



City of Bellevue

Eviction Resolution Pilot Program Update

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Community Development

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Council Action

Presentation for Information Only –
No Action Requested

AGENDA



Background



ERPP Program



Community Partnerships



Results



Trends

Bellevue's Conflict Resolution Center



*Building problem
solving capacity
among the people who
live and work in
Bellevue.*

A dispute resolution
center formed
under [Chapter 7.75](#) of
the Revised Code of
Washington

COVID-19 Impacts

Statewide Eviction Moratorium Ended on October 31, 2021



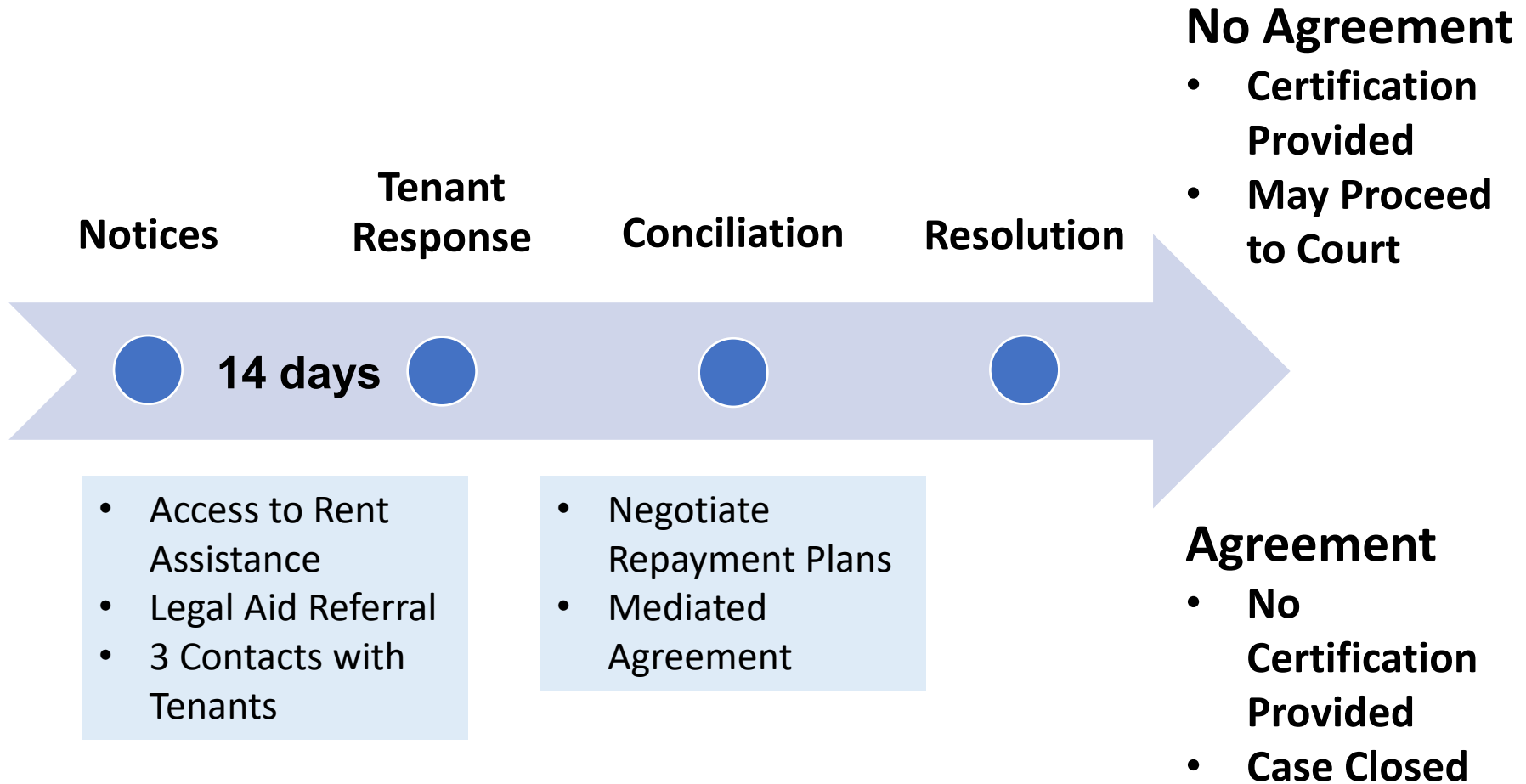
Across the Seattle area, including Bellevue and Tacoma, an estimated 124,400 households — or 13% of renters — are behind on rent, according to an early January census survey.

SB5160: The Eviction Resolution Pilot Program



- New right to alternate dispute resolution for residential tenants behind on rent
- Landlords must offer a repayment plan through ERPP prior to filing unlawful detainer for nonpayment of rent
- Two-year pilot program (through July 1, 2023) funded by Administration of Courts

ERPP Process Steps



Landlords

1. Send the ERPP and Pay or Vacate Notices, **AND the Repayment Plan Offer**, to the tenant and to the BCRC at the **same time** (state requirement). Please send the BCRC copy to bcrc@bellevuewa.gov
2. Bellevue Conflict Resolution Center (BCRC) will contact you to help negotiate a repayment plan with your tenant
3. Single Point of Contact for Landlords with multiple tenants in arrears.
4. Encourage Tenants to Apply for Rent Assistance
5. Please use the MyBellevue App



MyBellevue Customer Assistance

Tenants

1. If you receive an ERPP Notice and/or a 14 Day Pay or Vacate Notice – **you must contact Bellevue's Conflict Resolution Center within 14 days:**
 1. to help negotiate a rent repayment plan with your landlord.
 2. to refer you to free legal consultation
 3. to refer you to rent assistance agencies
2. **Apply for rental assistance:**
 1. BCRC will provide an up-to-date resource list of where to apply for assistance.
 2. EPRAP is disbanded, but there will be a new King County fund (tbd.)
 3. Tenancy requirements depends on funding source.
3. **Failure to communicate results in certification.**

Community Partnerships



- Resolution Washington
- King County Dispute Resolution Center
- Housing Justice Project
- Eastside Legal Assistance
- Eastside Homelessness Advocacy Coalition
- United Way
- Eastside Financial Assistance Meeting
- King County Superior Court

City Partnerships

“I'm writing to let you know how much I appreciated the outstanding customer service...provided for me and my family.

...because of his great hard work I was able to get exactly the help I needed with my rent assistance. Thank you for keeping a roof above my family and preventing us from homelessness.

He made me feel respected and valued in the circumstances I was facing. I cannot be grateful enough to have worked with one of your best staff. Thank you very much!”

- Human Services
- BFD CARES
- Mini City Hall
- Utilities
- Homelessness Outreach

❖ Community Volunteers

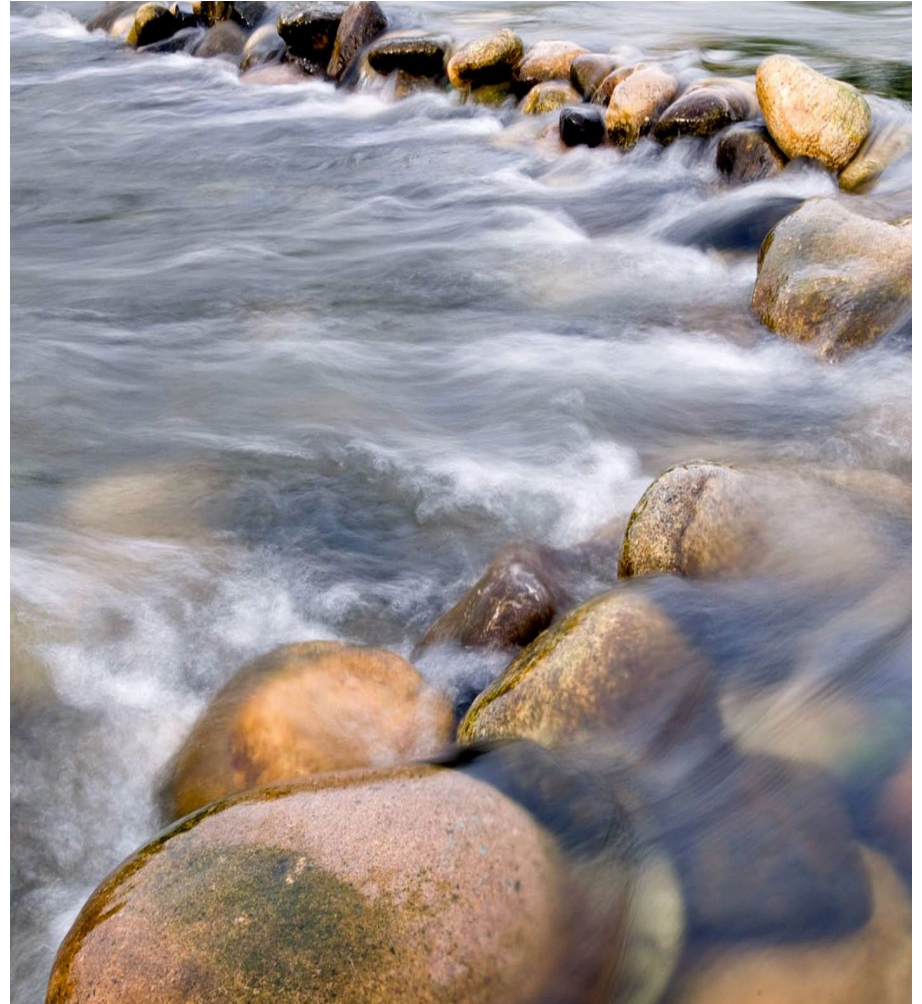
Early Results: 488 Cases

- **81 percent** of those who respond either enter into negotiations for a mediated rent repayment plan agreement or meet their financial obligation through income or rent assistance.
- **84 percent** of tenants who received ERPP notices from their landlords responded to our intake calls.

Only **14 percent of cases**, mostly due to non-response, resulted in a certificate of participation the landlord can use to file for unlawful detainer in Superior Court.

Trends

- Tenants are dual challenged with rent repayment plans and increasing rents
- Landlords are carrying additional costs and asked to forgive greater debts. Some refusing receiving rent assistance for partial arrears.
- Rent assistance funds are being depleted and increasingly scarce





Council Action

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No Action Requested

<https://bellevuewa.gov/city-government/departments/community-development/conflict-assistance/eviction-resolution>



Questions and Comments

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