



Arlington County Eviction Prevention Update

Tenant Landlord Commission Meeting
October 12, 2022



Program History

- Arlington's eviction prevention program began in 1975 as a community initiative
- Program intent to provide same day / emergency rent, utilities and transportation assistance
- Some funds administered by Arlington Thrive; Other funds administered by DHS.
- Pre-pandemic – average of \$900k spent annually
- Eligibility criteria:
 - 50% AMI or less
 - Provide eviction notice or five-day notice of writ
 - Arlington resident; no other legal documentation required

Eviction Prevention during COVID

Eligibility Criteria - loosened

- 80% AMI or less
- No proof of hardship for local funding

Households Served

4,826 unduplicated

Demographics

22% of households - African American

49% of households - Hispanic

County Expenditures

FY 20 – FY 22 - \$12,987,904 (includes federal, state, and local funds administered directly by Arlington DHS and Arlington Thrive)

State Rental portal closed 5/15/2022

- December 2020 – June 2022
- 3,562 unduplicated households
- \$35,173,123.94 distributed

Trends in Eviction Prevention & COVID Assistance

Fiscal Year	Budget*	Unduplicated Households Served	Avg. Times Served	Total Payments Made	Avg. Payment Made
2019	\$1,162,171	896	-	-	-
2020	\$2,753,267	1,555	1.6	2,500	\$1,001
2021	\$7,508,007	1,586	2.6	4,091	\$1,230
2022	\$2,726,630	1,685	1.5	2,517	\$1,618
2023 (to date)	\$2,507,130	688 (to date)	1.6	1,092	\$2,584

*Budget includes local, state, and federal funding for eviction prevention.

**Data incomplete for FY 19 and prior years due to new data collection system implemented in FY 20.

***Excludes state portal assistance

Other County Housing Assistance Programs (FY 2023)

- **Housing Grants** – \$14.3 million (\$2.3 million one-time)
 - 1,561 recipients under three major eligibility buckets:
 - 65 years or older
 - Totally and permanently disabled or residents that are active in a County-operated mental health program
 - Working families with at least one child under age 18
 - Arlington resident with legal status
 - Income & asset restrictions
 - Does not pay 100% rent for recipients
- Permanent Supportive Housing – \$5.3 million
- Housing Choice Voucher - \$22.8 million (federal)
- Real Estate Tax Relief for Senior & Disabled - \$4.5 million
- AHIF - \$16.9 million (\$7.3 million one-time)
- Continuum of Care homelessness programs and subsidies - \$9.3 million (federal, state, and local funds)

Comparator Jurisdictions

Jurisdiction	Local Assistance	State Assistance	Eligibility
Arlington	No cap	Refer to DCHD state portal	Anyone at or below 80% of AMI
Fairfax	None	County administers state funds directly	DCHD requirements: Less than 80% of AMI, proof of loss of income as a result of COVID, 18-month cap
Prince William	None	Refer to DCHD state portal	DCHD requirements: Less than 80% of AMI, proof of loss of income as a result of COVID, 18-month cap
Loudoun	None	Refer to DCHD state portal	DCHD requirements: Less than 80% of AMI, proof of loss of income as a result of COVID, 18-month cap
Alexandria	Cap of 3 times of assistance at \$500 each time (at beginning of pandemic)	Refer to DCHD state portal	DCHD requirements: Less than 80% of AMI, proof of loss of income as a result of COVID, 18-month cap

FY 23

Strategy for Eviction Prevention

Phased approach with return to original policy on addressing emergency evictions

- Letters sent to all households who received assistance since the onset of the pandemic, informing them of upcoming eligibility changes
- Effective 9/30/2022 – reduced income eligibility from 80% to 50%
- Effective 12/31/2022 – reinstate proof of loss of income or other documentation as well as eviction notice or 5 day notice of writ

Eligibility

At or below 50% of AMI

Must submit proof of loss of income, a 5-day notice to pay or quit, a late notice on rent, or an eviction notice

Spending cap per household

\$7,000 in a given fiscal year

Exceptions granted with written permission from the Economic Independence Division Director

Next Steps

Next Steps:

- Conduct follow-up by staff to determine case management needs
- Recruit three additional FTEs to enhance case management and housing locator services to prevent eviction and identify available units
 - 2 bilingual social workers in the Clinical Coordination Program to provide case management support
 - 1 Housing Locator to identify available units and rehouse residents in need

Questions?

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