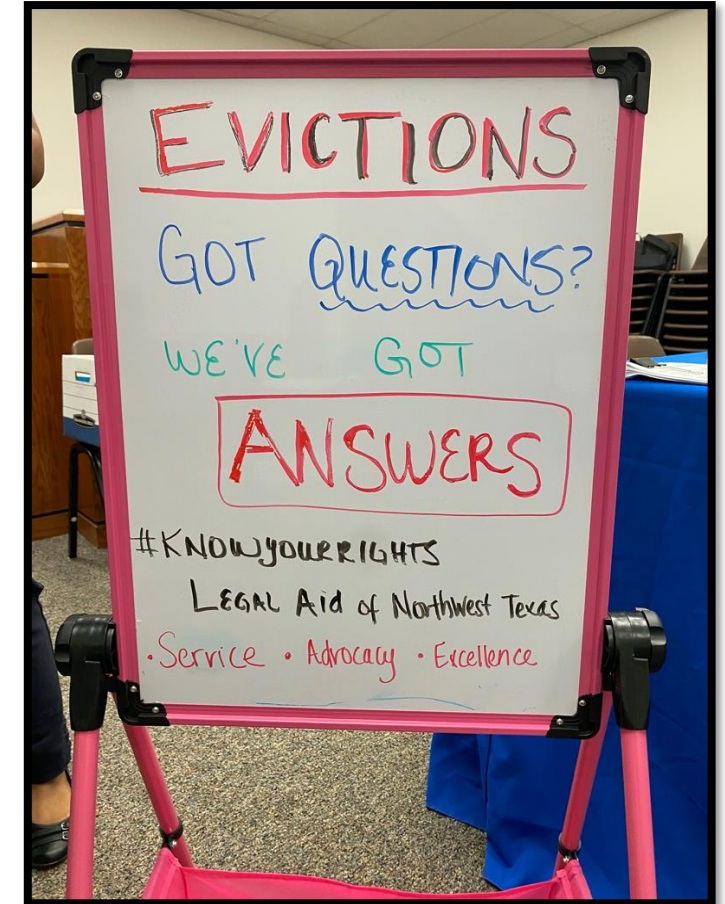




Eviction Assistance Initiative



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

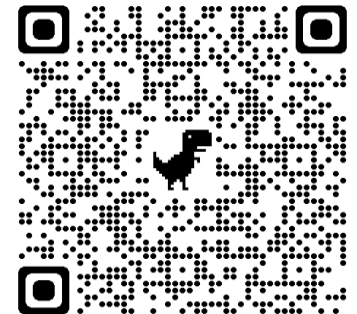
- Debe vivir en Dallas
- Debe de estar en o por debajo del 200% de los Estándares Federales de Nivel de Pobreza
- Debe haber sido afectado negativamente por COVID-19



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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