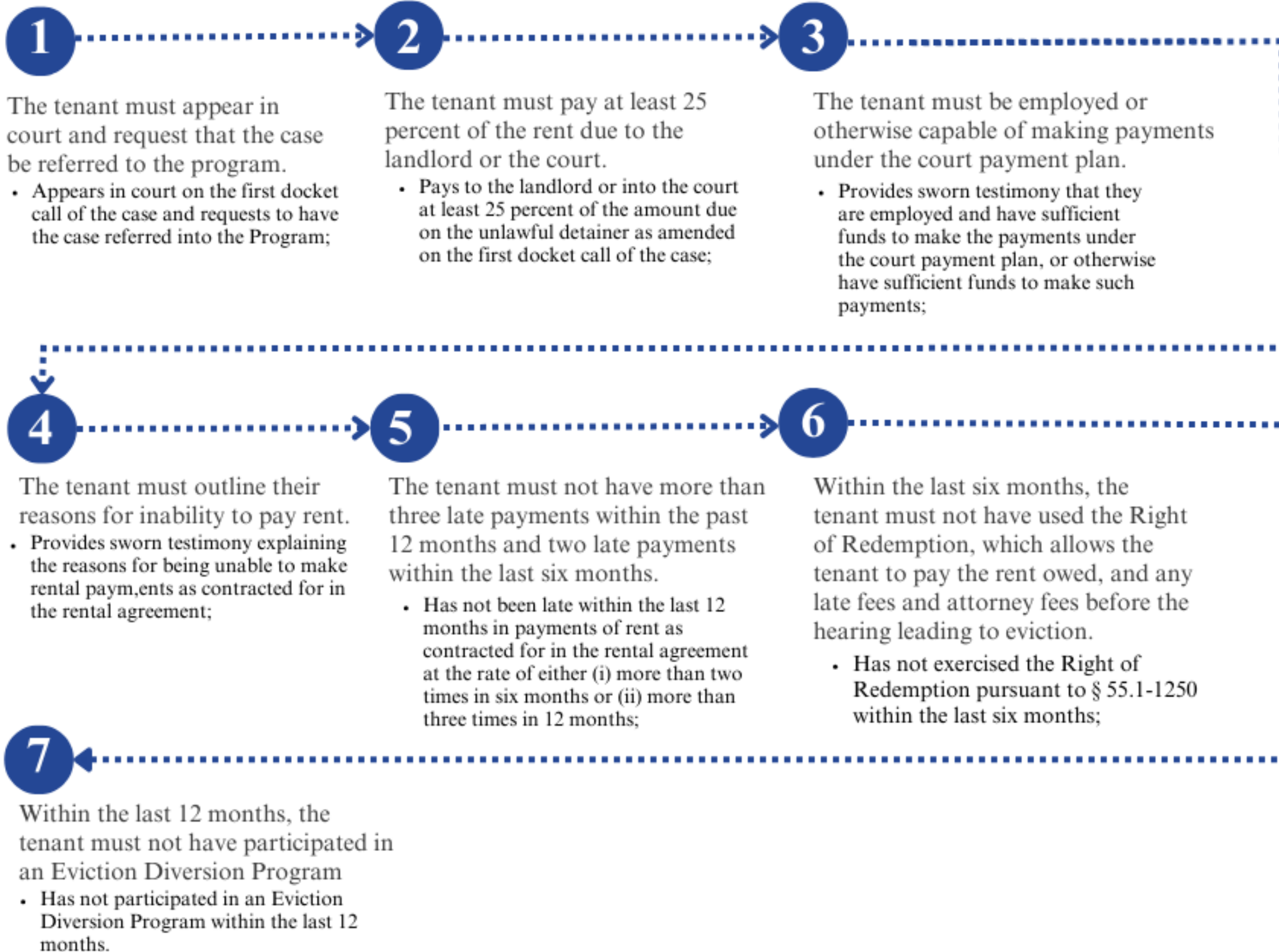


The background features a large, stylized 'X' shape formed by overlapping geometric shapes in shades of green and blue. A photograph of a modern, two-story house with a dark roof and light-colored siding is visible through the center of the 'X'. The house has multiple windows with dark shutters and a small tree with autumn-colored leaves in the foreground. The sky is blue with light clouds.

# **EVICTIION DIVERSION PILOT PROGRAM FINAL REPORT**

# Eviction Diversion Pilot Program

## Eligibility for Participation (§ 55.1-1262)



# Case Numbers



20	cases from July 1, 2020 to September 20, 2023
12	cases from the Richmond Civil General District Court
5	cases from the Petersburg General District Court
37	cases from the Hampton General District Court
0	cases from the Danville General District Court



## Repayment Plan Example

### Pending Petersburg Cases Payment Plans

TOTAL RENT OWED	25% OF AMOUNT DUE ON THE FIFTH DAY OF EACH MONTH AFTER THE INTIAL 25%
\$2,983.57	\$745.90
\$1503.76	\$374.58
\$6,200	\$1,550.00
\$4,885.72	\$1,221.43

# Virginia Eviction Diversion Program Final Report



Virginia  
Housing  
Commission

Virginia Housing Commission  
November 30, 2023

# Effectiveness of the Program

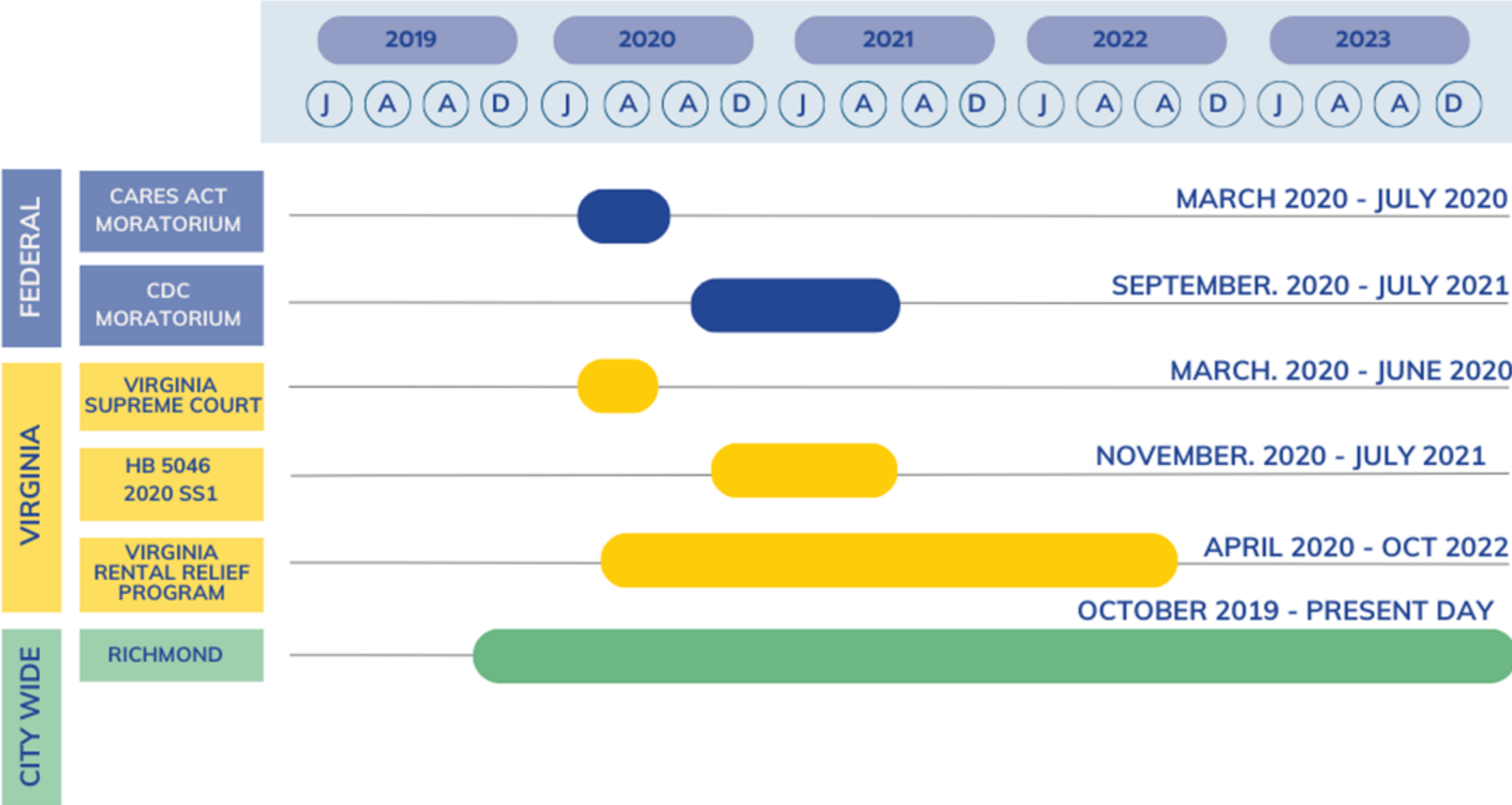
In part due to the pandemic related eviction diversion and reduction efforts, the Pilot was not afforded the chance to be utilized for several years.

The pandemic programs were less restrictive for participation and often provided financial assistance the Pilot does not.

Figure on Next Slide

# EVICTION PROTECTION & DIVERSION PROGRAMS

FEDERAL, VIRGINIA 2019 - 2023



## Virginia Filings By Month

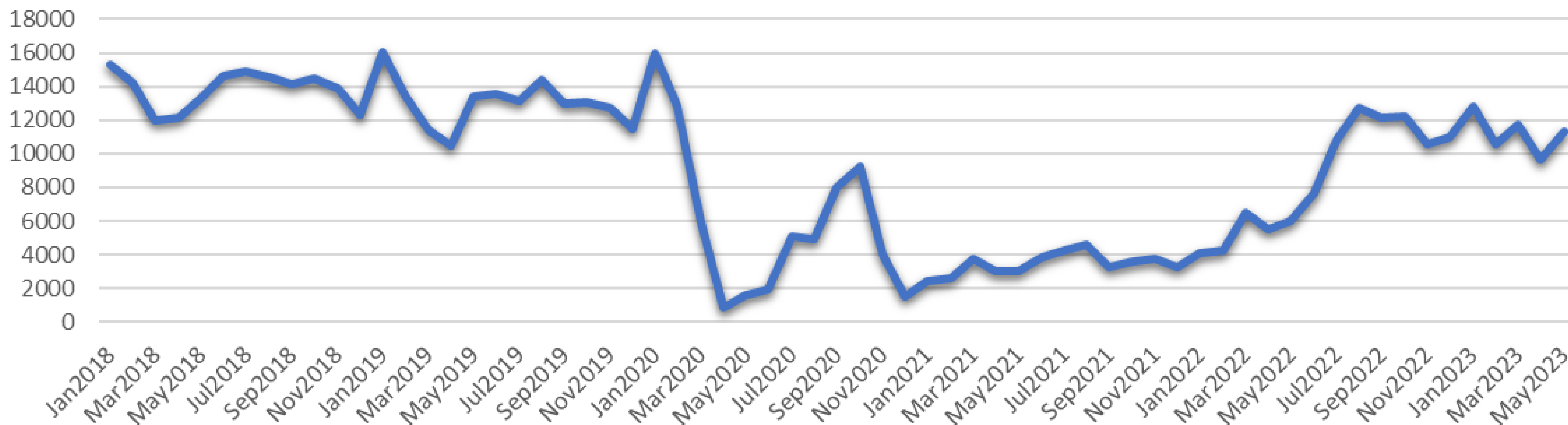


Figure 9: Line graph showing monthly Virginia eviction filings from January 2018 to May 2023. Created using data from the Civil Court Data Initiative

## Quarterly Eviction Filings in Pilot Localities

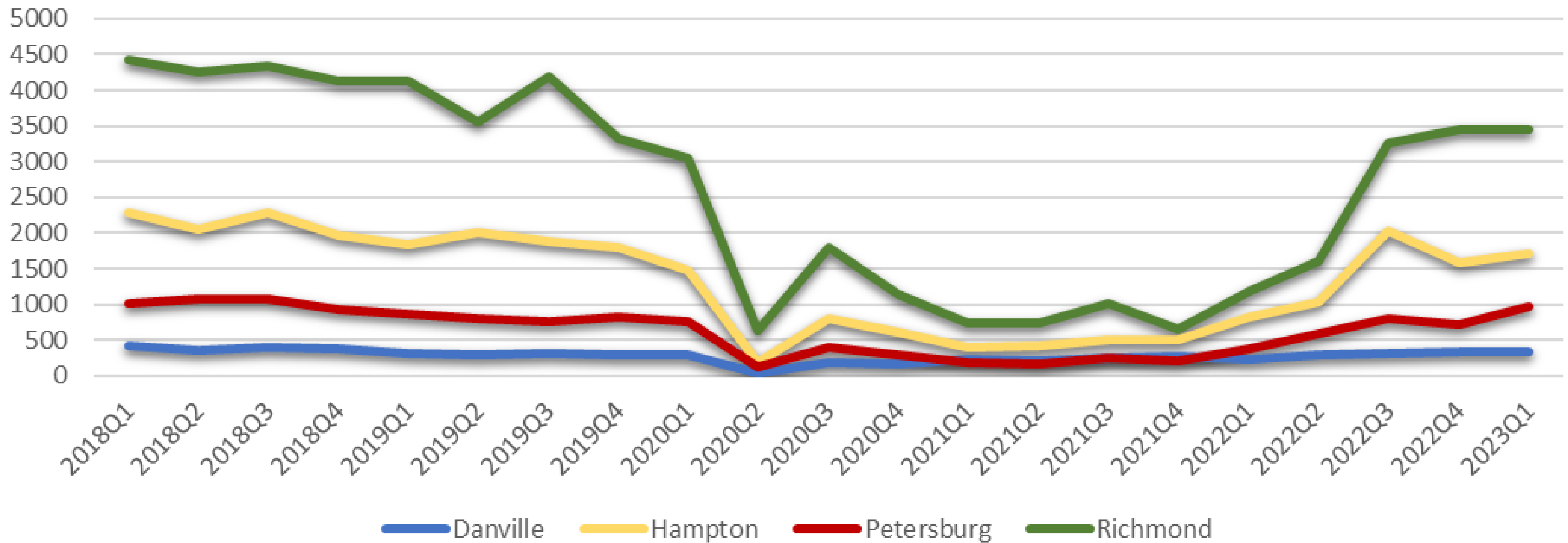
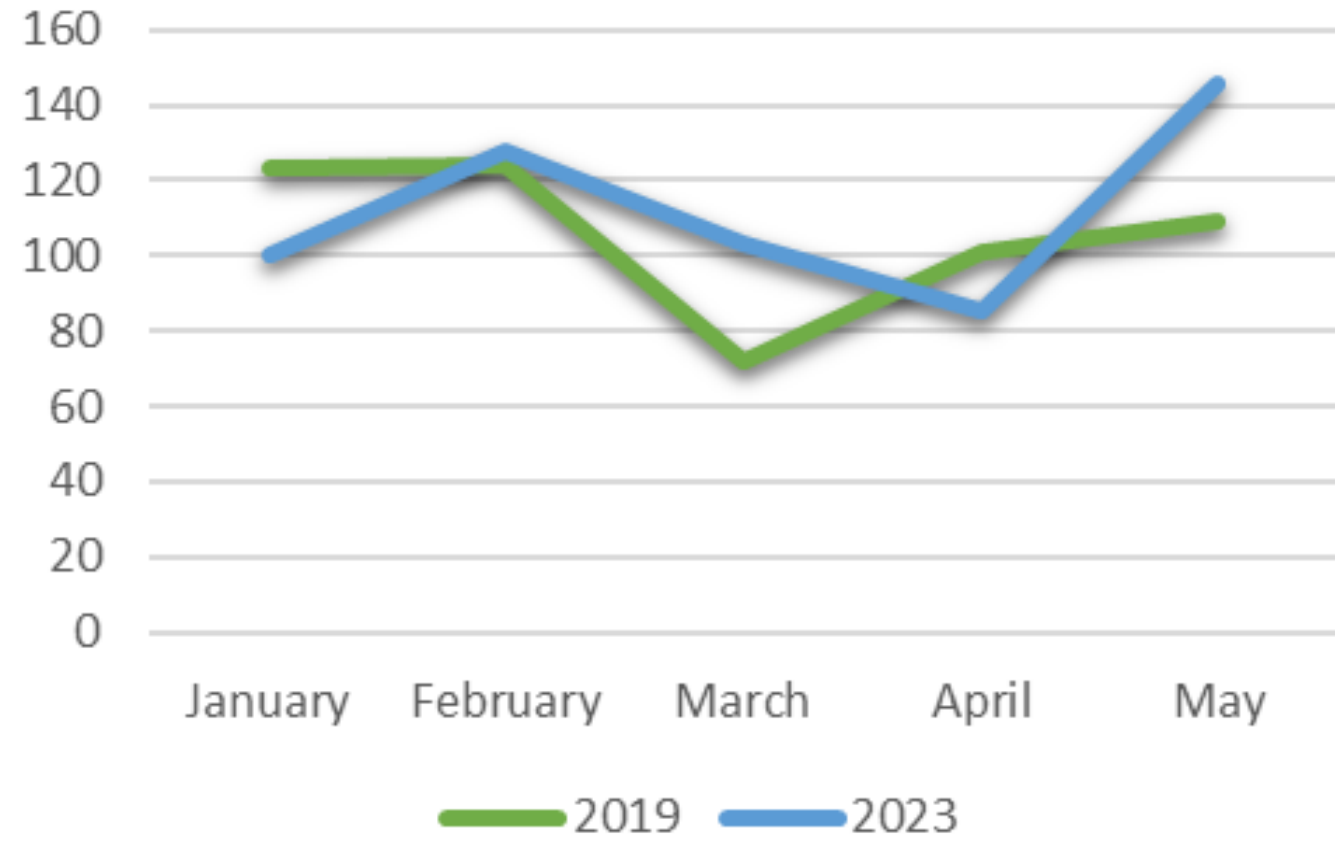
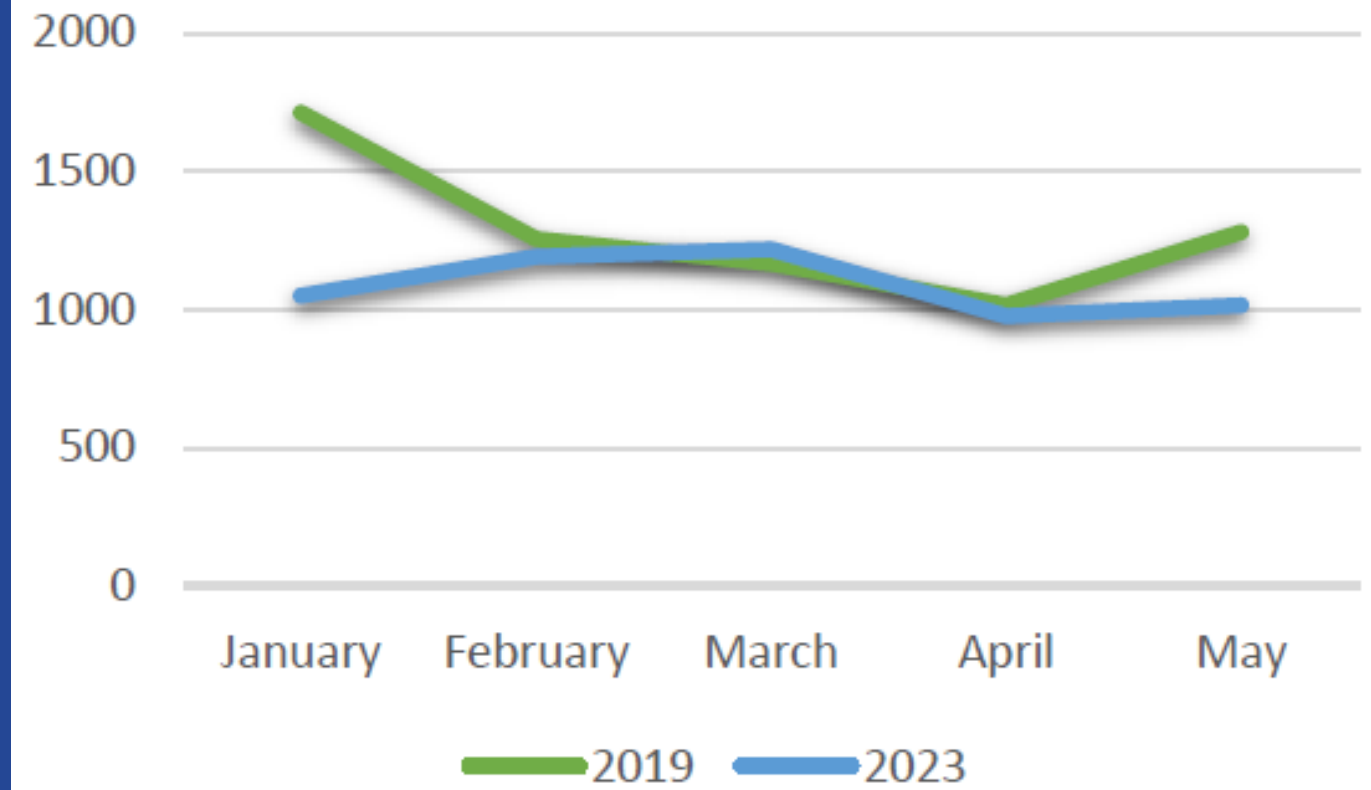


Figure 12: Quarterly number of judgements from 2018Q1 to 2023Q1 for each Pilot Participating locality.  
Created using data from the Civil Court Data Initiative.

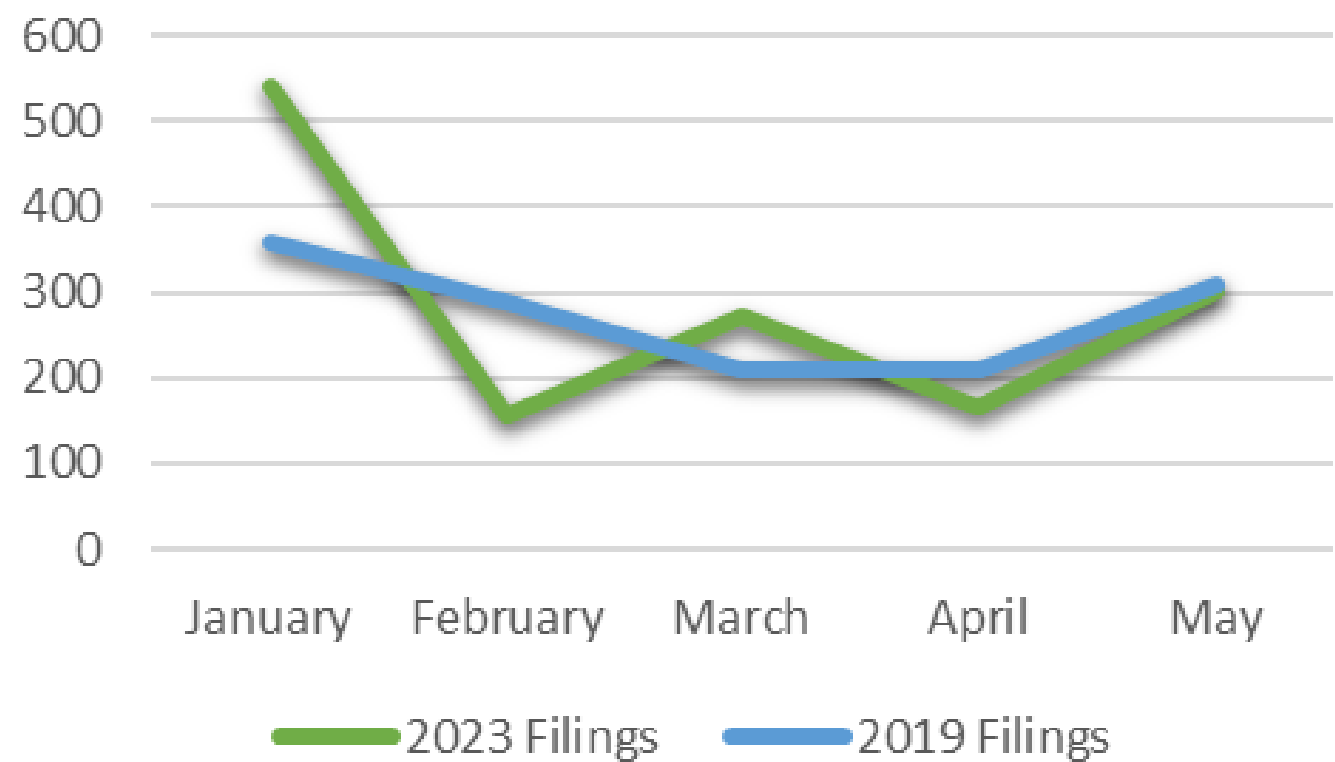
**Danville Filings Per Month  
Pre-Pandemic Comparison**



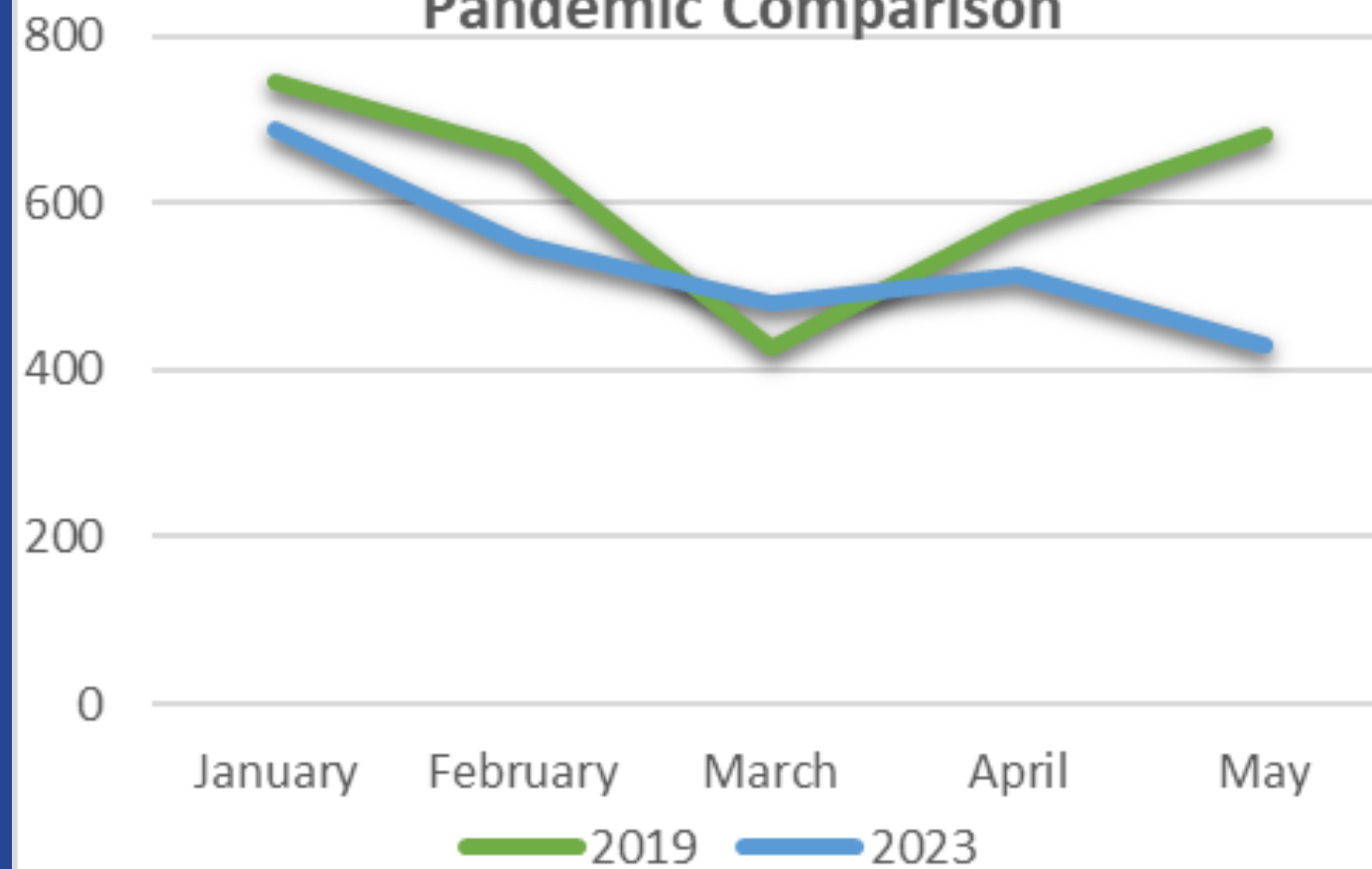
**Richmond Filings Per Month Pre-  
Pandemic Comparison**



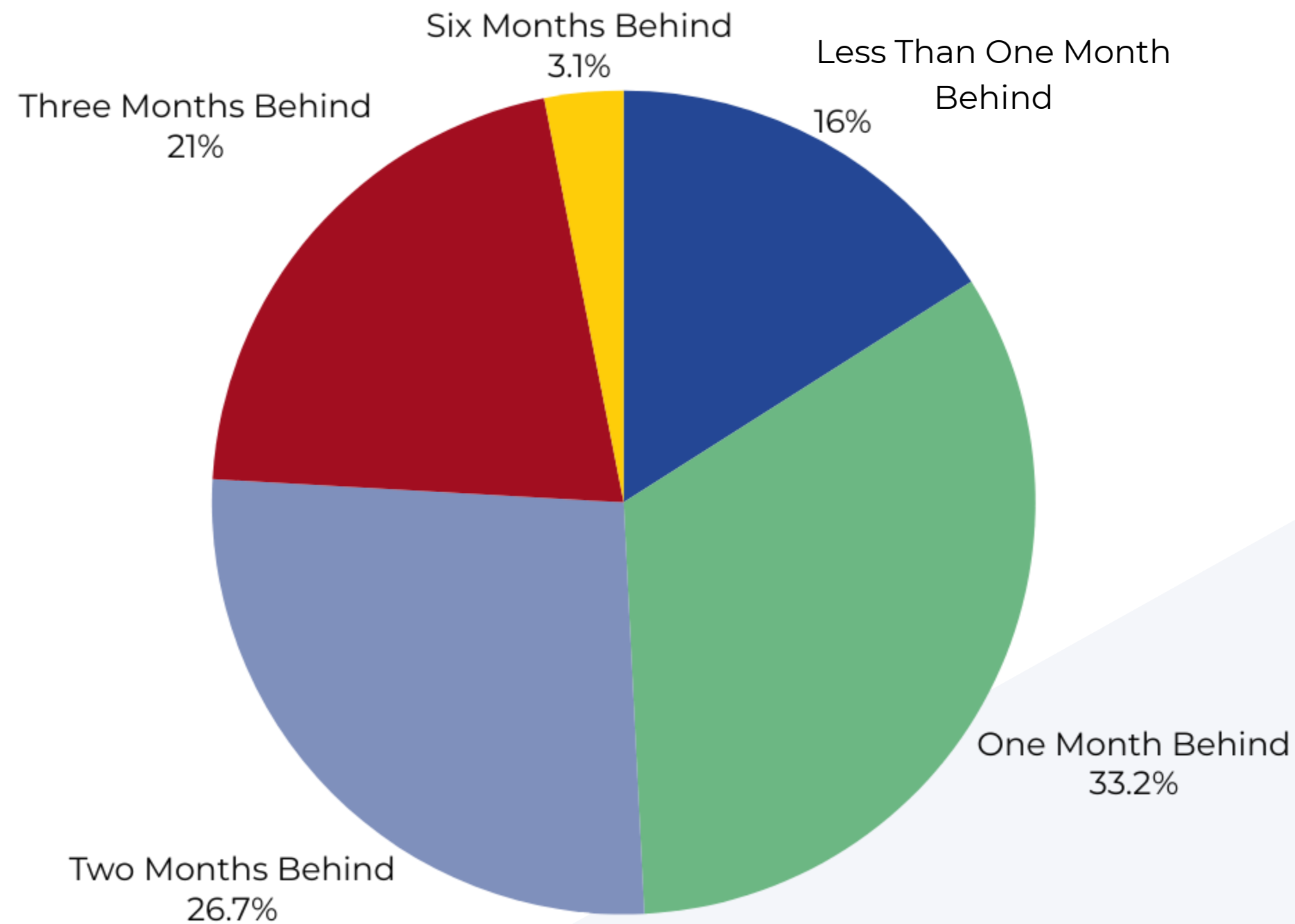
**Petersburg Filings Per Month  
Pre-Pandemic Comparison**



**Hampton Filings Per Month Pre-  
Pandemic Comparison**



# ***MONTHS BEHIND ON RENT***



- The largest percentage of respondents behind on rental payments are those two months behind on rent – 33.2%.
- The majority of those who are behind on rent answered that they are not very likely/not likely at all to leave their current home due to eviction in the next two months.

Percentages of months behind on rental payments from Virginia respondents surveyed in the September 20, 2023 – October 2, 2023 U.S Census Household Pulse Survey.

# Conclusions

- Given the limited data available to analyze, it is difficult to determine the scope of effectiveness of the Pilot program.
- The pandemic related moratoria and eviction reduction programs, additional diversion efforts, and stringent criteria for tenant participation remained limiting factors for participation throughout the duration of the program.

- While the pandemic protections successfully reduced evictions to historically low levels, the rates of eviction filings and reported households at risk for eviction are rising.
- However, eviction rates may be rising at slower rates in localities where there are funds allocated to locally focused eviction reduction efforts.

- Virginians who participated in recent Census surveys indicated that Virginia renters may be at a lower risk of eviction when compared to other state and national averages.
- This suggests that the pre-pandemic legislation created to address high eviction rates and the rental assistance offered during the pandemic were both effective in reducing the number of evictions in Virginia.

Based on documents and data provided by the Office of the Executive Secretary, it is reasonable to conclude the Pilot program was effective in preventing several evictions of tenants who fell into the targeted guidelines within this studied period.

VHC.VIRGINIA.GOV

# THANK YOU

THE REPORT IS AVAILABLE AT  
[VHC.VIRGINIA.GOV/REPORTS.ASP](https://VHC.VIRGINIA.GOV/REPORTS.ASP)

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