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HOUSING IS SUMMIT 2021



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Eviction in Washington, DC:

Racial and Geographic Disparities in Housing
Instability before the Pandemic

Eva Rosen
Georgetown University

What do we know about eviction?

The eviction process negatively impacts the health and wellbeing, financial stability and future housing opportunities for renters.

(Desmond and Kimbro 2015; Desmond 2016)

Eviction disproportionately affects tenants who are Black, Latino, and women.

(Hepburn et al 2020)

Drivers of eviction include income volatility among low-income renters; rising rents relative to income; the lack for rental assistance for most eligible households; and the limited supply of affordable housing.

(Desmond 2015)

Serial Eviction is when landlords file for eviction on the same tenant in the same unit, multiple times per year, often without the intent to remove the tenant.

(Garboden and Rosen 2019; Public Justice Center 2017; Leung et al 2020; Immergluck et al 2021)

Eviction filings are far more common than evictions, and have consequences for tenants whether or not they result in eviction.

Data from the DC Superior Court (2014-2018)

SUPERIOR COURT OF THE DISTRICT OF COLUMBIA CIVIL DIVISION
LANDLORD AND TENANT BRANCH
510 4th STREET, N.W., Building B, Room #110, Washington, D.C. 20001 Telephone (202) 879-4879 www.dccourts.gov

JAY STREET ASSOCIATES, LP

Case No. LTB 18-21109

FILED
SEP 11 2018
Superior Court of the District of Columbia
Washington, D.C.

Phone Number (If Known)

SUMMONS TO APPEAR IN COURT AND NOTICE OF HEARING – FORM 1S

YOU ARE HEREBY SUMMONED AND REQUIRED TO APPEAR ON 10/3/18 AT 9:00 A.M.
PROMPTLY, in the Landlord and Tenant Courtroom, Room 109, Bldg. B, 510 4th Street, NW
Between E and F Streets, N.W., Judiciary Square Red Line Metro stop * Wheelchair accessible entrance located on F Street side of building.

- You are being sued for possession of the premises you occupy.
- This paper is a Summons in a lawsuit seeking your eviction.
- The Complaint attached to this Summons states the grounds for possession claimed by the Plaintiff. If the Complaint is not attached, a copy is available in the Landlord and Tenant Clerk's Office at 510 4th Street, Building B Room #110.
- If you, or your attorney, do not appear on the date and time listed above, a default judgment may be entered against you giving Plaintiff the right to evict you from the premises without any further court hearings.
- Court employees are not permitted to give advice on legal questions.

Notice to Occupant(s) Not Named on the Summons: If you live on the premises and wish to remain, you must come to Court even if you are not named as a Defendant on the Summons or Complaint.

PLEASE SEE THE BACK OF THIS FORM FOR IMPORTANT INFORMATION ABOUT THE COURT PROCESS. IF YOU HAVE ANY ADDITIONAL QUESTIONS ABOUT THE SUMMONS AND COMPLAINT, OR YOUR RIGHTS AND RESPONSIBILITIES, PLEASE CONSULT AN ATTORNEY PROMPTLY.

CITATORIO DE COMPARENCIA AL TRIBUNAL Y AVISO DE AUDIENCIA

POR MEDIO DE LA PRESENTE SE LE EXIGE Y ORDENA QUE COMPAREZCA E 10/3/18 A LAS 9:00 A.M. PUNTUALMENTE a la Sala de Arrendadores e Inquilinos, 510 4th Street, NW, Edificio B
Entre las Calles E y F, N.W. Paradero de Metro, Judiciary Square, Línea roja * Entrada accesible para silla de ruedas por la Calle F.

- Se le demanda por transferencia de la tenencia de la propiedad en que habita.
- Esta escrito es un citatorio de una demanda para su desalojamiento.
- La demanda adjunta a este citatorio declara la base del demandante para la tenencia que pide. Si la demanda no esta adjunta, hay una copia disponible en la oficina de la Secretaría de Arrendador e Inquilino en la 510 4th Street, NW, edificio B #110.
- Si usted o su abogado no comparecen a la hora y en la fecha indicada, se podría emitir un fallo en su contra por incomparecencia, permitiendo así que el demandante lo desaloje del lugar sin necesidad de audiencias posteriores.
- Al personal del tribunal no es les permite asesorar en cuestiones jurídicas.

Advertencia a los Inquilinos no nombrados en la demanda: Si usted vive en la propiedad y desea permanecer ahí pero no ha sido mencionado como inquilino, debe presentarse al Tribunal aun si no es nombrado como demandado en la convocatoria a demanda.

VEA AL DORSO DE ESTA FORMULARIO: INFORMACION IMPORTANTE SOBRE EL PROCESO JUDICIAL. SI TIENE MAS PREGUNTAS SOBRE LE CITATORIO Y LA DEMANDA O SOBRE SUS DERECHOS Y DEBERES, CONSULTE A UN ABOGADO PRONTO.

10864 74898 11

CLERK OF THE COURT

Phone No. Email Address (required only for attorneys) Costs of this suit to date are \$ 26.00

Para pedir una traducción, llame al (202) 879-4828 如需翻譯，請電 (202) 879-4828 或親往律師事務所

Đề có một bản dịch, hãy gọi (202) 879-4828 或親往律師事務所

Call (202) 879-4828 for a translation or visit the court clerk's office

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ORIGINAL

FILED
LANDLORD & TENANT
APR 24 2018
Superior Court of the District of Columbia
Bldg. B, 510 4th Street, NW, RM. 110 Washington, DC 20001 Telephone (202) 879-4879

L&T 6526-18

Plaintiff/Landlord v. Defendant/Tenant

NOTICE TO TENANT OF PAYMENT REQUIRED TO AVOID EVICTION

A (check one) ☒ default or ☐ judgment for possession for nonpayment of rent was entered against you on (date) 4/19/18. This means that the Landlord has the right to evict you. However, at any time before the U. S. Marshals Service has completed your eviction, you may avoid eviction by paying the amount listed in paragraph (e). Payment must be made in full, directly to the Landlord. The Landlord is required to accept your payment as long as the eviction has not been completed. If you wait until the U.S. Marshals Service has arrived at the property to conduct the eviction, you can pay the Landlord only by cash, cashier's check, or money order. You are required to pay only the amounts included on this form to avoid eviction, although these amounts will increase as specified below. SEE NOTE AT THE BOTTOM OF THIS PAGE. The Landlord may not require you to pay any other amounts to avoid eviction; however, the Landlord may seek additional fees through a separate court action. If you disagree with the amounts shown below and you wish to challenge them, you should come to court immediately, with any papers or other evidence, and file an Application to Reduce Payment Required to Avoid Eviction.

a. RENT: the amount of rent owed (not including late fees, court costs, or any other costs)

$$\frac{\$1,327.00}{\text{Rent/mo}} \times \frac{1}{\text{\# of mos. owed}} + \frac{\$305.15}{\text{add'l partial payment owed, if any}} = \frac{\$1,632.15}{\text{Total Rent Owed}}$$

b. COURT COSTS:

$$\frac{\$37.50}{\text{Total Court Costs}}$$

c. LATE FEES: The Tenant cannot be required to pay a late fee unless a judge approves this form by signing it on the second page.

$$\frac{\$}{\text{late fee/mo}} \times \frac{\# \text{ of mos. owed}}{\text{add'l partial payment owed, if any}} = \frac{\$}{\text{Total Late Fee Owed}}$$

d. OTHER COSTS: The Tenant cannot be required to pay other costs unless a judge approves this form by signing it on the second page.

$$\frac{\$}{\text{other costs owed for (specify)}} = \frac{\$}{\text{Total Other Costs}}$$

e. As of (date) 4/19/18, the amount you must pay to avoid eviction is:

$$\frac{\$1,669.65}{\text{TOTAL}}$$

Note that the total amount you must pay to avoid eviction will increase over time. Specifically:

- Each month, on the dates indicated in your lease agreement, an additional month's rent, and late fees of \$_____ will be added to the total that must be paid to avoid eviction. Currently, your monthly rent is \$1327. If the amount of your monthly rent increases or decreases, you must pay the new amount.
- If the Landlord files a writ of restitution after this form has been issued, then the amount you must pay to the Landlord to avoid eviction will increase by \$18. You will be responsible for paying the additional amount directly to the Landlord. (This additional payment is not required if the property is owned by the D.C. Housing Authority.)
- If the U.S. Marshals Service arrives on the premises to evict you, then the amount you must pay to the Landlord to avoid eviction will increase by \$195 (over and above the \$18 described in #2). (This additional payment is not required if the property is owned by the D.C. Housing Authority.)

CourtVIEW

Home Search Results Log on

2018 LTB 021609 JAY STREET ASSOCIATES, LP VS. HAMM, MAYA L&TC

Case Type: Landlord & Tenant Branch Action: Complaint for Non-Payment of Rent Filed

Case Status: Closed Status Date: 09/11/2018

File Date: 09/11/2018

Party Information

JAY STREET ASSOCIATES, LP - Plaintiff

Disposition: Alias Party Attorney: COLE, TIMOTHY P

Dis Date: HAMM, MAYA - Defendant

Disposition: Alias Party Attorney: PRO SE

Dis Date: PRO SE

Events

Date/Time	Location	Type	Result	Event Judge
10/03/2018 09:00 AM	Landlord & Tenant Courtroom B-109	Initial Hearing	Initial Hrg Not Held. Default Entered at Roll Call	
01/22/2019 09:30 AM	Courtroom B-53	Hrg on App for Termination of Stay & Notice to Def	Hrg on App to terminate stay of execution Granted	
02/12/2019 10:00 AM	Courtroom B-53	App for Stay of Execution of Writ	Hrg on App for Stay of Execution of Writ Co	
02/19/2019 10:00 AM	Courtroom B-53	App for Stay of Execution of Writ	Hrg on App for Stay of Execution of Writ Granted	
02/27/2019 10:00 AM	Courtroom B-53	App for Stay of Execution of Writ	Hrg on App for Stay of Execution of Writ Granted	

Docket Information

Date	Docket Text	Image Avail.
09/11/2018	Complaint for Non-Payment of Rent Filed. Receipt: 481644 Date: 09/13/2018	Image
09/12/2018		Image
09/26/2018		Image
10/03/2018		Image
10/03/2018		Image
10/04/2019		Image
01/07/2019		Image
01/07/2019		Image
01/08/2019		Image
01/22/2019		Image
01/22/2019		Image

Services Provided by: eQuivant

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Key Findings

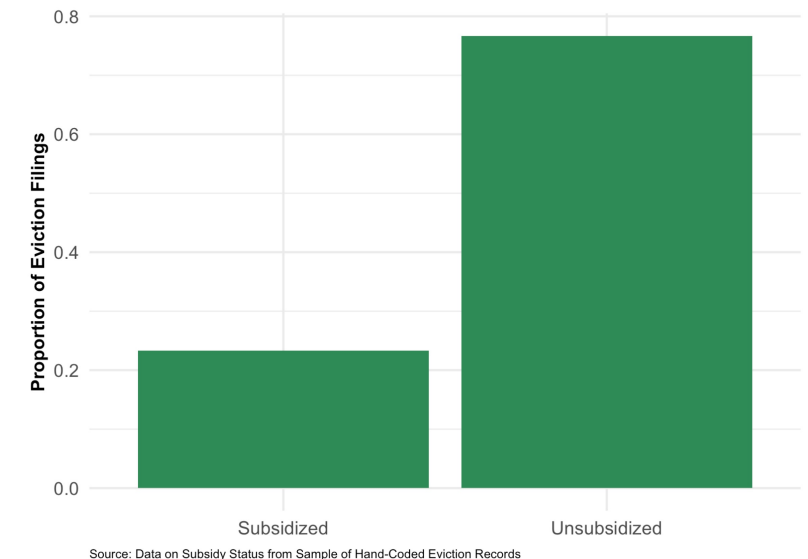
Landlords in the District filed about **32,000 residential eviction notices annually** with the Court.

Eleven percent of DC renters - or about **1 out of every 9 renter households** - received at least one eviction filing in 2018. Many received more than one.

93 percent of filings are for **non-payment of rent**.

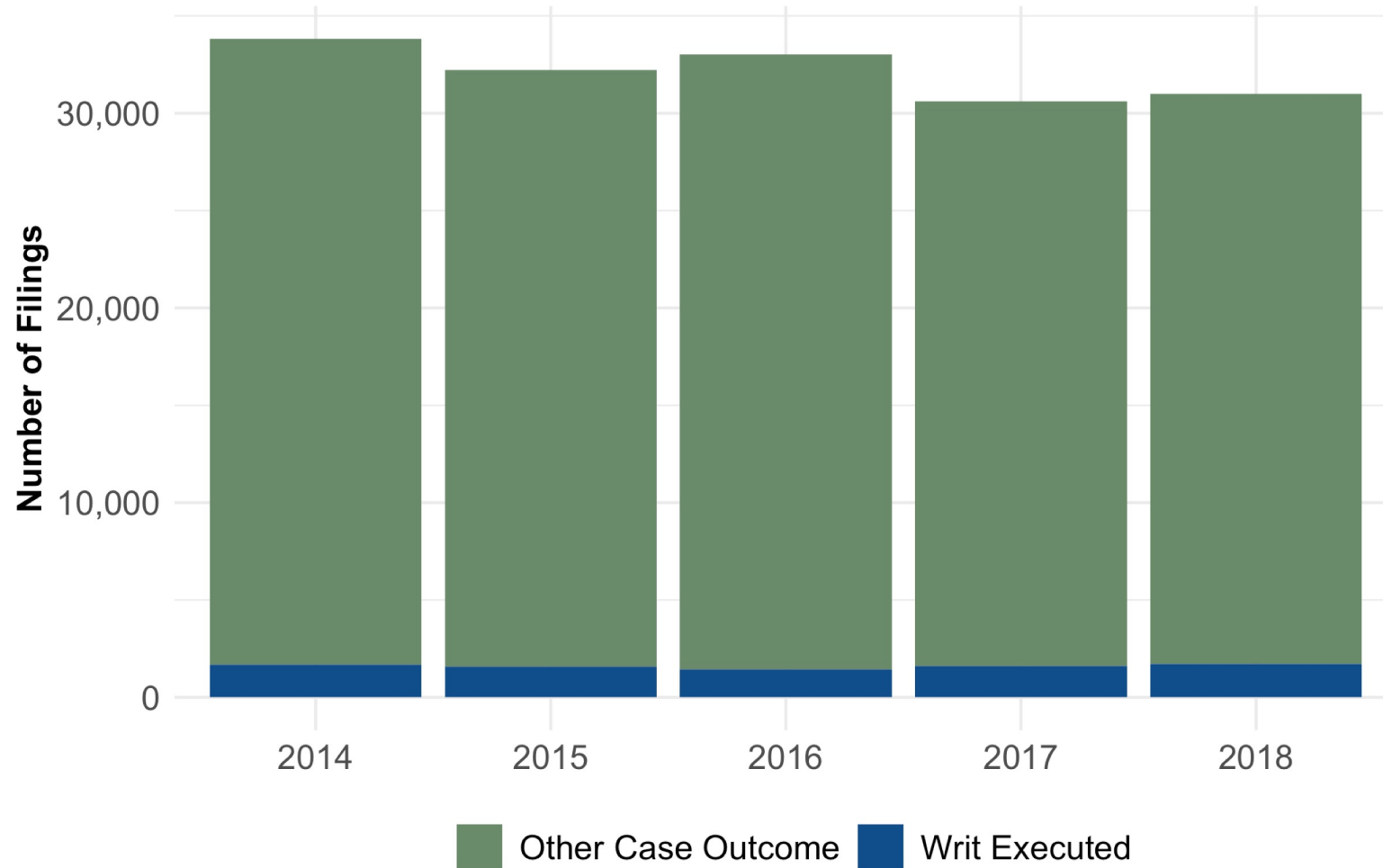
Nearly **one quarter** of filings are for tenants who have a **rental subsidy**.

The **rate of eviction filings** in the District is among the highest nationwide



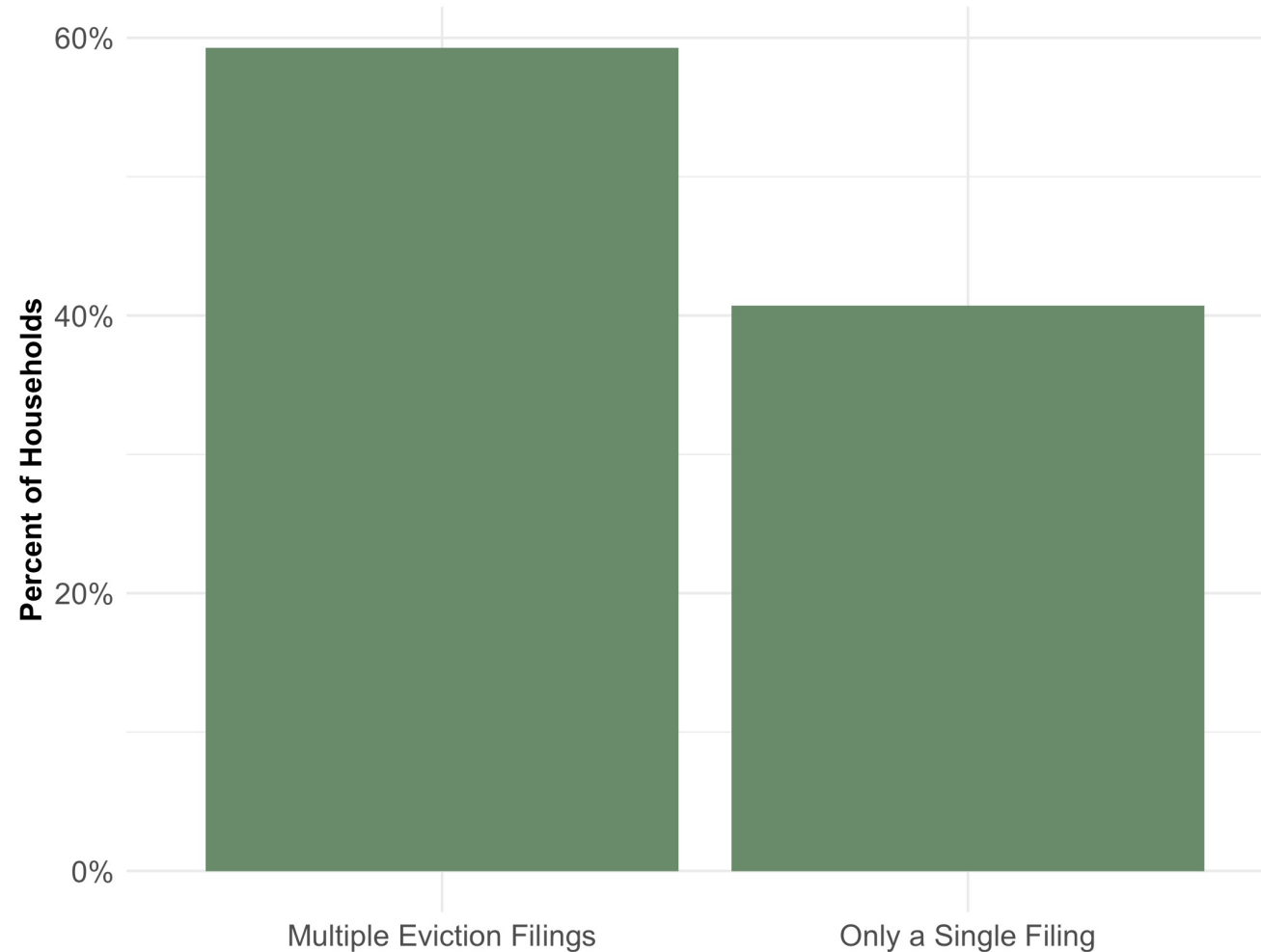
Eviction Filings and Eviction

Washington, DC (2014-2018)



Serial Filing

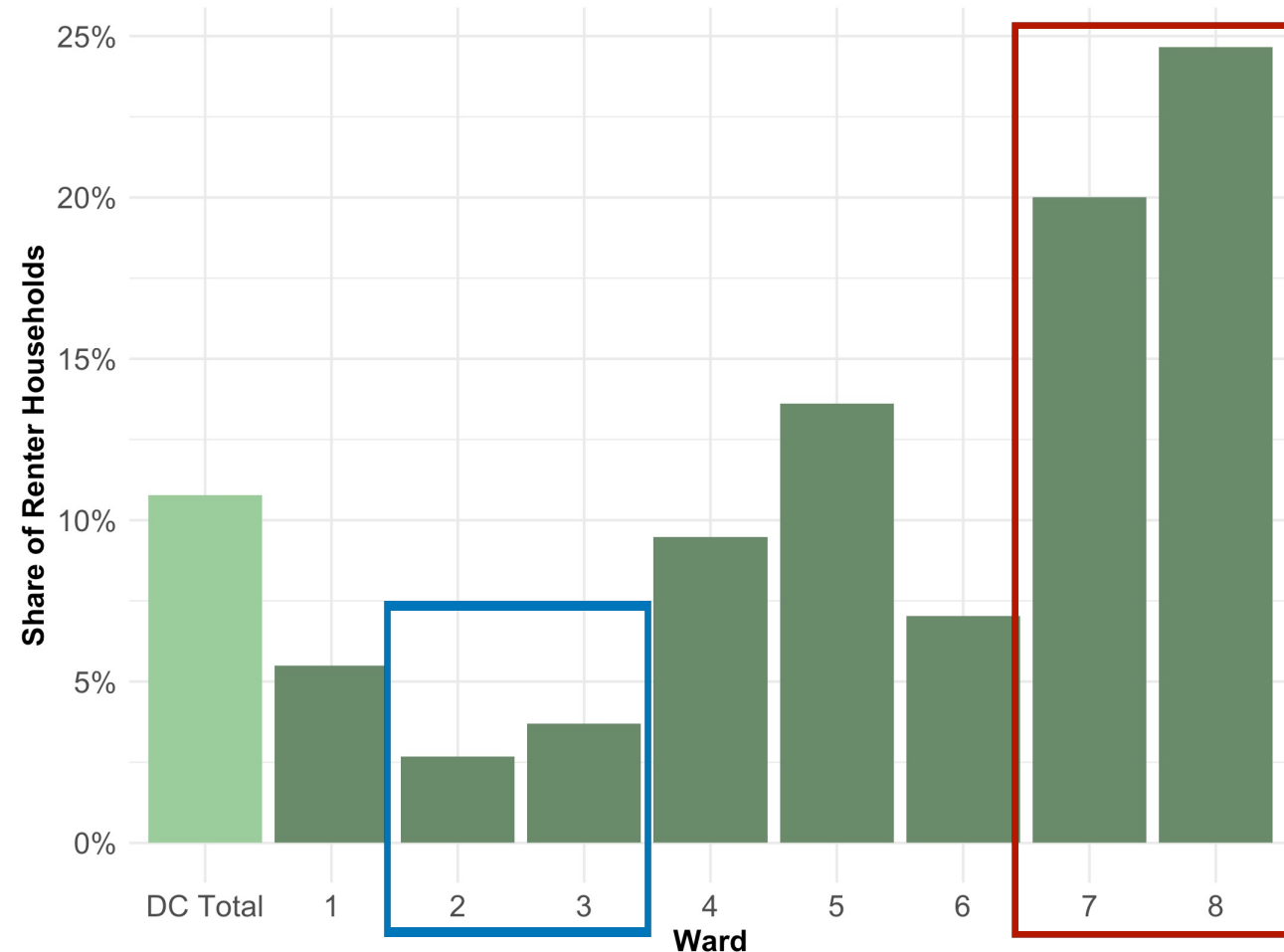
60% of households who received filing, received more than one filing
Washington, DC (2018)



Eviction Filings

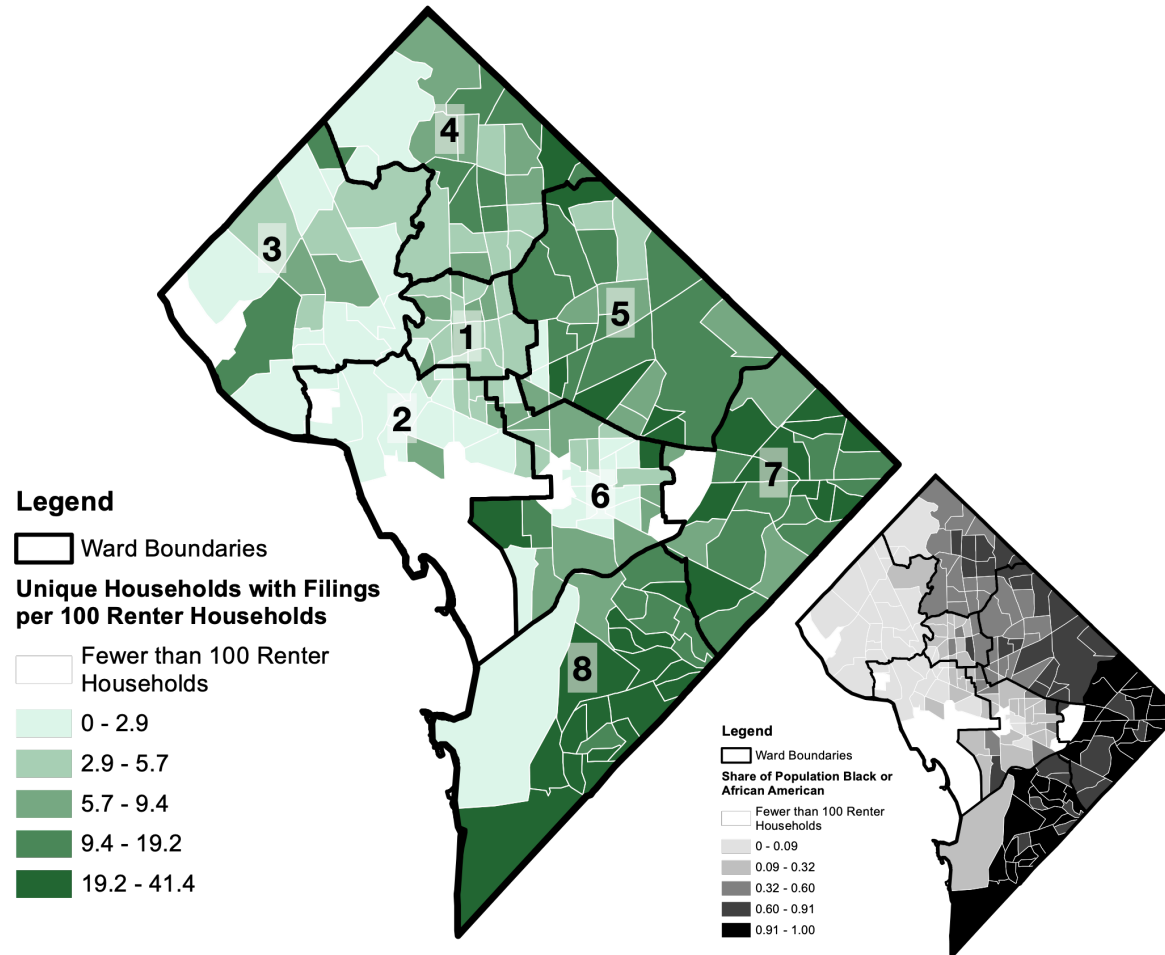
Filings are concentrated in certain neighborhoods

Washington, DC (2018)



Neighborhood Hotspots in Eviction Filing Rates

Washington, DC (2018)

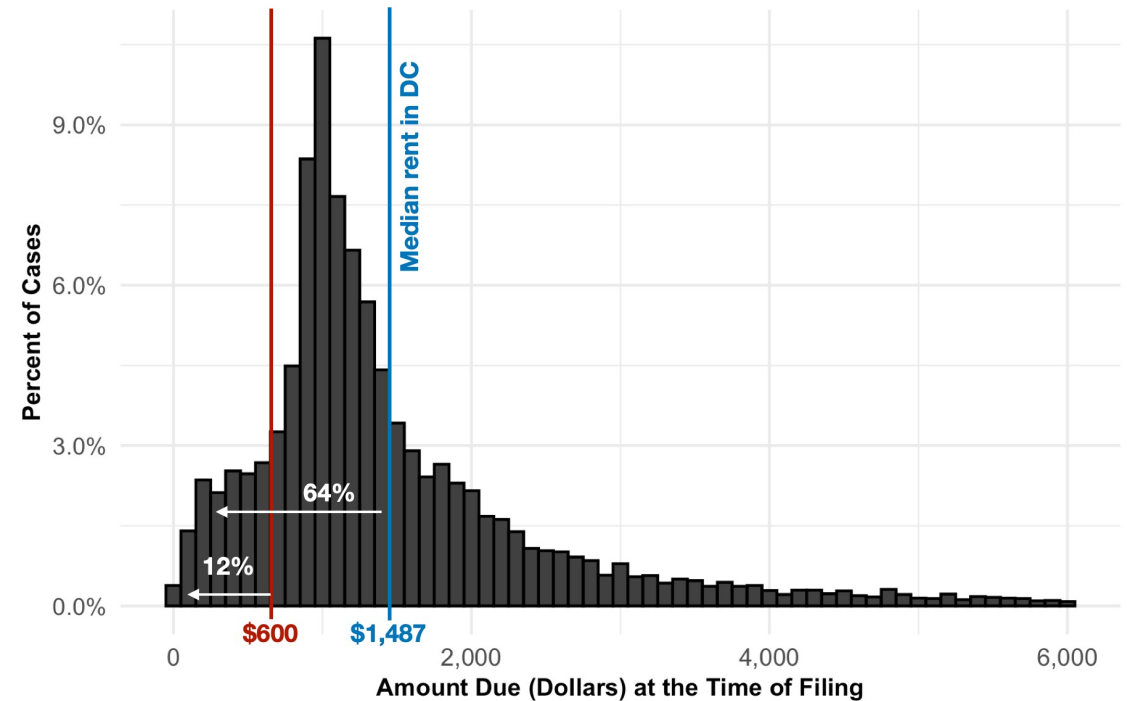


Amount owed on Eviction Filings

At the time of the filing, the typical renter in Washington, DC owes **\$1,207**

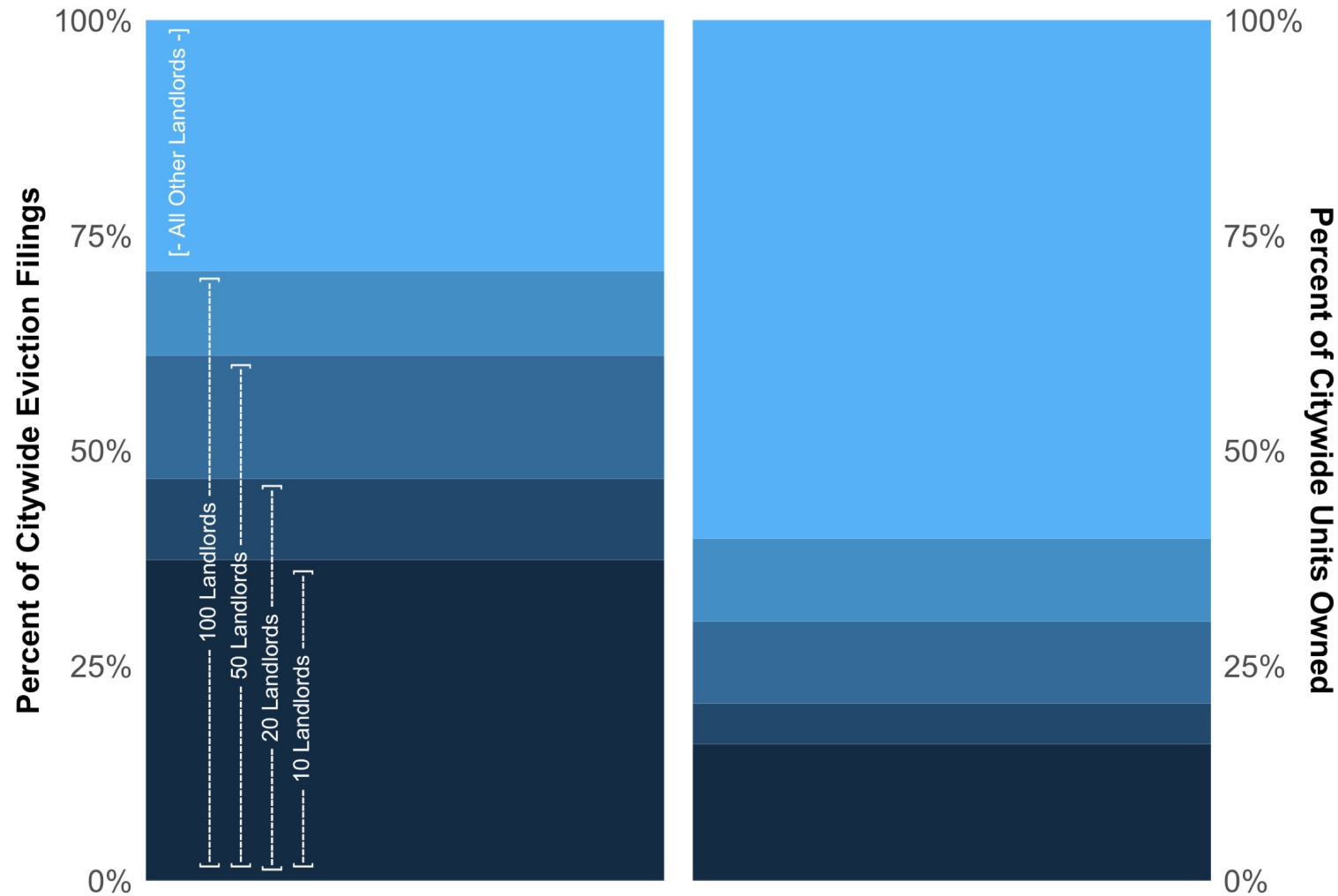
- About 12 percent of renters summoned to court owe less than **\$600**
- Nearly two-thirds of renters owe less than the citywide median rent of \$1,487 when they are summoned to court

By the time eviction occurs, the typical household owes **\$2,241**



Source: Data hand-coded from 2018 eviction records.

20 property owners filed half of all eviction filings in 2018, but owned 21 % of the total units in DC



Landlord and Tenant Legal Representation

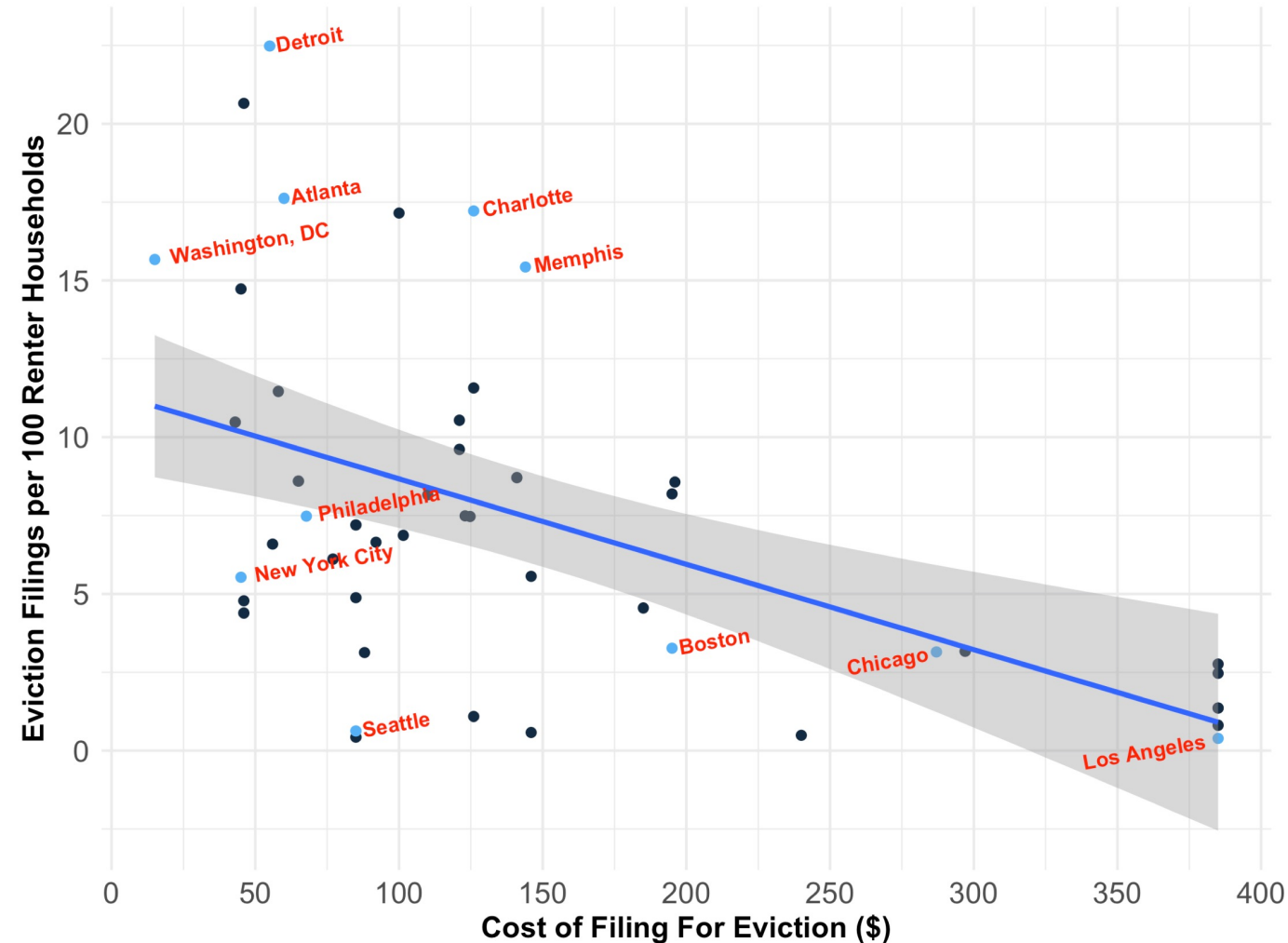
Nearly all landlords are represented by a lawyer

In contrast, very few tenants have representation

- Tenants arrived in Court represented by an attorney in only 1.78 percent of cases
- In an additional 1-3 percent of cases, a tenants seeks legal representation through the Tenant Resource Center for assistance in their case.

Filing Fees and Filings Rates

The filing fee in DC is the lowest of major cities



Policy Implications

Eviction prevention is an economic and racial justice issue

Landlord-side interventions provide important stopgap measures *before* an eviction is filed

Access to legal counsel helps to level the playing field for tenants facing eviction

Record sealing is essential for mitigating eviction stigma and preventing harm to tenants

Emergency rental assistance can serve as a tool of eviction prevention

Subsidized housing is the most effective tool to combat housing instability in the long-term

Thank you.

Thanks to Brian McCabe, collaborator
and coauthor.



@eva_rosen



<https://bit.ly/evictionDC2020>

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