



City of Dallas

COVID-19 Evictions Mitigation

**Ad Hoc Committee on COVID-19
Recovery and Assistance
May 6, 2021**

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Presentation Overview



COVID Notice of Possible Eviction Ordinance

- Purpose
- Requirements
- Expiration

Eviction Regulations in Texas

- CDC Moratorium
- Texas Courts
- Concerns

Eviction Assistance Initiative

- Purpose
- Services
- Application
- 2021 Results: Legal Services and Community Outreach

Dallas County Eviction Dashboard





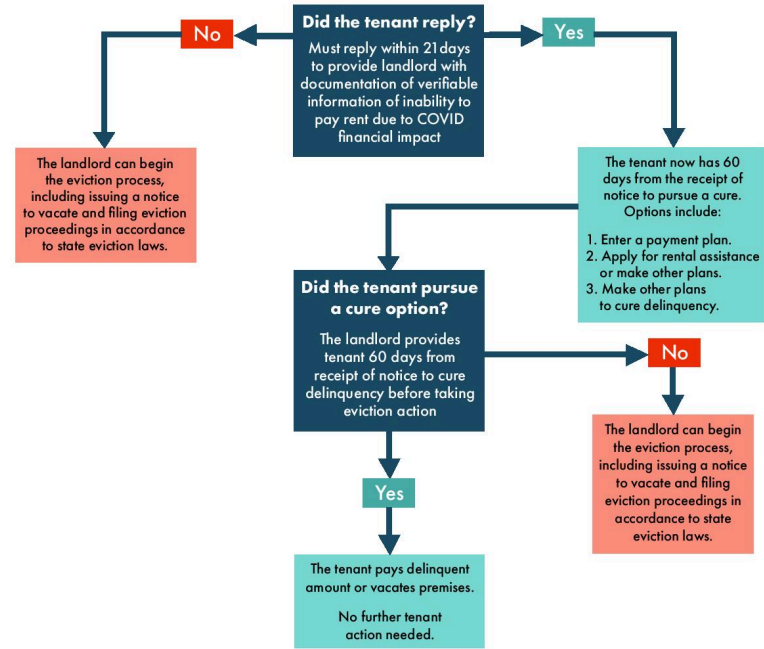
COVID Notice of Possible Eviction Ordinance



COVID Notice of Possible Eviction Ordinance



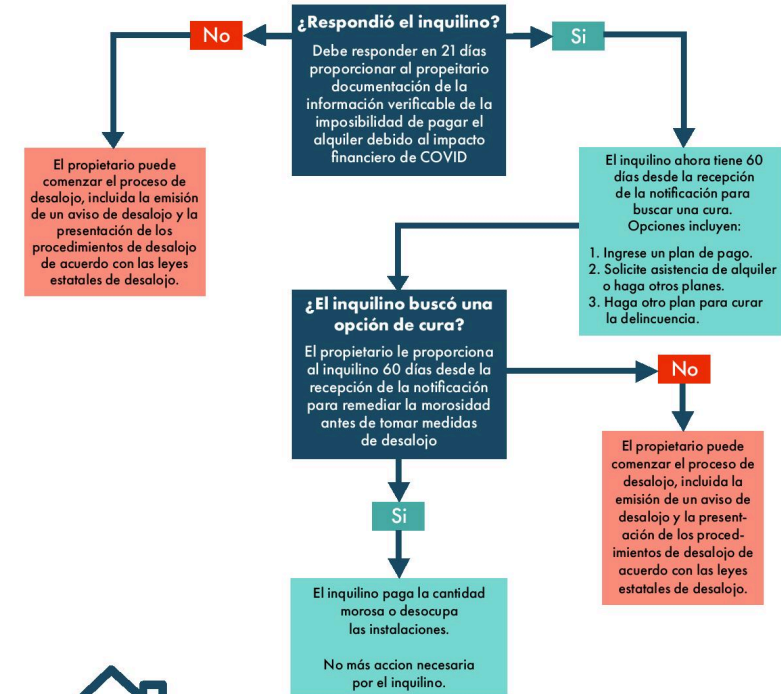
What happens when a tenant receives a COVID notice of possible eviction by their landlord?



For more information, visit dallasfairhousing.com or call 214-670-FAIR (3247).



¿Qué pasa cuando un inquilino recibe un aviso de COVID de posible desalojo por su propietario?



Para obtener más información, visite dallasfairhousing.com o llame al 214-670-FAIR (3247).



Purpose of the Ordinance



- Enable residential property owners/landlords and tenants to work collaboratively allowing tenants negatively impacted by COVID-19 and unable to pay their rent to remain in their homes.
- This ensures property owners/landlords will maintain a level of revenue that will permit them to continue to provide housing to impacted tenants.



Ordinance Requirements



Before a property owner/landlord sends a statutory notice to vacate (Texas Property Code 24.005) to any residential tenant that fails to pay rent, the landlord must:

- Send tenant a COVID Notice of Possible Eviction (Notice)

Tenants who provide documentary proof of their COVID-19 financial impact within 21 days of receipt of the Notice, have 60 days from the date of the Notice to work with their property owners/landlord to either:

- Enter a payment plan,
- Apply for rental assistance, or
- Make other plans to cure the delinquent rent.



Ordinance Expiration



- “This ordinance expires on the later of the termination of the Governor's declared state of disaster due to the COVID-19 Pandemic or the Mayor's declared state of local disaster due to the COVID-19 Pandemic.”
- Governor Abbott renewed the Declared State of Disaster on April 13, 2021 and extends for the next 30 days.





Eviction Regulations in Texas



Evictions in Texas



CDC Moratorium

- The CDC extended the Eviction Moratorium to June 30, 2021

Texas Courts

- The Texas Supreme Court did not extend Emergency Order 34 requiring Texas Courts incorporate the CDC moratorium.
- Due to the lack of an emergency order extension, the Texas Justice Court Training Center has issued guidance to Texas Justice Courts stating Texas Courts are under no obligation to enforce the CDC order

Concerns

- Evictions may rapidly increase in Texas with the lack of incorporation of the CDC Eviction Moratorium in Texas Courts





Eviction Assistance Initiative



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).



Visit www.dallascityhall.com/eai for more information.



Eviction Assistance Initiative



- Eviction assistance in the form of legal services to individuals and families who are negatively impacted by COVID-19 and unable to pay their rent to remain in their homes.
- Community outreach in the form of education and training regarding tenant rights and landlord responsibilities.
- The initiative seeks to address the eviction crisis with the goal of keeping families housed and educating tenants and landlords on their rights and responsibilities.



How to Apply for Assistance



The application for evictions assistance is currently open to Dallas tenants.

To apply, contact Legal Aid of NorthWest Texas:

- By phone at the Legal Aid Line at 1-888-529-5277; or
- Online by visiting Legal Aid's website 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.



2021 Results: Legal Services



January to March 2021:

- A total of 88 households/200 persons have applied for legal assistance
 - 71 have been female headed households
- Services have included counseling, briefing, and full legal representation



2021 Results: Community Outreach



Outreach to JP Courts

- Legal Aid has remained in contact with Justice Courts providing information and updates regarding the various moratoriums and rental assistance programs to the individual courts and to the courts as a group.
- Attorneys also monitor how individual courts are handling evictions, the CDC Order and rental assistance while attending individual hearings.

Webinars

- An Eviction Assistance Initiative Landlord Training was held March 23rd in partnership with the Apartment Association of Greater Dallas
 - 101 members, including owners/managers of rental properties, attended.



Legal Aid of NorthWest Texas



Legal Aid of NorthWest Texas will now provide a presentation detailing the groundwork being completed for the Eviction Assistance Initiative.





Dallas County Eviction Data Dashboard



Dallas County Eviction Data Dashboard



The Child Poverty Action Lab will provide a walkthrough of their eviction dashboard for Dallas County:

<https://childpovertyactionlab.org/eviction-dashboard>



Questions?



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