

Saving DC's Rental Housing Market Strike Force

February 19th, 2021





Today's Agenda

- Call to Order
- Welcome
- Open Meeting Process Review
- Feb. 12th Meeting Summary
- Current Market Conditions and State of Evictions
- Research on Eviction Process
- Discussion
- Public Comment
- Closing Comments and Adjourn

Ground Rules



- Respect the Process
- Be Present and Engaged
- Follow the Facilitators' Directions
- Allow Every Voice to be Heard
- Speak Courteously and Respectfully to Others
- Maintain Zero Tolerance for Any Comment (Verbal or Written) that is Meant to Attack or Intimidate Another Person, or is Obscene

Process Review: Public Meeting Regulations

- Notice shall be provided when meetings are scheduled and when the schedule is changed.
- Except for emergency meetings, a public body shall provide notice as early as possible, but not less than 48 hours or 2 business days, whichever is greater, before a meeting
- This meeting will be recorded for public record
- A copy of the meeting summary will be made available for public inspection as soon as practicable, but no later than 3 business days after the meeting



Public Comment Period

- Public observers will have 15 minutes set aside at the end of every meeting for verbal comments. If you would like to make a verbal comment please make your request known using the Question and Answer function.
- The facilitator will call on each name as it appears and the attendee will be invited directly into the Zoom room. Please note your video will remain disabled.
- We ask all commenters to be respectful of time and reserve space for additional voices.
- Written comments can also be provided using the Question and Answer function at any point during the meeting. These comments will be a part of the public meeting record.

February 12th Meeting Summary



State of the DC Multifamily Rental Market

Apartment & Office Building Association of Metropolitan Washington (AOBA)

By: Randi Marshall, Vice President of Government Affairs, D.C.

February 19, 2021

State of the DC Multifamily Rental Market

Presentation Outline

- Rental Unit Inventory
- Market Rents
- Vacancy Rates



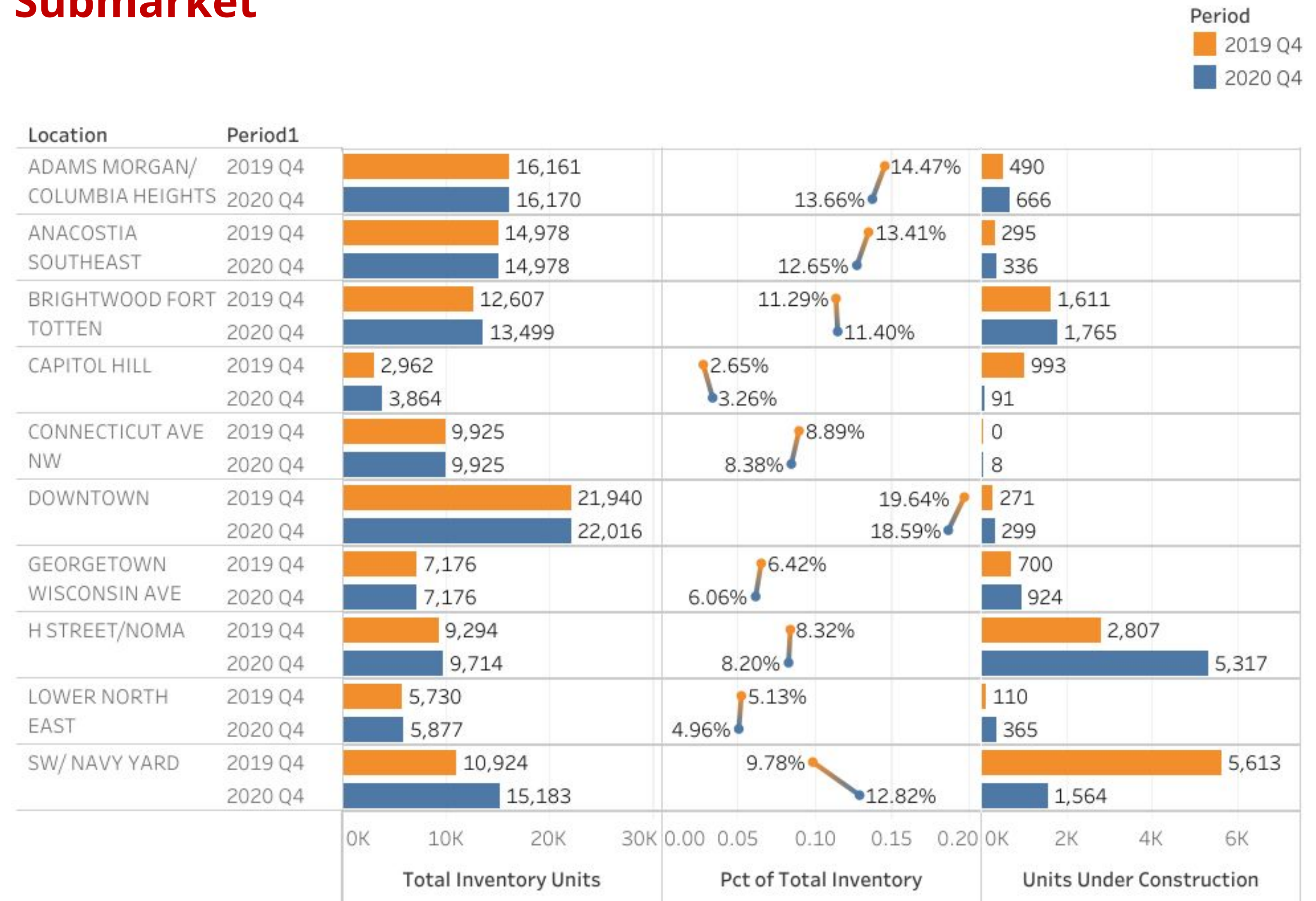
State of the DC Multifamily Rental Market

Rental Unit Inventory by Submarket

2019 Q4 vs 2020 Q4

The Downtown submarket has been the location of the highest density of multifamily rental units in the District since 2006. This submarket includes the neighborhoods of Dupont Circle, Logan Circle and Foggy Bottom. In the past, the second and third largest submarkets of rental units have been Adams Morgan/Columbia Heights and Anacostia/Southeast.

However, in the last decade the submarkets of SW/Navy Yard and H Street/NOMA have added just over 20,000 rental units, with another 9,000 units still in the pipeline.



State of the DC Multifamily Rental Market

Rental Unit Inventory by Class/Building Type

2019 Q4 vs 2020 Q4

Although, the construction of Class A luxury units, via large high-rise buildings, have been the focus of discussion when talking about rental housing in the District. The multifamily rental market is still largely supported by smaller and older Class B and Class C buildings, which represent approximately 60% of multifamily rental units in the District.



State of the DC Multifamily Rental Market

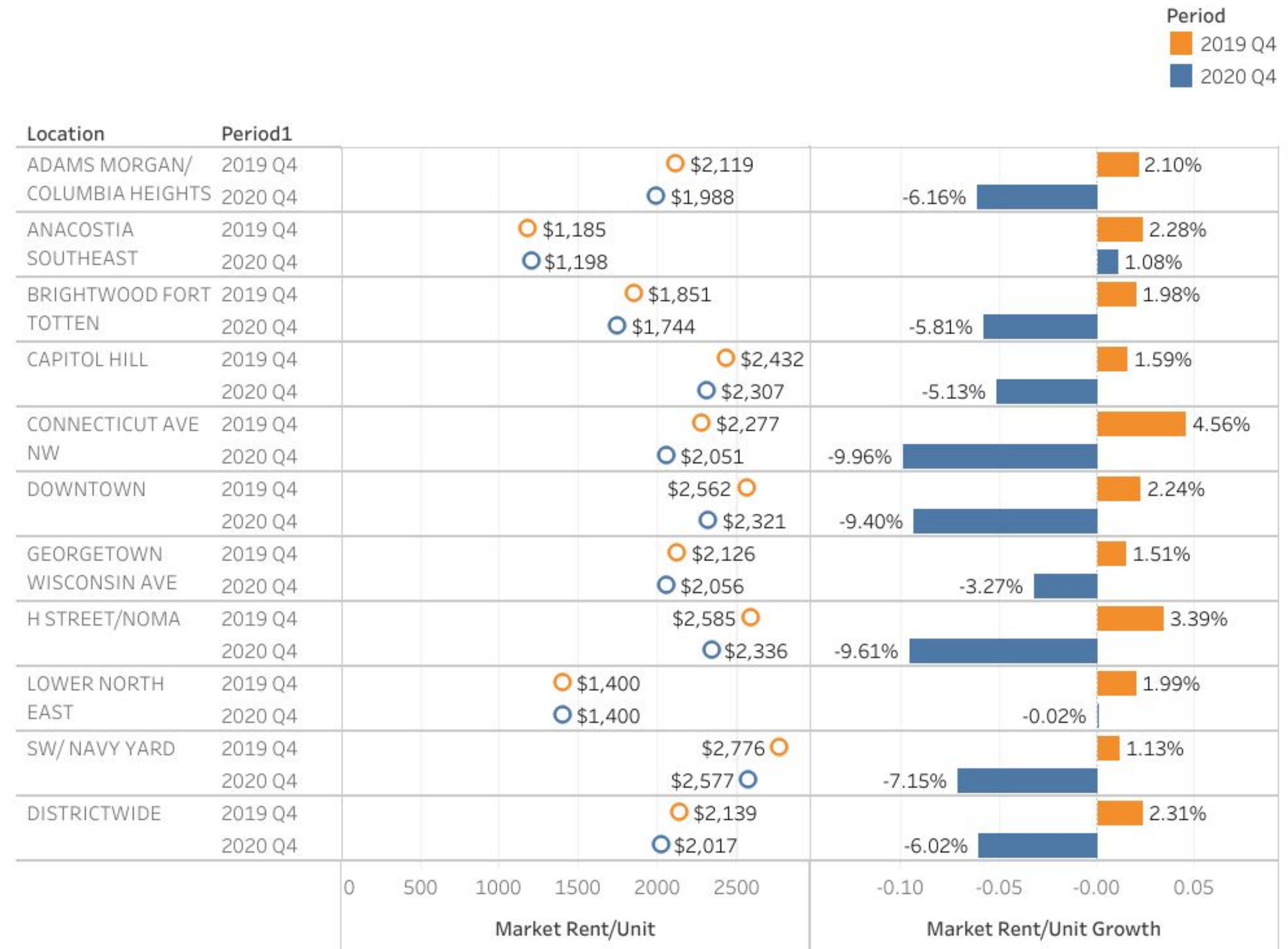
Market Rents by Submarket

2019 Q4 vs 2020 Q4

Before the pandemic, rents had increased an average of just over 2% year-over-year. As the pandemic continues, we are seeing rents being reduced by an average of 6% across the District, with the Connecticut Ave, Downtown, and H Street/NOMA submarkets nearing reductions of rent of 10%. These submarkets were hit particularly hard in two ways:

- 1) Demand from students, interns, and young professionals dropped due to the halt of in-person instruction at universities, hiring freezes, and telework.
- 2) The draw of neighborhood amenities, such as restaurants and retail were shutdown, making these submarkets less desirable for the high asking rent.

2/19/2021

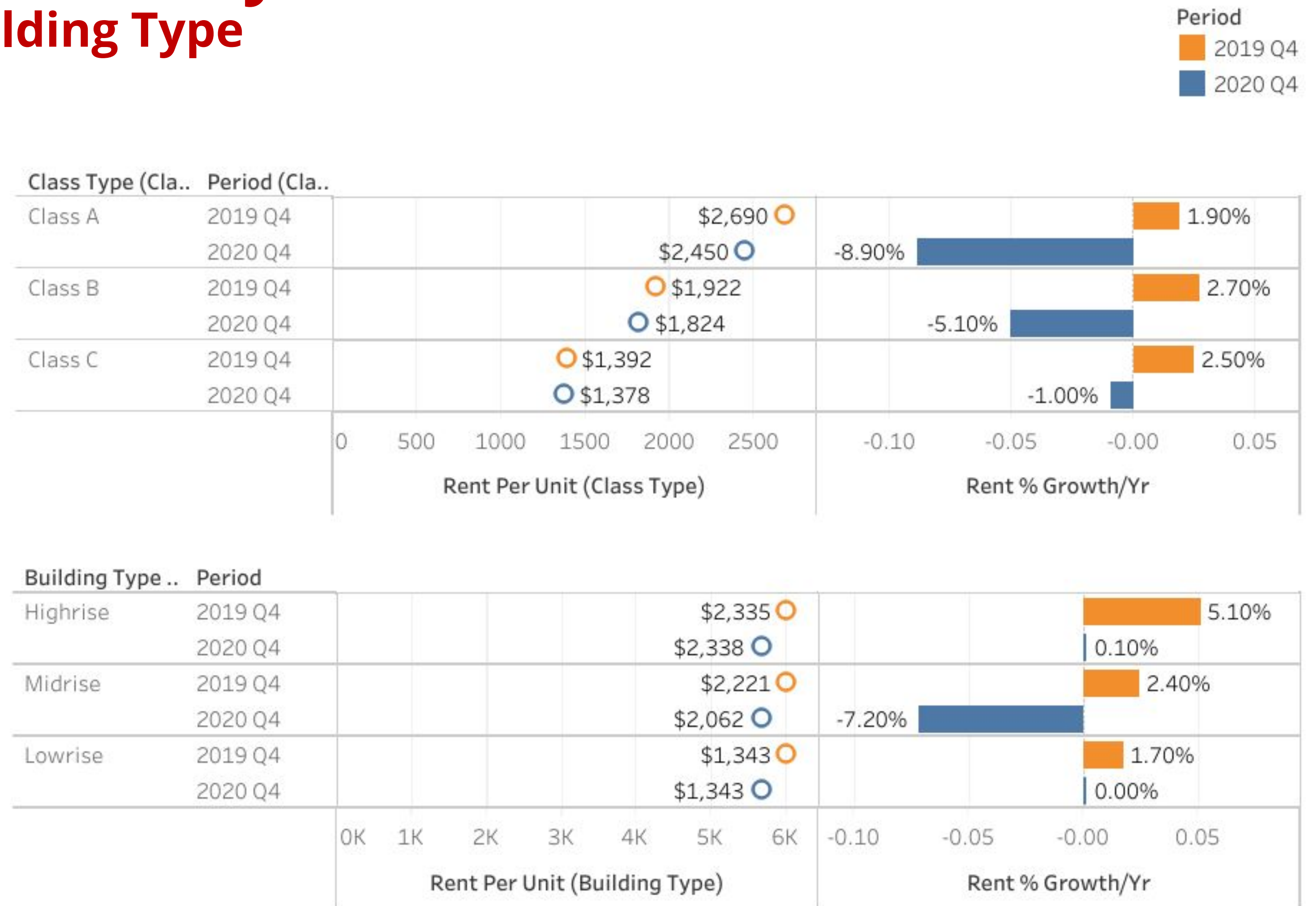


State of the DC Multifamily Rental Market

Market Rents by Class/Building Type

2019 Q4 vs 2020 Q4

Although, Class A rental units saw the largest decrease in rents, in an attempt to compete more aggressively in the market, units in smaller low-rise Class C properties, which are largely located in the Anacostia/Southeast and Lower Northeast submarkets saw a nominal change. One reason being, is that many housing providers that manage smaller older properties with few amenities cannot afford to drop rents and remain operational. Those properties are near or at their rent floor. Normally, Class C multifamily buildings increase rents by 2.5%, but this past year their rents stayed flat.

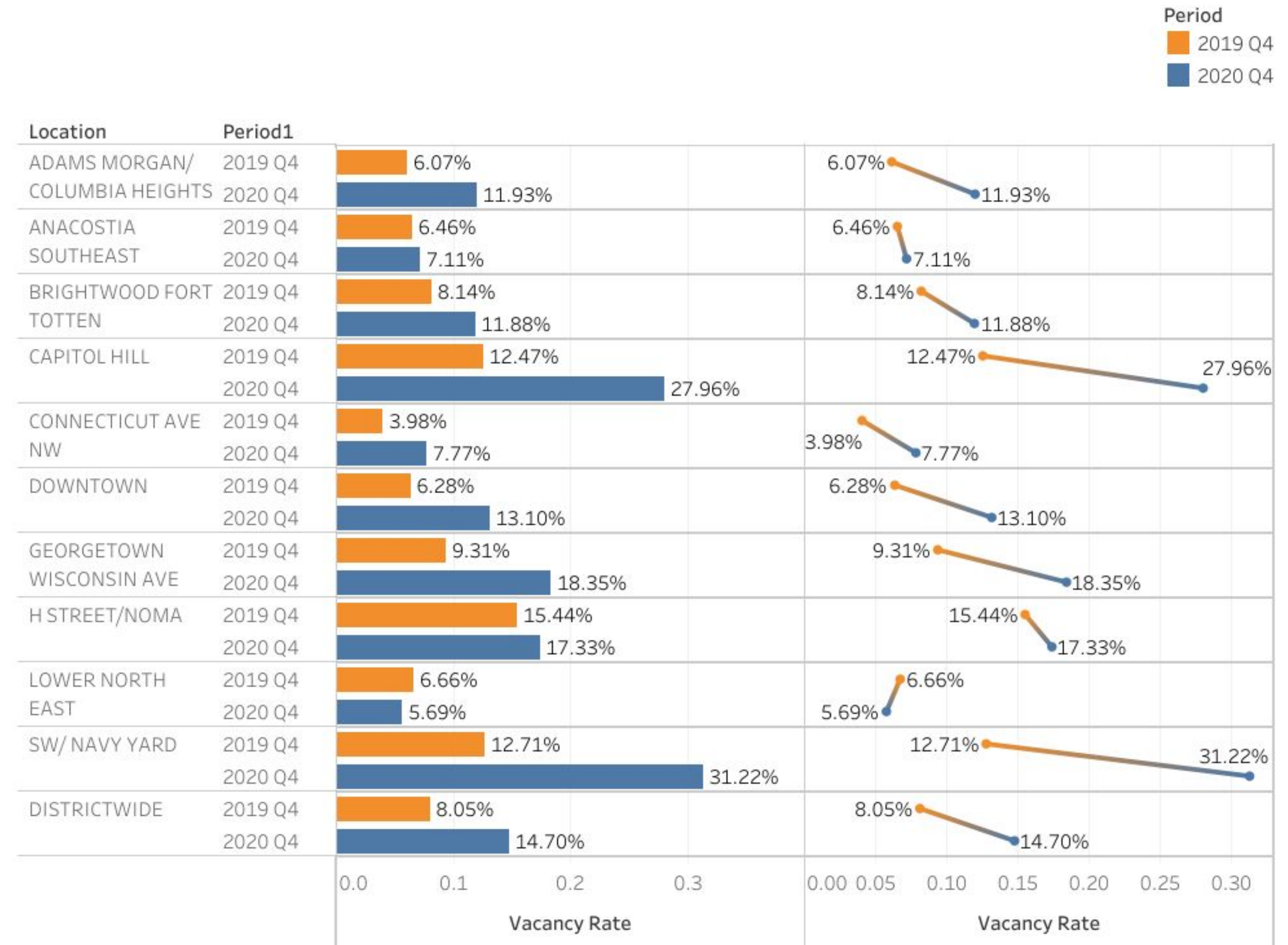


State of the DC Multifamily Rental Market

Vacancy Rates by Submarket

2019 Q4 vs 2020 Q4

The District has a unique multifamily rental market that supports a transient professional workforce and student/intern population. Normally, an ideal vacancy rate regardless of building type, is between 3% - 6%. Currently, the average vacancy rate in the District is 14.7%, with submarkets such as SW/Navy Yard, Capitol Hill, and Georgetown/Wisconsin Ave, are seeing vacancy rates at 31%, 27%, and 18% respectively. This is largely due to these submarkets catering to this transient population and also have a large number of new units entering the market with low demand.

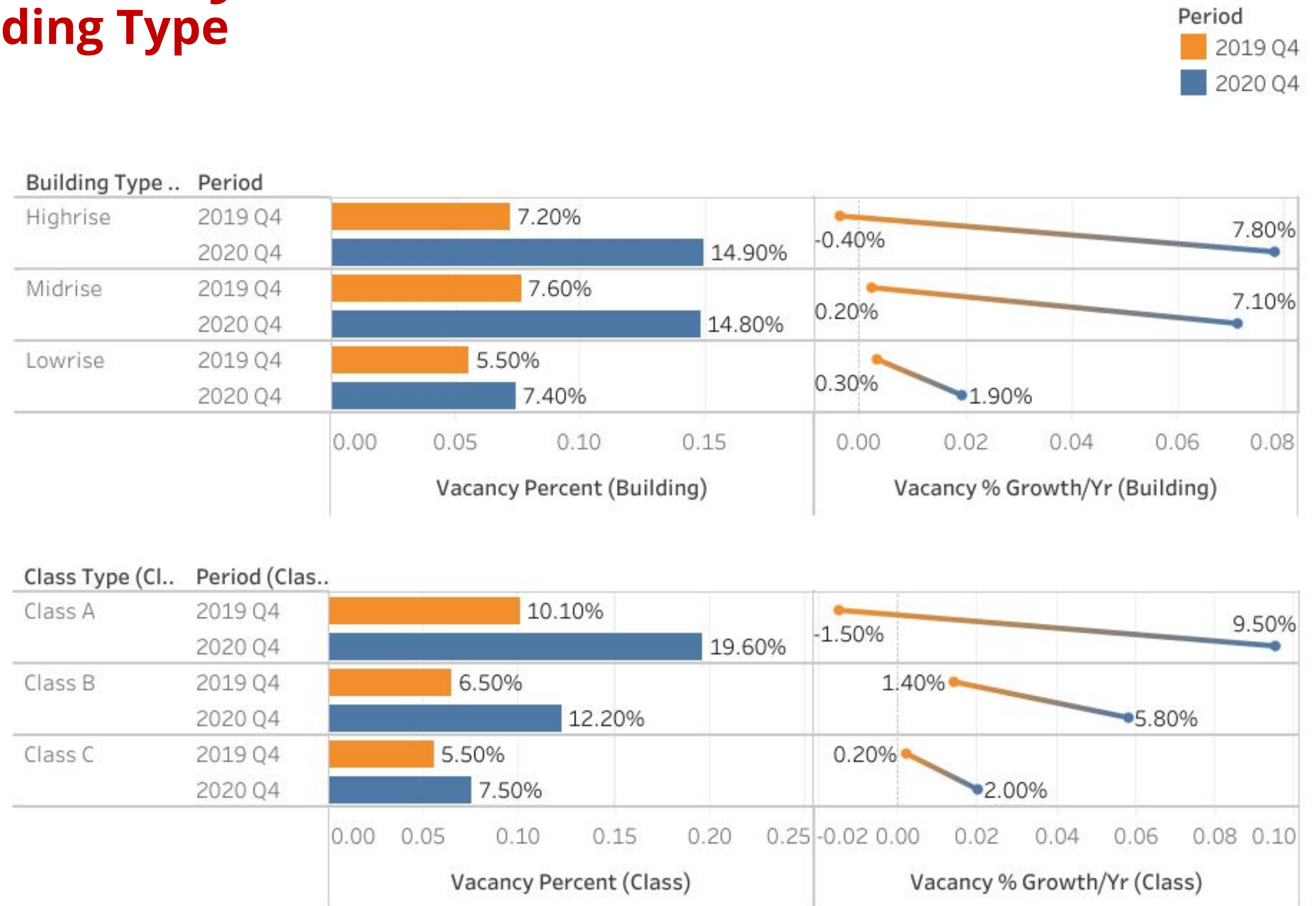


State of the DC Multifamily Rental Market

Vacancy Rates by Class/Building Type

2019 Q4 vs 2020 Q4

Once again smaller older Class B and C properties have lower vacancy rates compared to units in luxury Class A buildings. The Anacostia/Southeast, Lower Northeast, and Brightwood/Fort Totten submarkets often support residents who have, or want to establish, roots in the District. It should be stated that the eviction moratorium has allowed renters to stay in place, even when rent was in arrears. Multifamily rental properties which housed renters that had the resources to relocate during the pandemic or take advantage of the competitive rent across the District saw higher turnover and sharper vacancy rates.



Question and Answer



Eviction in Washington, DC: Disparities in Housing Instability

Report by Eva Rosen, PhD & Brian McCabe, PhD

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, Latinx, 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)

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

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.

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

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 18-21609

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

Plaintiff(s)
3598 JAY STREET, N.E.
Address (No post office boxes)
WASHINGTON, D.C. 20019
City State Zip
202-396-9200

Defendant(s)
MAYA HAMM
3590 HAYES STREET, NE Unit 204
Address
Washington, D.C. 20019
City State Zip
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 indicadas, se podría emitir un fallo en su contra por incomparecencia, permitiendo así que el demandante lo desaloje del lugar sin necesitarse 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.

TIMOTHY P. COLE
COLE, GOODSON & ASSOCIATES, LLC
Plaintiff / Plaintiff's Attorney
4340 EAST WEST HIGHWAY, #610
Address
240-204-8081
Phone No.
ADMIN@KCG-LAW.COM
Email Address (required only for attorneys)

CLERK OF THE COURT

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
Để có một bản dịch, hãy gọi (202) 879-4828 如需翻譯，請電 (202) 879-4828



ORIGINAL

SUPERIOR COURT OF THE DISTRICT OF COLUMBIA CIVIL DIVISION
LANDLORD AND TENANT BRANCH
Bldg. B, 510 4th Street, NW, RM. 110 Washington, DC 20001 Telephone (202) 879-4879

FILED
LANDLORD & TENANT
APR 24 2018
L&T Form 6

Superior Court of the District of Columbia
L&T 6526-18

WILLIAM C. SMITH & COMPANY, INC. v. ETHIOPIA BERTAJ, ABEL WONDAFRASH
Plaintiff/Landlord 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)

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

37.50
Total Court Costs

b. 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.

$$\frac{\$}{\text{late fee/mo}} \times \frac{1}{\text{\# of mos. owed}} + \frac{\$}{\text{add'l partial payment owed, if any}} = \frac{\$}{\text{Total Late Fee Owed}}$$

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: \$ 1,669.65
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 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

All Information Party Event Docket Receipt Disposition

Party Information

JAY STREET ASSOCIATES, LP - Plaintiff
Disposition Alias Party Attorney Attorney COLE, TIMOTHY P
HAMM, MAYA - Defendant
Disposition Alias Party Attorney Attorney 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	WIEDMANN, KATHERINE M
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	WIEDMANN, KATHERINE M
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 Cont.	WIEDMANN, KATHERINE M
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	WIEDMANN, KATHERINE M
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	WIEDMANN, KATHERINE M

Docket Information

Date	Docket Text	Image Avail.
09/11/2018	Complaint for Non-Payment of Rent Filed. Receipt: 481644 Date: 09/13/2018 Mr. TIMOTHY P. COLE (Attorney) on behalf of JAY STREET ASSOCIATES, LP (Plaintiff)	image
09/12/2018	Event Scheduled Event: Initial Hearing Date: 10/03/2018 Time: 9:00 am Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109	
09/26/2018	Affidavit of Service of Summons & Complaint by Posting Filed MAYA HAMM (Defendant).	image
10/03/2018	Initial Hrg Not Held. Default Entered. Tenant Failed to Appear at Roll Call. The following event: Initial Hearing scheduled for 10/03/2018 at 9:00 am has been resulted as follows: Result: Initial Hrg Not Held. Default Entered at Roll Call Judge: WIEDMANN, KATHERINE M Location: Landlord & Tenant Courtroom B-109	
10/03/2018	Default Vacated	
10/03/2018	Consent Judgment Praecipe Approved (UO)	image
01/04/2019	Application For Termination Of Stay And Notice To Defendant. Submitted 01/04/2019 17:30 _ AB Mr. TIMOTHY P. COLE (Attorney) on behalf of JAY STREET ASSOCIATES, LP (Plaintiff)	image
01/07/2019	Event Scheduled Event: Hrg on App for termination of stay & notice to def Date: 01/22/2019 Time: 9:30 am Judge: LANDLORD & TENANT JUDGE B-53 Location: Courtroom B-53	
01/07/2019	Motions e-served by the clerk	image
01/08/2019	Notice Mailed Notice Of Hearing (L&T) Sent on: 01/08/2019 08:35:05.23	image
01/22/2019	Event Resulted: The following event: Hrg on App for termination of stay & notice to def scheduled for 01/22/2019 at 9:30 am has been resulted as follows: Result: Hrg on App to terminate stay of execution Granted by Judge Von Kann, Courtroom (B-53). Atty. Goodson present for the Plaintiff. Defendant Hamm present. Defendant owes \$1,668.00 plus \$28.00 in court costs. in-court redemption form given to the parties in Open Court. JA Judge: VON KANN, CURTIS E Location: Courtroom B-53	
01/22/2019	Plaintiff's Application to Terminate Stay of Execution Granted by Judge Von Kann. Entered on Docket 01/22/2019	

eServices Provided by: equivalent

CourtView Justice Solutions Inc. an equivalent company. Copyright 2020 1.5/01 WCAG Compliance

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.

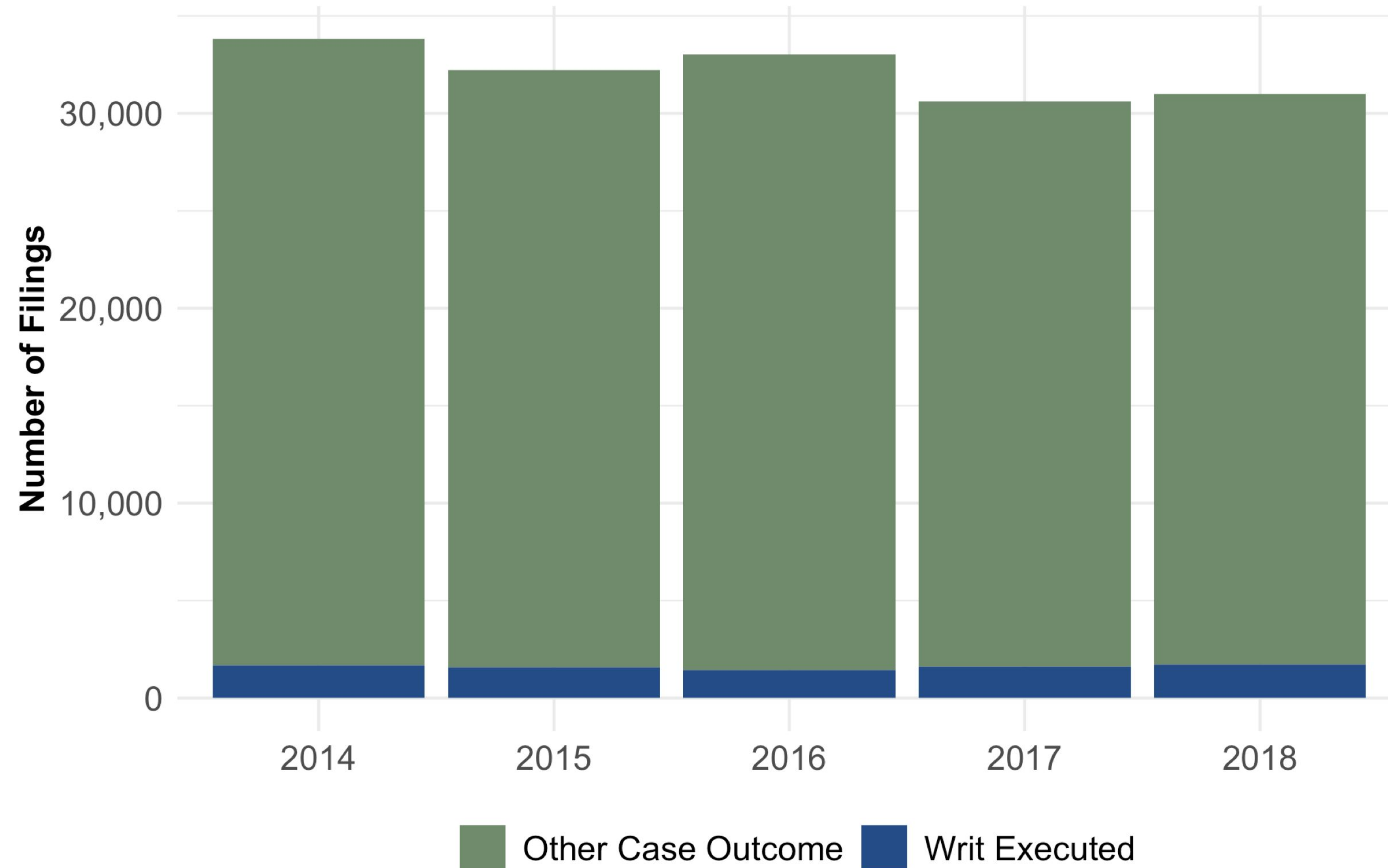
93 percent of filings are for **non-payment of rent**.

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

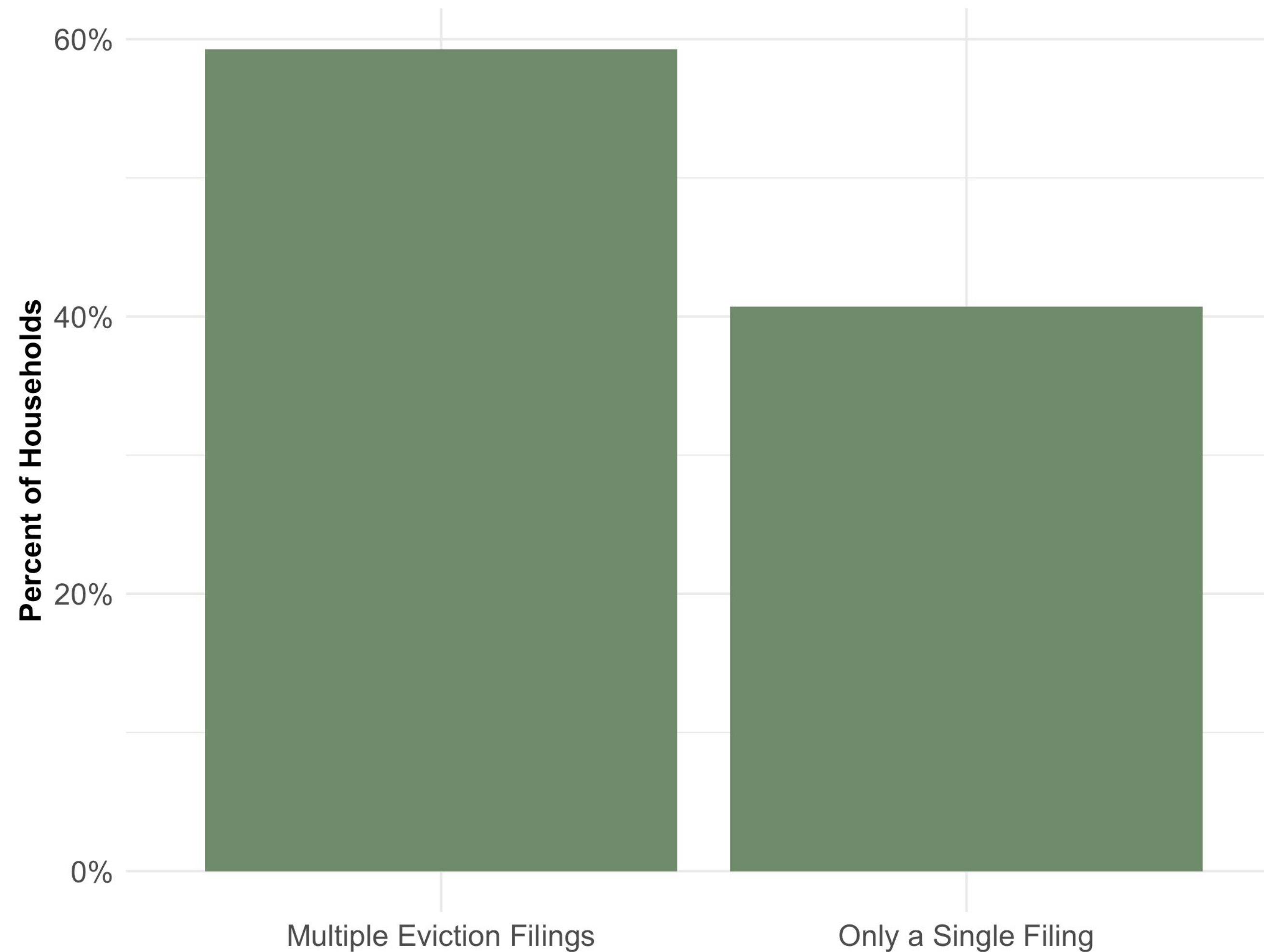
Washington, DC (2014-2018)



Serial Filing

60% of households who received filing, received more than one filing

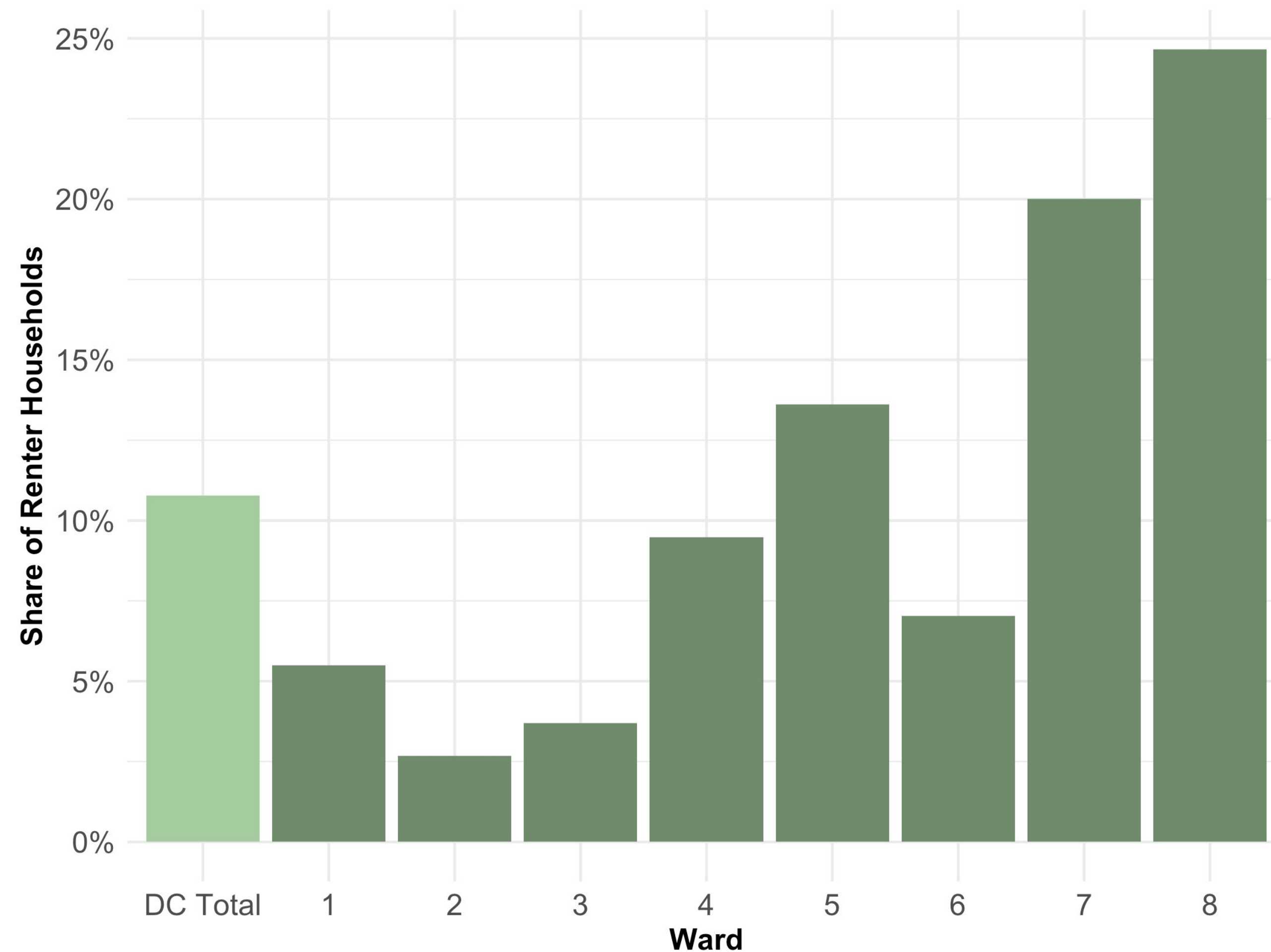
Washington, DC (2018)



Eviction Filings

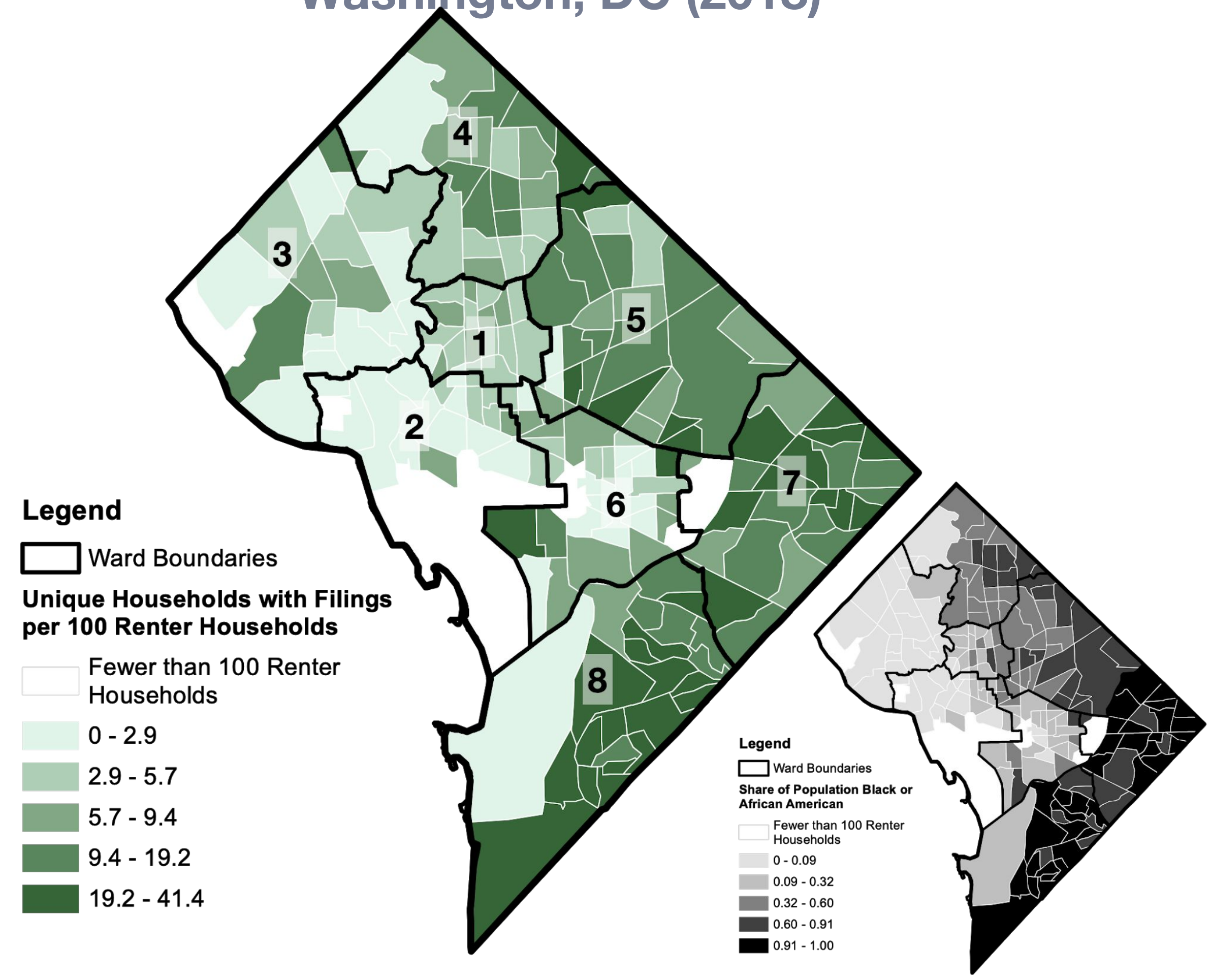
57% of filings are in Wards 7 and 8

Washington, DC (2018)



Neighborhood Hotspots in Eviction Filing Rates

Washington, DC (2018)

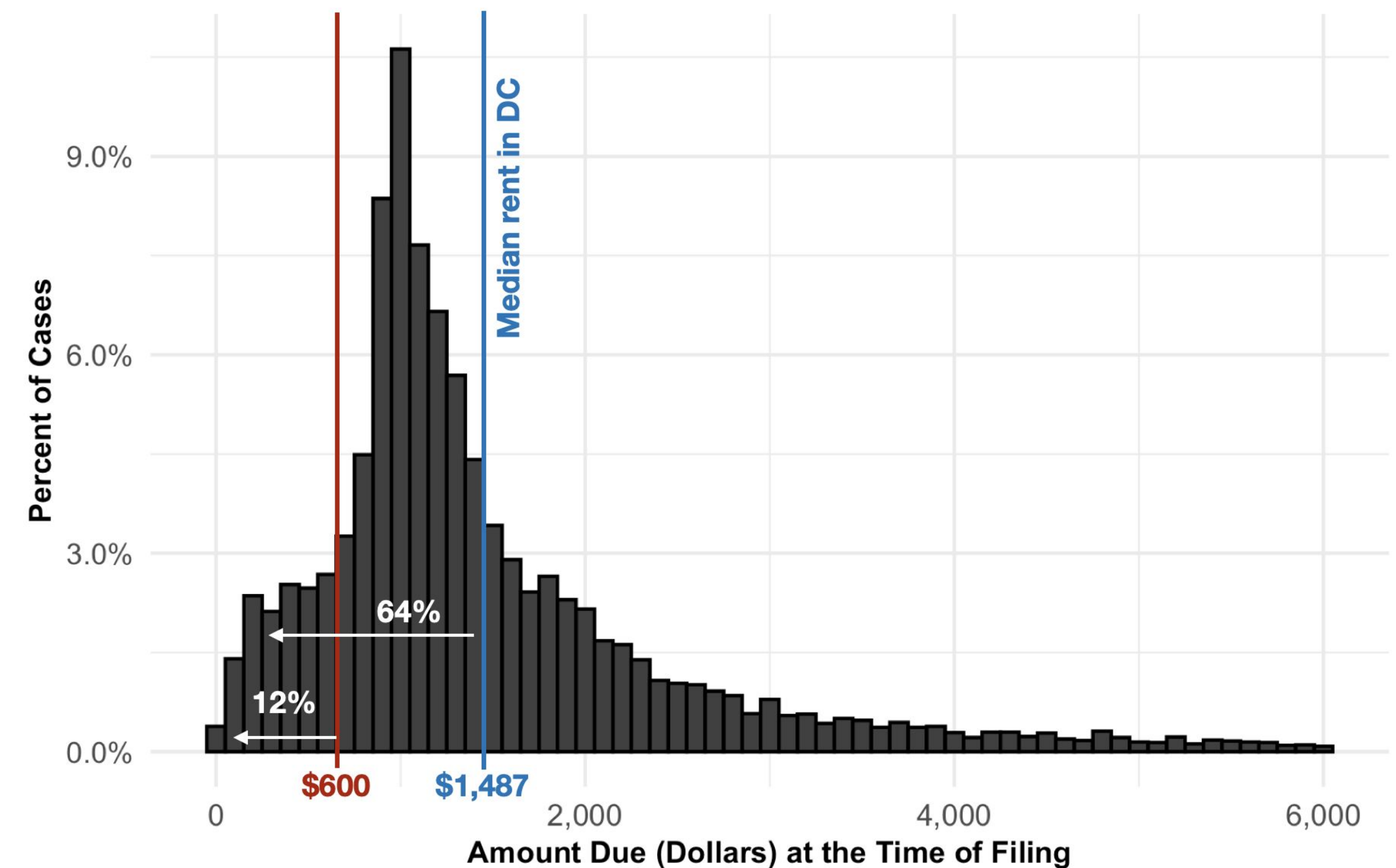


Amount owed on Eviction Filings

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

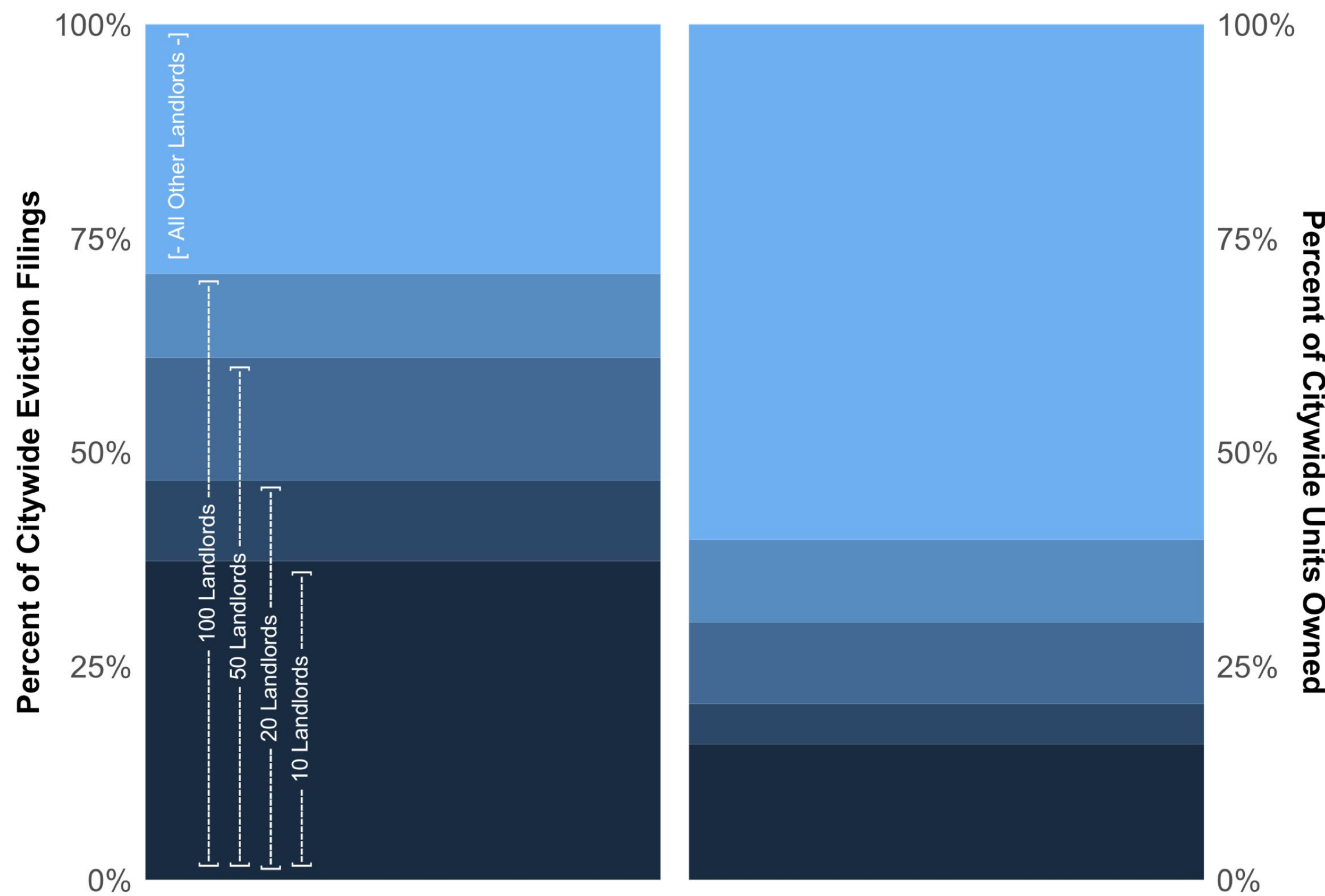
- About 12 percent of renters summoned to court owe less than **\$600**
- Nearly two-thirds of renters owe less than the citywide median rent of \$1,487 when they are summoned to court

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

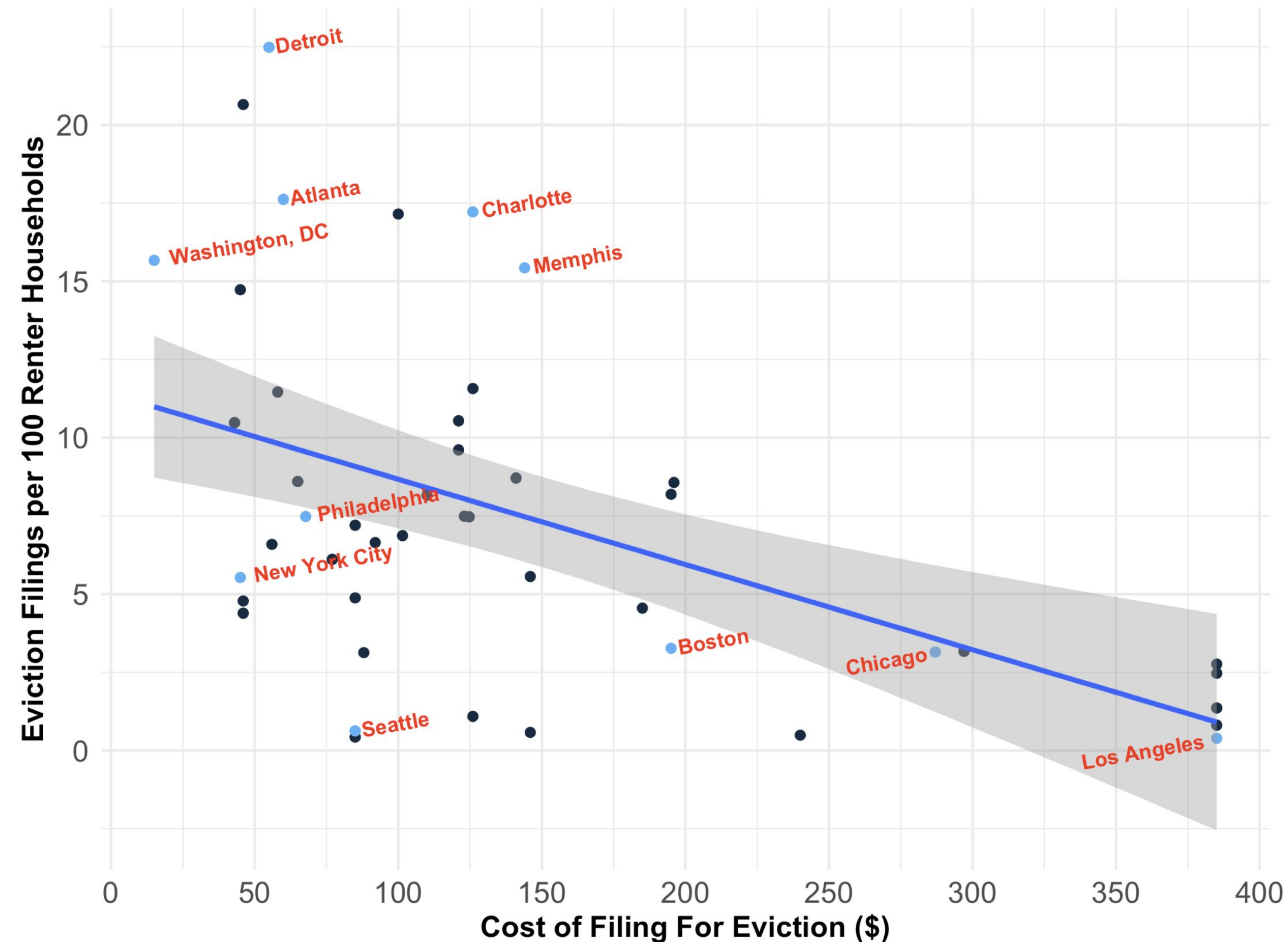
Nearly all landlords are represented by a lawyer

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



Thank you.

Question and Answer



Discussion



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Closing Comments & Adjourn

