



City of Dallas

Evictions Mitigation

Workforce, Education, and Equity Committee September 13, 2021

Liz Cedillo-Pereira, Chief of Equity and Inclusion

Dr. Priscylla Bento, Policy Manager

Office of Equity and Inclusion (OEI)

K'Lisha Rutledge, Legal Aid of NorthWest Texas

Trerod Hall, Legal Aid of NorthWest Texas

Joel Durbin, The Concilio

Ashley Flores, Child Poverty Action Lab

Owen Wilson-Chavez, Child Poverty Action Lab

Ashley Brundage, United Way of Metropolitan Dallas

Presentation Overview



Eviction Effects

- Impact of Evictions
- The Cost of Evictions

Eviction Regulations

- CDC Moratorium & Concerns
- Notice of Possible Eviction Ordinance
- Next Steps: Tenant Protection Ordinance

Eviction Assistance Initiative

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

Eviction Partnership Updates

- Legal Aid of NorthWest Texas
- The Concilio
- Child Poverty Action Lab
- United Way of Metropolitan Dallas

Forecast and Next Steps





Eviction Effects



Impact of Evictions



Princeton's Eviction Lab Highlights

Impact of Evictions:

- Evictions cause families to lose their home
- Families regularly lose possessions
- A legal eviction comes with a court record
- Evictions can cause job loss
- Evictions affect people's mental health

Most at Risk:

- Low-income women, especially poor women of color, have a high risk of eviction.
- Research has shown domestic violence victims and families with children are also at particularly high risk for eviction.

The Eviction Lab notes evidence strongly indicates that evictions are not just a condition of poverty, they are a cause of it.



The Cost of Evictions



The Urban Institute Highlights

Based on the US Census Bureau's Household Pulse Survey:

- In June 2021, approximately 4.2 million adults reported being at risk of being evicted
- Financial impacts of evictions are estimated to be in the billions of dollars

Costs to Tenants If 4.2 Million Adults Were Evicted

	Total cost	Per unit cost
Increased debts	\$5 billion	\$1,200
Lost earnings	\$6.6 billion	\$1,500
Total cost to tenants	\$11.6 billion	\$2,700

URBAN INSTITUTE

Costs to Landlords If 4.2 Million Adults Were Evicted

	Total cost	Per unit cost
Cost to serve eviction	\$2.6-4.6 billion	\$626-1,098
Cost of lost rent and repairs	\$8-50 billion	\$1,916-11,900
Total cost to landlords	\$10.7-11.3 billion	\$2,542-12,998

URBAN INSTITUTE





Eviction Regulations



Eviction Regulations



CDC Moratorium

- On August 3, 2021, the CDC implemented the Eviction Moratorium to October 3, 2021
- On August 26, 2021, the US Supreme Court blocked the CDC Moratorium

Concerns

- Evictions may rapidly increase in Texas with the lack of Eviction Moratoriums in place



Eviction Regulations



COVID Notice of Possible Eviction Ordinance

- Enables 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.
- 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

“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 August 29, 2021 and extends for the next 30 days.



Eviction Regulations



Next Steps: Tenant Protection Ordinance

Staff is working to develop a tenant protection ordinance for City Council consideration and approval.

The ordinance would:

- Provide tenants with legal recourse if they are harassed by a property owner; and
- Provide protections for tenants following the sale of an affordable housing building.





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 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 at the Legal Aid Line at 1-888-529-5277; or
- Online by visiting Legal Aid's website www.lanwt.org.

Eligibility guidelines:

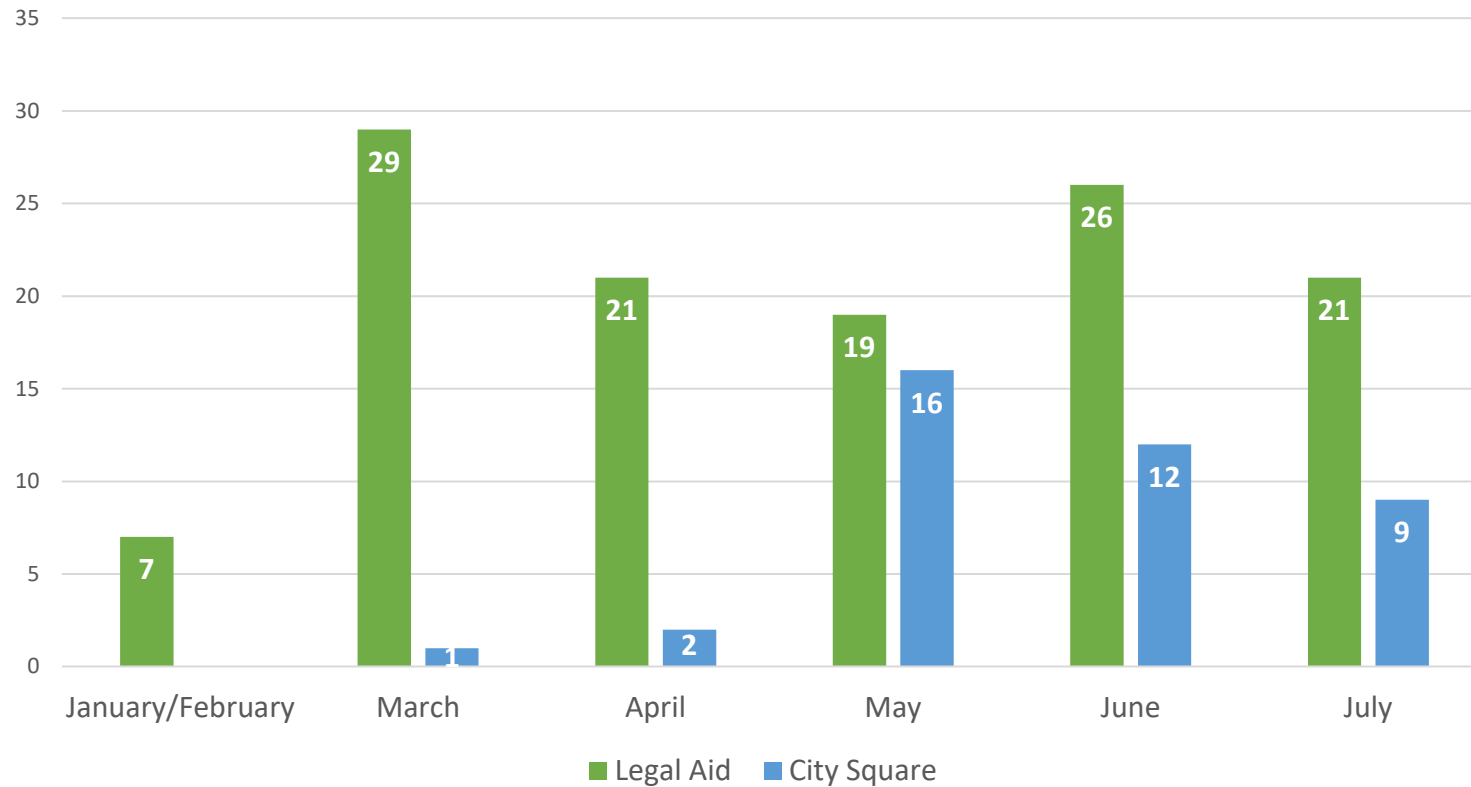
- Must live in Dallas; and
- Must be at or below 200% of federal poverty guidelines; and
- Must be negatively impacted by COVID-19.



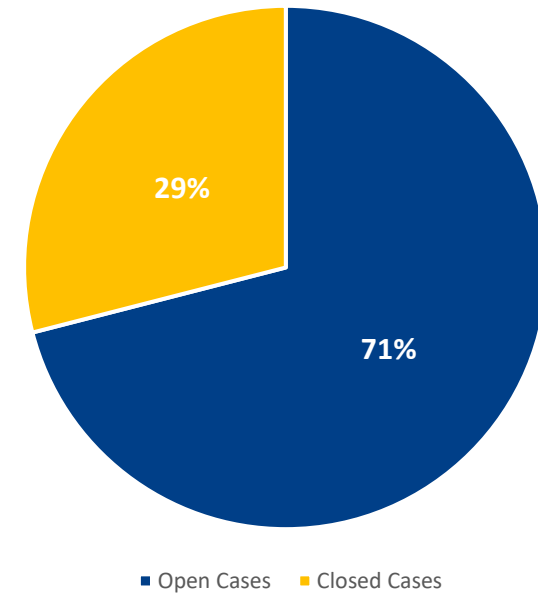
2021 Results: Legal Services



Legal Service Cases per Month
2021



Open v. Closed Cases
January 2021 - July 2021



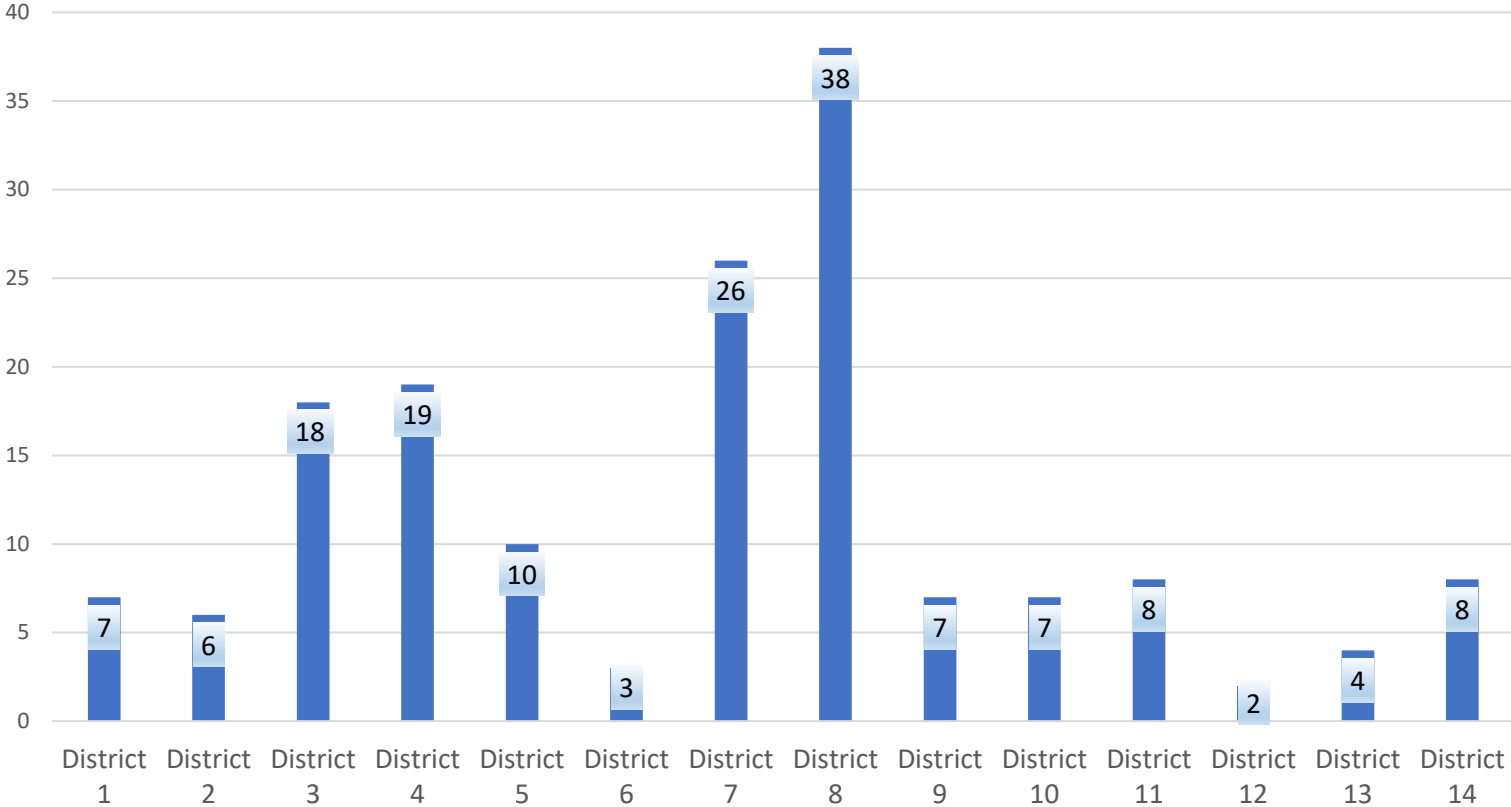
163 Cases have been serviced & 386 persons have been impacted



2021 Results: Legal Services



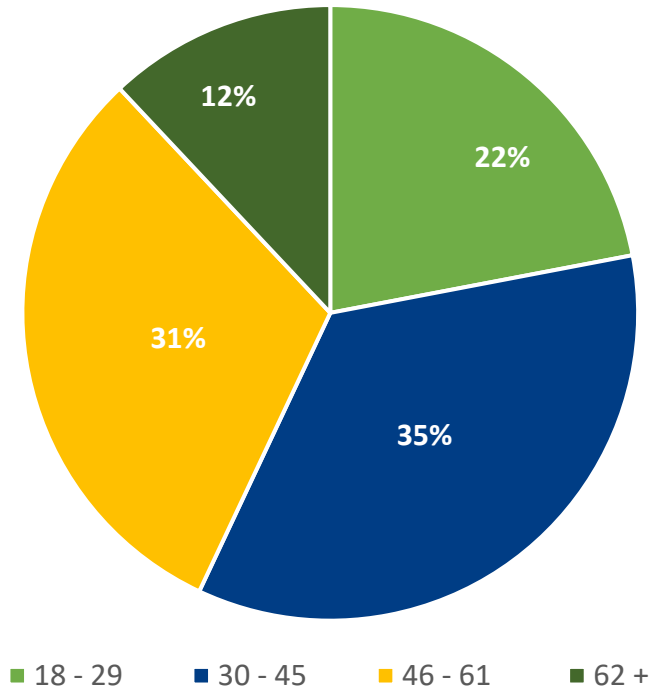
Number of Cases By District
January 2021 to July 2021



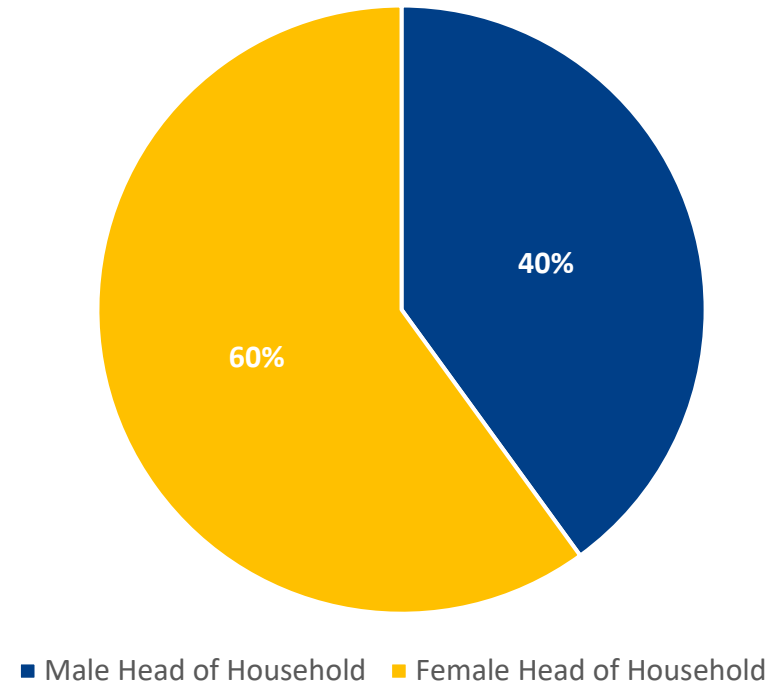
2021 Results: Legal Services



Applicant Age Range
January 2021 - July 2021



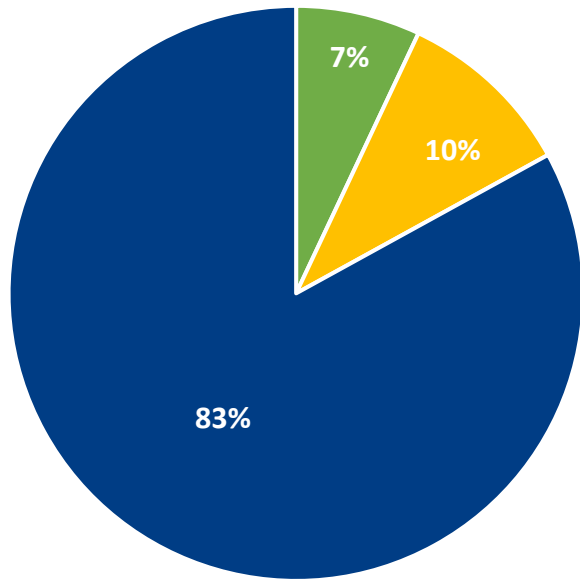
Heads of Household
January 2021 - July 2021



2021 Results: Legal Services

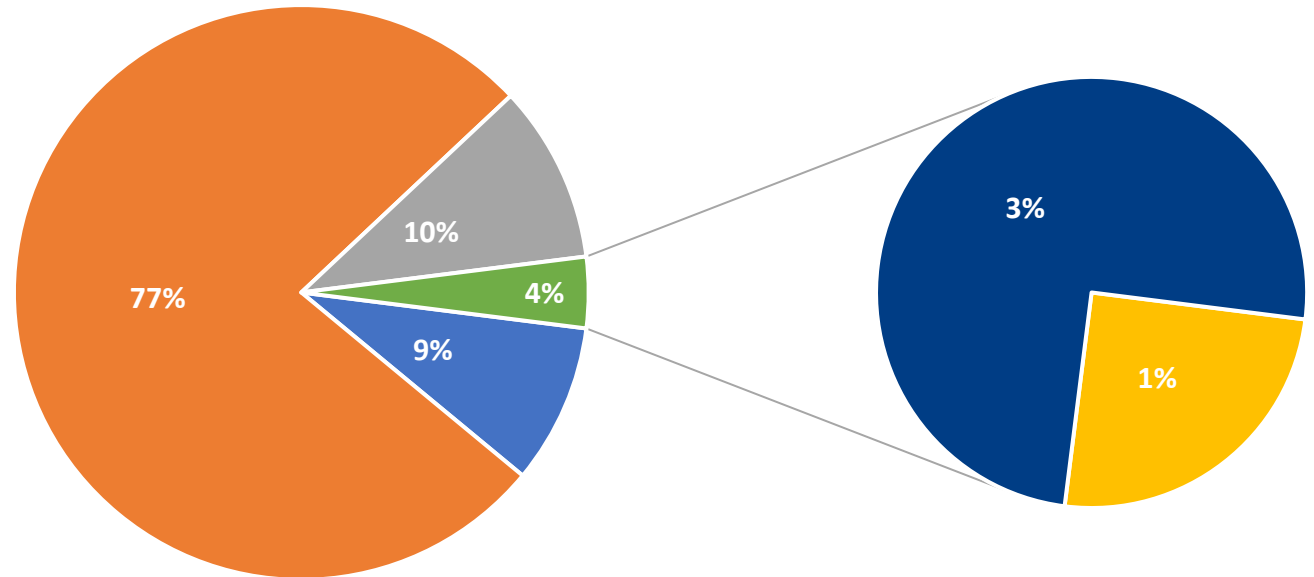


Household Income
January 2021 - July 2021



■ Low Income ■ Very Low Income ■ Extremely Low Income

Household Race & Ethnicity
January 2021 - July 2021



■ White ■ Black ■ Latino ■ Native American ■ Multi-Racial/Other*

*Asian & Pacific Islander 0%



2021 Results: Community Outreach



Outreach to JP Courts

- Legal Aid continues contact with Justice Courts
 - Staff provides information to the courts
 - Advising is offered onsite to tenants with eviction cases
- Attorneys monitor how individual courts are handling evictions

Outreach

- Webinars, in-person events, phone banking, and texting utilized for outreach
- Eviction Assistance Events have totaled 19 events from January to July
 - An average of 2 events per month



2021 Results: Community Outreach



People Reached

- Legal Aid: 379 persons impacted (excluding legal services)
- The Concilio: 1747 persons impacted

Emergency Rental Assistance Event

- The Eviction Assistance Initiative partnered with the Office of Community Care to provide legal services and community outreach on September 9, 2021

ARE YOU A CITY OF DALLAS RESIDENT AND BEHIND ON RENT AND UTILITIES DUE TO COVID-19?

EMERGENCY RENTAL ASSISTANCE EVENT

IF YOU NEED AID, PLEASE BRING:

- Proof of tenant identification
- Identification for all residents listed on the lease
- Copy of your current lease
- Documentation from your landlord showing amount owed
- Proof of income

If you have been financially impacted by COVID-19 and are at or below 80% Area Median Income, you will likely qualify for aid.

THURSDAY, SEPT. 9
3 - 6:30 P.M.

PAUL LAURENCE DUNBAR
LANCASTER-KEIST BRANCH LIBRARY
2008 E. KIEST BLVD.
DALLAS, TX 75216

For more information about qualifications, please visit bit.ly/dallasrentFAQ



Eviction Partnership Updates



- Legal Aid of NorthWest Texas
- The Concilio
- Child Poverty Action Lab
- United Way of Metropolitan Dallas





Eviction Defense Updates

- JP 1-1
 - Presence in JP 1-1
 - Outreach Partnership with CitySquare
- Harmony CDC Webinar
- Elementary School Visits
- Other Forms of Outreach
 - Apartment Complexes in 75216
 - Food Pantries
- Eviction Defense Project Updates

RENTER'S RIGHTS
webinar

AUGUST 25 @ 7PM

K'LISHA RUTLEDGE
MANAGING ATTORNEY

TREROD HALL
EVICTON DEFENSE ATTORNEY

Legal Aid of NorthWest Texas

HARMONY COMMUNITY DEVELOPMENT CORPORATION

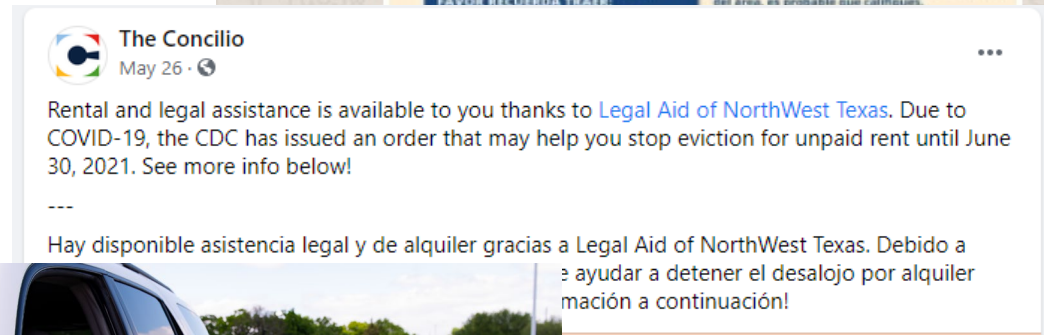
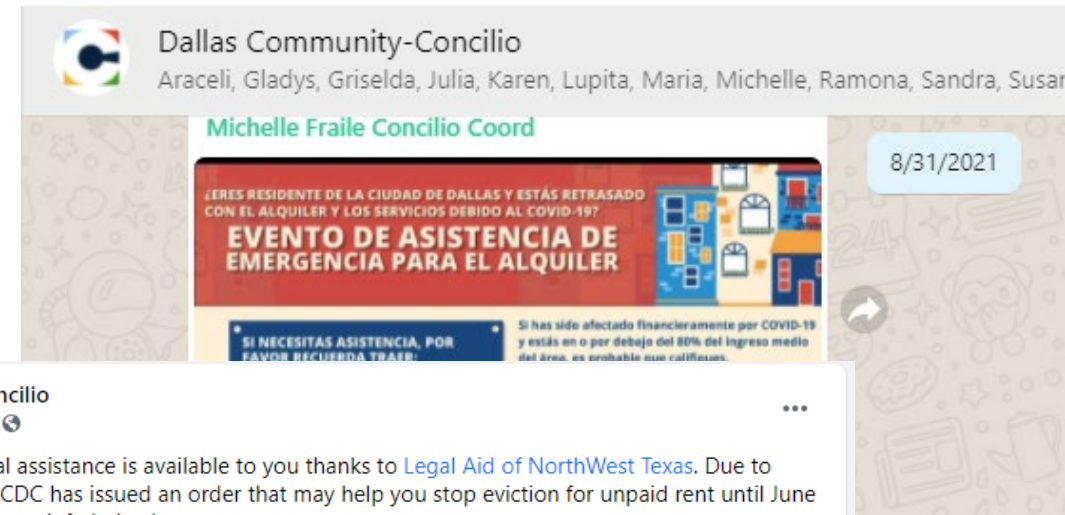
REGISTER HERE:
harmonycdc.org/events



Outreach and Education



- Word-of-mouth
- Small-scale phone banking
- Community events (virtual & in-person)
- Individualized Support
- Social Media and WhatsApp



Approach



To date we have focused outreach to families in need, particularly those we've helped in the past through:

- PEBT/ SNAP/ CHIP/Medicaid
- Rental Assistance from other funding sources
- Utilize our Promotoras

To date:

Reached **758** sharing Eviction Assistance Info.

Reached **889** through social media

Reached over **100** through Tenant Workshops

Child Poverty Action Lab



Child Poverty Action Lab will now provide a presentation detailing Eviction data and trends observed.



Eviction Filings in the City of Dallas

September 2021



Background

CPAL aims to cut child poverty in Dallas *in half* within a generation.

CHILD
POVERTY
ACTION
LAB



Our team works toward this vision by:

- Generating **data insights** to break big problems into small, actionable ones
- Facilitating **cross-sector, collective action** based on data insights
- Applying principles of **human-centered design** to solve problems in partnership with communities

OUR HOPE FOR HOUSING

All children and their families can access housing that is healthy and safe, affordable, stable, and in a community that begets economic opportunity.

4

Dimensions of Housing

QUALITY | Is the home free of environmental hazards?

AFFORDABILITY | Can a family pay rent and still have enough money leftover for other necessities?

LOCATION | Is the home in a neighborhood with ready access to opportunity?

STABILITY | Is a family able to stay put in one place without the looming threat of another move?

Dallas County Eviction Filing Dashboard



In partnership with Dallas County, CPAL is visualizing real-time eviction filing data to support frontline providers with insights that might shape upstream eviction interventions.

< Overview
Evictions over Time
Eviction Map
>

Eviction Filing Map

This map shows areas where eviction filings are more prominent, by grouping all eviction filings based on the geographic grid centroid in closest proximity to the tenant's address. Only coordinates with more than five eviction filings for the selected date range will appear on the map, but those numbers are reflected in the numbers on this dashboard.

Select a Date Range
1/3/2017 4/16/2021

Select a Court to View
(All)

Eviction Filings

147,305

Amount Filed (\$)

\$180,304,010

City Summaries

City (Defendant)	Eviction Filings	Non-Payment of Rent Cases
ADDISON	1,481	1,307
BALCH SPRINGS	1,473	1,163
CARROLLTON	1,363	1,027
CEDAR HILL	2,257	1,706
COCKRELL HILL	2	2
COMBINE	4	1
COPPELL	284	145

visit evictionlab.org

EVICT ION LAB

EVICT ION TRACKING > DALLAS, TEXAS

DALLAS, TEXAS

Eviction filings in Dallas County, TX fell sharply when eviction proceedings were suspended across Texas on March 19, 2020. Eviction protections in Texas began to expire on May 18, 2020 after which new filings increased modestly but have remained below historical averages.

More detail on eviction protections in Texas can be found on the [COVID-19 Housing Policy Scorecard](#).

Share on Twitter
Share on Facebook

EVICT I ON FILINGS BY WEEK

- WEEKLY FILINGS
- FILINGS TREND
- LOCAL MORATORIUM
Mar 19, 2020 - May 19, 2020
- CDC ORDER
Sep 4, 2020 - Aug 26, 2021

380 filings last week*

24,155 filings since Mar 15, '20

* Filings in the last week may be undercounted as a result of processing delays. These counts will be revised in the following week.

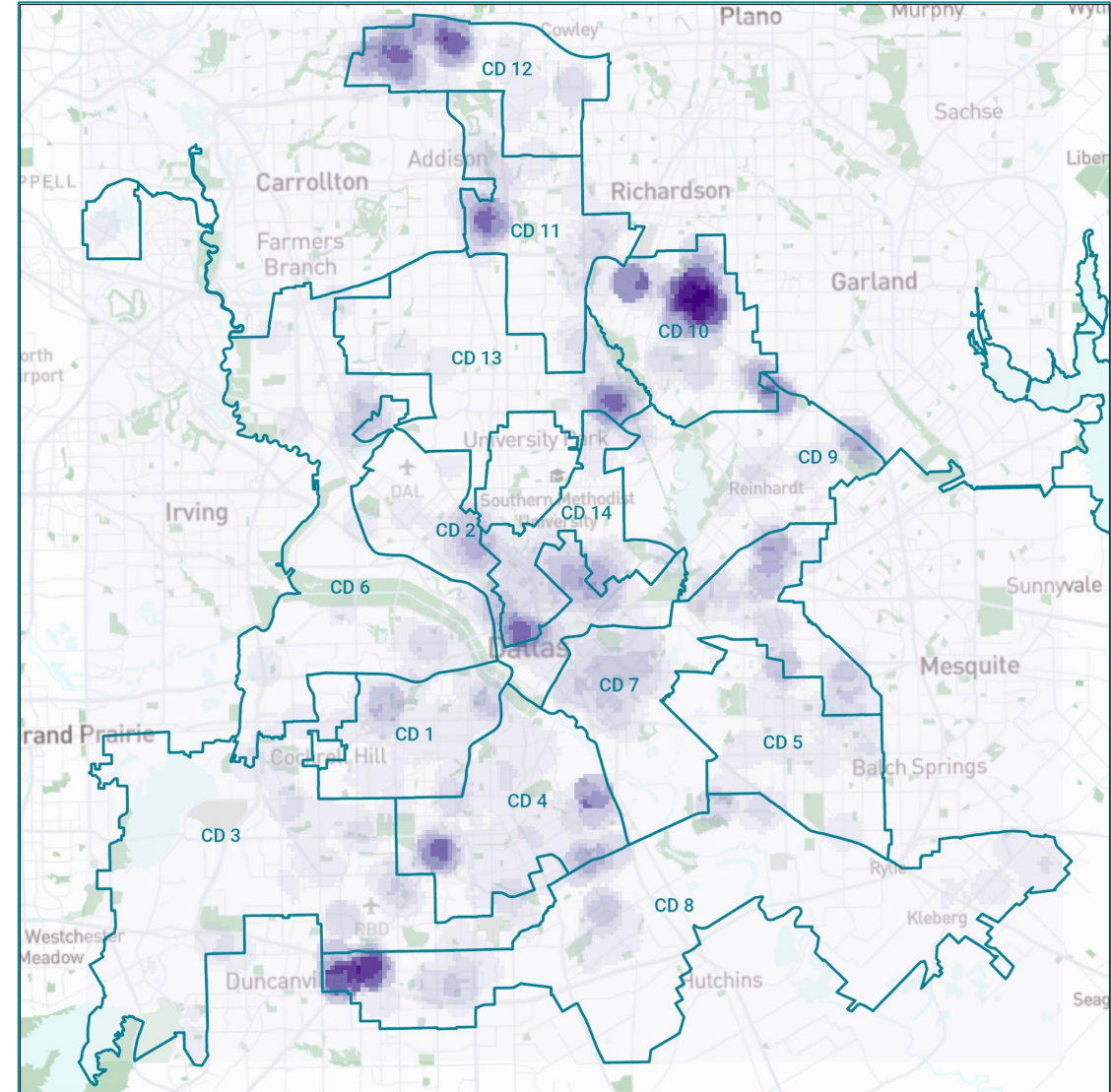
visit childpovertyactionlab.org/eviction-dashboard

Eviction Hotspots

Eviction filings per square mile
March 16, 2020 → August 27, 2021



Location	Evictions/Sq Mi
LBJ & Skillman / Forest & Audelia	>800
Red Bird / I-20 & US-67	>800
Downtown	>450
Preston & Montfort	>450
Dallas North Tollway & Frankford	>450
Kiest & US-67	>450
LBJ & Ferguson	>250
John West & Buckner	>250



Eviction Filings

By Council District, 2018 - August 27, 2021



★ Collin and Denton County data unavailable before 2019.

Median Filing Amount

What do City of Dallas renters owe?

Date Range	Median Filing Amount
All time <i>(January 3, 2017 - August 27, 2021)</i>	\$1,128
Pre-COVID <i>(January 1 - March 15, 2020)</i>	\$1,112
During COVID <i>(March 16, 2020 - August 27, 2021)</i>	\$2,382

• **The Household Pulse Survey** helps us understand what might be on the horizon for renters.



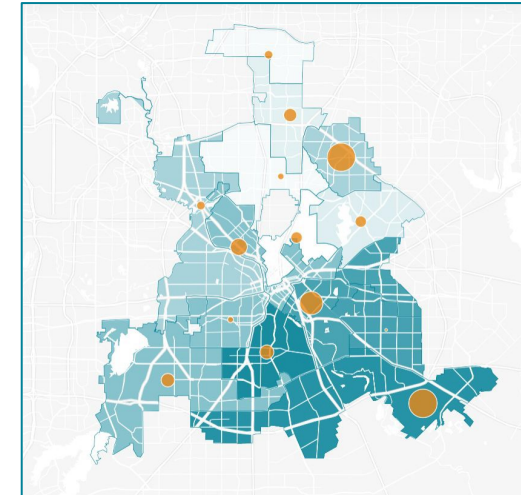
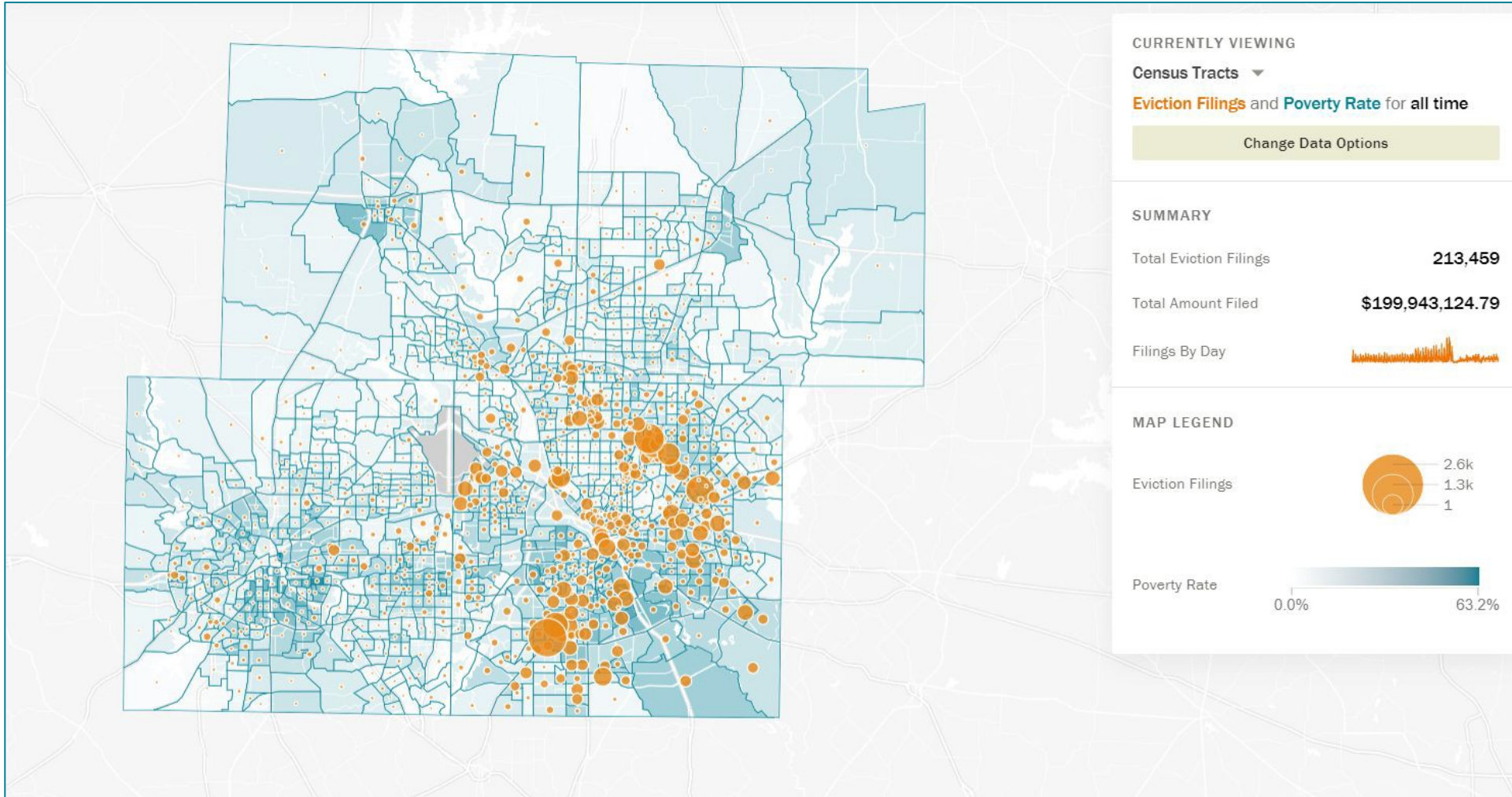
The most recent survey (August 4–16) reports:

- 8% (~25K in City of Dallas) of renter households have no confidence in making next month's rent
- 28% (~86K) have no or just slight confidence
- 45% of renter households with children report no or slight confidence
- 45% of renter households with less than \$25K in income report no or slight confidence

North Texas Eviction Project *(forthcoming)*



To improve the user experience of the dashboard and to include Denton, Collin, and Tarrant Counties alongside Dallas County, CPAL is working with a web developer to build a new eviction filing website.



New site will include sort feature by Council District.

Eviction filing data helps us support renters upstream of a crisis event.



The eviction filing data is being used to:

- Identify neighborhood “hotspots” for tenant/landlord outreach, education, and pop-up rental assistance events
- Connect directly with tenants via text/call and mailers
- Collaborate with other public agencies, like Dallas ISD, to reach families facing housing instability

Questions?

Ashley Flores, Senior Director –
Housing

ashley@childpovertyactionlab.org

Owen Wilson-Chavez, Senior Director
– Analytics

owen@childpovertyactionlab.org



United Way of Metropolitan Dallas



United Way of Metropolitan Dallas will now provide a presentation detailing the work being completed through the Eviction Prevention Task Force.



EVICTI ON PREVENTI ON TASK FORCE

CHILD
POVERTY
ACTION
LAB



Ashley Brundage

Executive Director of Housing Stability
and SVP Community Impact





Background

United Way of Metropolitan Dallas formed Dallas Rental Assistance Collaborative in May 2020 with generous funding from the City of Dallas.

CDC Moratorium expected to end by January 1, 2021

Advocates were sounding the alarm and we needed a coordinated effort.

Task Force has met monthly since November 16, 2020 as a place to coordinate response, share resources, and learn.



MEMBERSHIP



- City of Dallas – Dr. Priscylla Bento, Barksdale Haggins, Jessica Galleshaw
- Dallas County – Charles Reed, Erin Moore, Jheison Romain
- Child Poverty Action Lab – Ashley Flores
- Legal Aid of Northwest Texas – John Hasley and Tom Stutz
- Dallas Eviction Advocacy Center – Mark Melton
- Texas Tenants Union – Sandy Rollins
- Dallas ISD – Ashley Marshall
- Faith Groups – Faith Forward Dallas, Unite, Dallas Area Interfaith, Temple Shalom Dallas, Faith Commons
- Apartment Association of Greater Dallas – Ian Mattingly and Jason Simon
- Dallas Housing Authority – Dr. Myriam Igoufe
- Funders – Tolleson Wealth, King Foundation, Hirsch Family Foundation
- Nonprofits
- For-Profits
- Plus, more...



PURPOSE



- Prevent the anticipated high volume of evictions that could occur if/when Moratorium ends.
- Identify and work on urgent issues that will also be relevant to the eviction prevention space in the long term.



WORKGROUPS

- Ground Game
- Shelter Space
- Rental Assistance
- Policy/Advocacy
- Navigators
- Eviction Data



ACHIEVEMENTS

- Pilot pop-up event in Vickery Meadow
- Pop-up Event Playbook
- Flyer for rent and legal assistance with multiple resources and QR Code – English and Spanish
- Getting Evicted Flyer – English and Spanish
- Navigator model tested and proven
- Shared Housing pilot project introduced

Resources available at:

www.unitedwaydallas.org/rental-assistance/

Rental Assistance Pop-Up Playbook

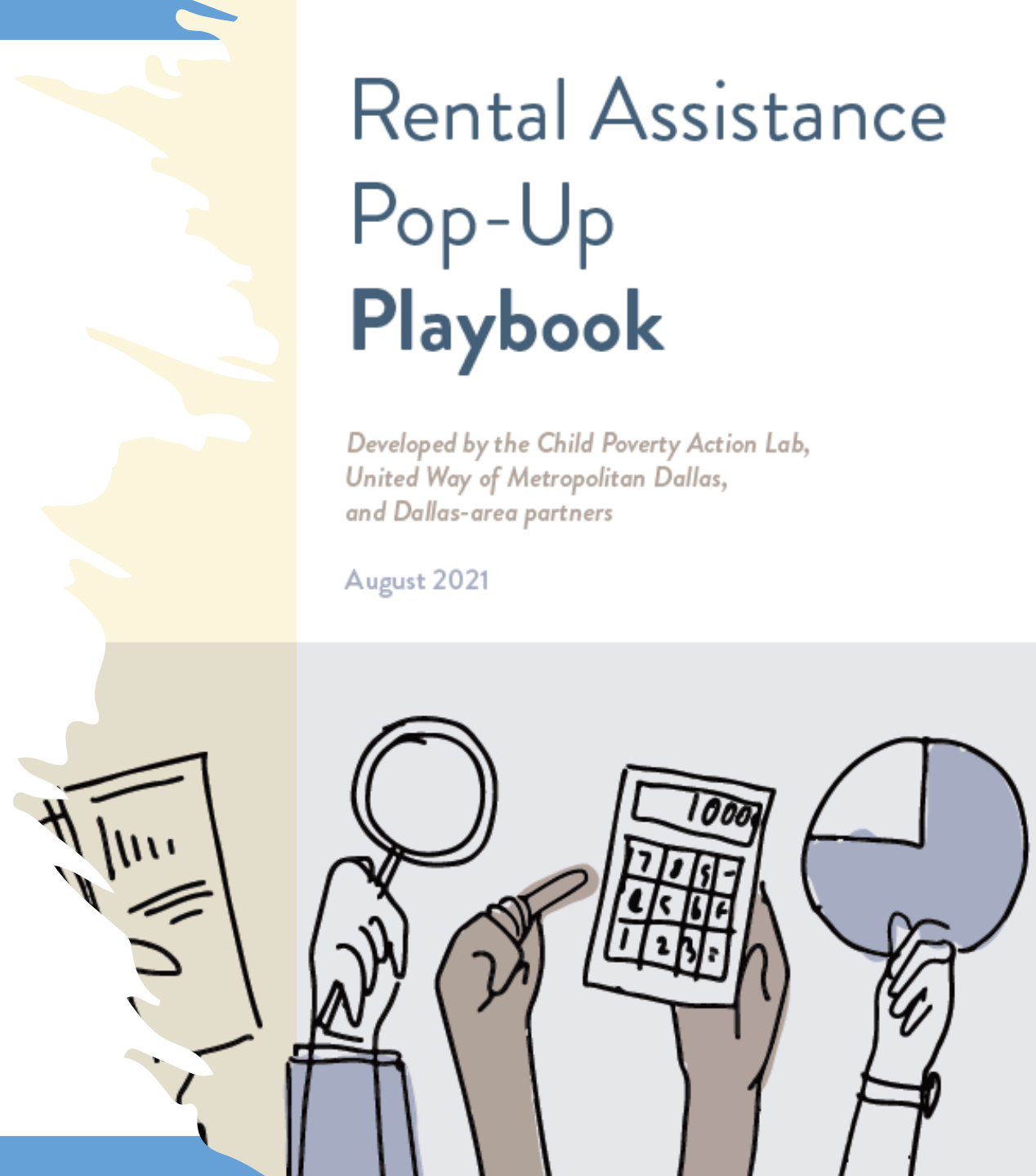
*Developed by the Child Poverty Action Lab,
United Way of Metropolitan Dallas,
and Dallas-area partners*

August 2021

CHILD
POVERTY
ACTION
LAB



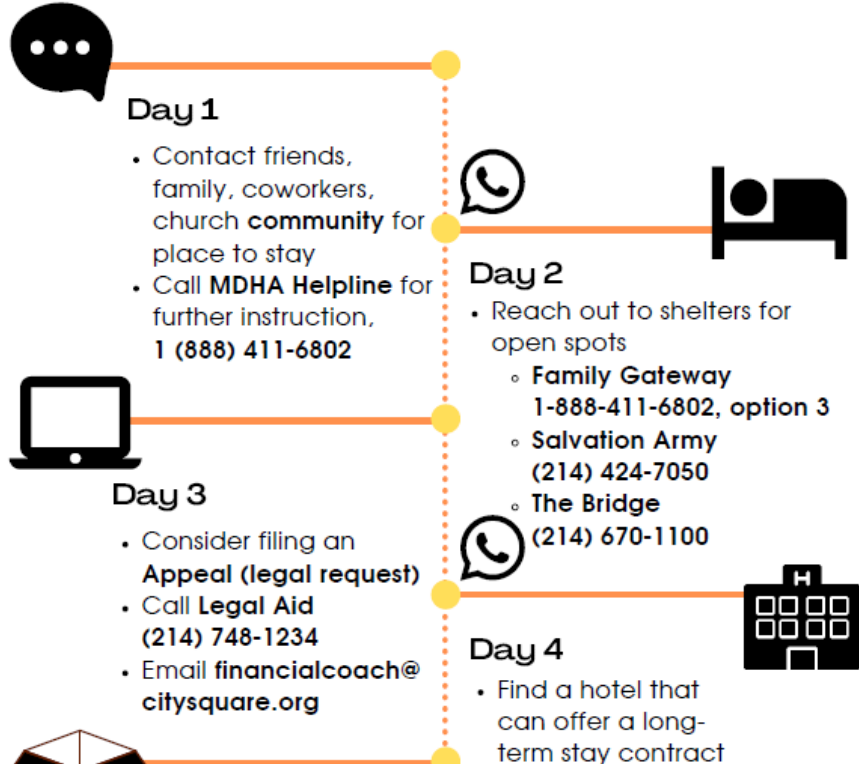
Metropolitan Dallas



Getting Evicted? Here's What You Can Do.



IF YOUR LANDLORD HAS WON THE EVICTION CASE IN COURT:



¿Está siendo desalojado? Tiene opciones.



SI SU ARRENDADOR GANÓ EL CASO DE DESALOJO EN LA CORTE:



Forecast and Next Steps



Forecast

- At the current rate, a total of 238 cases will be served by the City of Dallas Eviction Assistance Initiative by the end of December 2021.
- Should the eviction filings return to pre-COVID numbers we can expect an increase well beyond 250 cases in 2022 and 2023

Next Steps

- OEI will continue to work with community partners to understand where to direct limited resources;
- The Eviction Assistance Initiative is preparing for the legal representation and information needs of Dallas tenants in 2022 and 2023 as the COVID pandemic continues to impact communities in need.





Questions?





City of Dallas

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