

## Eviction Reduction Subcommittee Meeting notes – 7/22/19

Tenant-Landlord Commission's (TLC) Eviction Reduction Subcommittee meeting took place on 7/22/19 from 7:04 PM until 8:05 PM. In attendance were: Jennifer Endo, Haley Mixson, Bismah Ahmed, Matthew Whitfield, David Timm, and Kellen MacBeth.

- **AHC Eviction Prevention Program** - Haley provided an overview of AHC's eviction prevention program which has been operating for the last 5 to 6 years at AHC properties. The program focuses on helping tenants at risk of eviction to ensure that they do not end up going through the eviction process (i.e., tenants with late notices, etc.). They have 4 staff serving approximately 3,000 units in Arlington. It is a lot cheaper to prevent evictions than to carry them out because it costs AHC approximately \$5,000 to turn over a unit. About 80% of the families they work with are prevented from being evicted. They did not have specific data on the overall eviction rates at AHC but would provide that information to the subcommittee. They said that providing additional rental subsidies would be the best way to reduce evictions in Arlington--the costs of housing are rising faster than resident's ability to pay. The attendees discussed various aspects of the program and asked clarifying questions.
- **General District Court Proposal** -
  - Landlord Survey - Kellen reached out to Bismah and Ludwig Gaines following the July TLC meeting and asked for confirmation that AOBA and NVAA would be able/willing to survey their members about evictions in Arlington. Bismah said that AOBA was willing to conduct a survey and Ludwig said he will raise the question to the NVAA Board. The Subcommittee discussed the questions for the survey which include: cause of evictions and number of evictions. Kellen also suggested including questions about acceptance of Housing Choice Vouchers, Housing Grants, and criminal background checks to help with the work of the Housing Discrimination subcommittee. Bismah said that she would send out a first draft of the survey questions to the TLC for comment/edit. Kellen also offered to ask Alexandria and Fairfax if they would like their landlords included in the survey to continue collaborating with their tenant-landlord related commissions. He will reach out and let Bismah know.
  - Fairfax County Research - The subcommittee members discussed how to collect information about Fairfax County's strategy of having all first hearings for evictions on the same day. Kellen will reach out to Arlington's Department of Human Services to see if they can gather this information (do all parties involved like this strategy? are there any issues with it?). Matthew did not think that consolidating the first hearings to the same day in Arlington would increase the total timeline for eviction proceedings.
  - Eviction Data Collection - The subcommittee members also discussed if it was possible to collect additional information from court documents related to evictions. Specifically, the subcommittee thought it would be helpful to know 1) the amount of back rent due and 2) the reason for the eviction (i.e., non-payment of rent, lease violation, etc.). While this information would likely not change the subcommittee's commitment to the General District Court proposal (which all members present expressed support for), it could be helpful for additional work related to evictions. David agreed to reach out to

George Washington University to see if faculty or students would like to take on the research collection effort. Kellen agreed to reach out to Marymount University and George Mason University for the same reason. Matthew agreed to see what information Richmond had collected for their eviction reduction efforts.