

Meeting notes: Tenant-Landlord Commission's (TLC) Eviction Reduction Subcommittee meeting which took place on 9/23/19 from 7:03 PM until 8:16 PM with Lucy Yohn, Bismah Ahmed, Matthew Whitfield, Darryl Leedom, Sonia Edwards, Jose Quinonez, Sonia Quinonez, and Kellen MacBeth in attendance.

- **Wesley Eviction Prevention Program** - Darryl and Sonia L. provided an overview of the Wesley Housing Development Corporation's Housing Stability programs. Wesley has about 2,000 units in the DC/Northern Virginia area with about 365 units in Arlington. Of the 2,000 units, about 500 are serving vulnerable populations. They are anticipating that about 125 new units will join their portfolio in Arlington soon. \$31,000 is the average income for their units. Once one of their tenants is sent a 5-day late notice, they set up a meeting to discuss the circumstances that lead to the late rent and identify how much of their rent they will be able to pay that month. They work with community partners (churches, nonprofits, etc.) to make up the difference in the rent paid and amount due. They focus on one-to-one work with tenants to reduce evictions and put them on a payment plan. In 2018, they prevented 194 evictions and so far in 2019, they have prevented 166 evictions. They do not want to have to evict tenants because it costs them approximately \$6,000 to \$8,000 to turn over a unit.
- **APAH Eviction Prevention Program** - Jose Quinonez provided an overview of APAH's Housing and Family Stability Program. They have approximately 4 resident services staff that provide these types of support services for their residents. 1 Resident Service coordinator is in charge of the eviction prevention program. They used to look at 5-day late rent notices but then narrowed their focus to tenants most at risk of being sent to court for eviction. They recently changed their policy so that tenants who owe less than \$500 in rent will not be evicted. They also provide incentives for tenants to attend financial planning sessions--they provide a one-time amount of \$50-\$100 off rent for tenants who attend five or more sessions. They had a 1% eviction rate last year and this year for non-payment or rent--this percentage reflects those who received an eviction judgement in court. APAH has 1,900 units in Arlington almost all of which are CAFs.
- **General District Court Proposal Next Steps** - Since the TLC approved the three eviction reduction proposals for the General District Court at the September meeting, the subcommittee attendees discussed their next steps. Kellen and Matthew will meet with DHS in October to discuss changes the TLC made to the proposal since early summer and scheduling a meeting with the judges. DHS would like to collect more data about the impact of moving all first eviction hearings to the same day of the week but the subcommittee members have struggled to find data on its impact at neighboring jurisdictions who already do this. Kellen reached out to a TLC contact in Fairfax but has not heard back. He offered to reach out to a Landlord Tenant Relations Board contact in Alexandria as well. Bismah will reach out to AOBA members to see if their attorneys would be willing to discuss the impact on landlords. Kellen will reach out to APAH, Wesley, AHC, and Paradigm to see if their attorneys can provide information about the impact of Fairfax/Alexandria's same-day schedule versus Arlington's more scattered schedule. The subcommittee also discussed the importance of having the County Board support the Eviction Reduction proposal. Kellen said he would reach out to Matt de Ferranti and other board members to see if they can publicly support the proposals.