



VIRGINIA DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT
Partners for Better Communities

Virginia Eviction Reduction Program

2027–2028 How to Apply Webinar

Dates: August 27, 2026, at 2:00 p.m. and September 1, 2026, at 11:00 a.m.

Application Deadline: October 9, 2026

Agenda

- 1 Application Timeline
- 2 Virginia's Eviction Process
- 3 Program Overview
- 4 Eligibility
- 5 Required Activities
- 6 Application Instructions

2027–2028 VERP Application Timeline

DHCD anticipates the following schedule. Specific dates are subject to change.

Application Release	How-to-Apply Webinars	Application Deadline	Application Review Period	Award Announcements	Contract Execution
August 14, 2026	Aug 27 & Sept 1, 2026	October 9, 2026	Late Oct–Early Nov 2026	Early December 2026	Mid-December 2026

Virginia's Eviction Process

1	Pay or Quit Notice Landlord gives written notice; 14 days to pay for unpaid rent.	2	Unlawful Detainer Summons Tenant receives the court summons with date, time, location.	3	Court Date Tenant may pay in full before the hearing to avoid judgment (rent-only cases).
4	Judgment Court rules for the landlord. Also called Judgment for Possession.	5	Appeal Period 10 days to file an appeal and pay rent owed as set by the judge.	6	Writ of Eviction Landlord requests the writ; instructs the sheriff to schedule.
7	Sheriff Notice Sheriff or Process Server provides notice at least 72 hours before the eviction.	8	Right of Redemption Up to 2 business days before the scheduled eviction, tenant may pay in full and stay.	9	Eviction by Sheriff Sheriff removes the tenant and changes the locks, unless cancelled.

Eviction runs on deadlines. Financial assistance must move faster than the speed of court, a principle that holds true through the final stage, when payment in full under the Right of Redemption can still stop an eviction after judgment.

Funding & Grant Period

Funding Amount

Up to \$17.5M

in state grant funds across the 2027–2028 grant cycle

- Competitive grant administered by DHCD.
- Supports eviction prevention, diversion, and stabilization services.

Grant Period

2027–2028

January 1, 2027 – December 31, 2028

- Contracts administered annually.
- Second-year funding contingent on performance, compliance, and appropriation.

Grantee Eligibility

- Nonprofit organizations, units of local government, or Planning District Commissions (PDCs) with experience administering direct service programs.
- Organizations without prior eviction-specific experience may still apply by describing related experience, partnerships, and organizational capacity.

Landlords, including Public Housing Authorities, are ineligible to apply.

Subgrantees and Partner Organizations

Subgrantee

- Receives VERP funds to carry out activities on the grantee's behalf.
- Operates under a formal subgrantee agreement specifying compensation terms.

Partner Organization

- Supports service delivery without receiving VERP funds.
- Operates under a formal partnership agreement specifying in-kind/no-cost terms.

Applies to Both

- Applies to any organization playing a substantial role, not subgrantees alone. Describe every such organization in your application, not just paid subgrantees.
- An executed agreement or signed letter of intent must be in place before the grant period begins, for either type. Verbal or informal arrangements are not sufficient for either.
- The grantee remains responsible to DHCD for all program requirements, regardless of which type is delivering the service, including subgrantee- or partner-delivered court navigation.

Client Eligibility

Eligibility Baseline

80% AMI

Household income at or below

1+

Direct Indicator of Eviction Risk

3+

Additional Risk Factors

VERP Eligibility Form

- DHCD provides a VERP Eligibility Form as the starting point for screening, available in CAMS Attachments.
- Direct Indicators: job loss or income reduction within the past 6 months, Pay or Quit Notice received, or Unlawful Detainer Summons received.
- 14 Additional Risk Factors are listed on the form, covering things like housing cost burden, household composition, and documented risk history. See the form in CAMS Attachments for the complete list.
- Grantees may locally adapt the form if changes are data-supported and discussed with DHCD first.

Core Program Components

Prevention

Before an Unlawful Detainer is filed

Services and assistance provided before court involvement.

Diversion

After an Unlawful Detainer is filed

Services and assistance provided after court involvement begins, including Pre-Hearing Support and On-Site Court Navigation.

Systems Change

Ongoing, relationship-based

Strategic relationships addressing structural conditions behind high eviction rates.

Pre-Hearing Support and On-Site Court Navigation are required components within Diversion, not parallel categories.

Prevention

Before an Unlawful Detainer is filed

- Conduct data-driven, proactive outreach to identify and engage tenants at greatest risk.
- Provide Rent Assistance for rent arrears, current rent, and prospective rent.
- Provide Stabilization Services for utilities, medical expenses, transportation, and childcare.
- Provide Referrals to Wraparound Services through meaningful, concrete connections.
- Work with landlords and tenants to resolve disputes and prevent a court filing.

Diversion

After an Unlawful Detainer is filed

- Conduct data-driven, proactive outreach to identify and engage tenants at greatest risk.
- Provide Rent Assistance for rent arrears, current rent, and prospective rent.
- Provide Stabilization Services for utilities, medical expenses, transportation, and childcare.
- Provide Pre-Hearing Support to help tenants understand the court process, prepare documents, and meet deadlines.
- Deliver consistent, on-site Court Navigation services in each VERP service area.
- Connect tenants to legal aid and the Eviction Diversion Program (EDP), where available.
- Where permitted, seek chief judge approval to attach plain-language process information, legal resources, and EDP eligibility information to the Unlawful Detainer summons itself, a new option under 2026 legislation.

Court Navigation

In the courthouse, after an Unlawful Detainer is filed

- Maintain a consistent, visible courthouse presence across the service area.
- Help tenants understand court procedures, timelines, forms, and available resources.
- Connect tenants to legal aid, mediation, interpreters, financial assistance, and EDP where available.
- Give landlords and tenants time and support to pursue less harmful resolutions.
- Follow the boundary between legal information and legal advice.
- Secure court approval before beginning courthouse-based services; track activity throughout the grant cycle.

Legal Information vs. Legal Advice

Court navigation staff are typically not licensed attorneys and must stay within the boundary of legal information. This protects staff, grantees, and tenants alike.

Staff CAN

- Explain court procedures, terminology, and timelines
- Provide court forms, self-help resources, and schedules
- Answer general questions about deadlines and how they're calculated
- Connect tenants to Legal Aid or other legal service providers
- Explain what a continuance is and how to request one

Staff CANNOT

- Tell a tenant whether to bring their case to court
- Tell a tenant what to say in court or what words to use in filings
- Give an opinion on what will happen if the case proceeds
- Interpret court documents or advise what a tenant “should” do
- Advise on legal strategy or how the law applies to a specific case

Full guidance: Appendix A of the VERP Guidelines, and the Virginia Access to Justice Commission (selfhelp.vacourts.gov).

EDP Coordination

VERP grantees should coordinate with courts to help eligible tenants access EDP by:

- Knowing which courts in the service area participate in EDP
- Assessing whether tenants are likely to meet EDP eligibility requirements in real time
- Connecting tenants to financial assistance needed to qualify
- Supporting tenants who choose to request EDP referral at first docket call

EDP Eligibility At-A-Glance

- Appears in court at the first docket call
- Pays at least 10% of the amount due at that hearing
- Provides sworn testimony on income, ability to pay, and the reason for nonpayment
- Not eligible if: outstanding balance on a prior payment plan, defaulted on a payment plan in the past 12 months, or already used EDP in the past 12 months

Source: Va. Code § 55.1-1262

Data-Driven, Proactive Outreach

Required across both Prevention and Diversion

- Engage landlords early so VERP information reaches tenants at the first sign of nonpayment.
- Use court docket data to identify and contact tenants before upcoming hearings.
- Conduct targeted community outreach in high-eviction areas: canvassing, trusted messengers, mailings, schools, and other high-traffic locations.

Outreach obligations continue after judgment

- Appeal periods, redemption rights, and the time before a writ is executed all carry their own deadlines. Outreach that reaches a household within those windows can still change the outcome.
- Passive approaches, such as a website, social media, or flyers alone, do not meet the outreach requirement.

Systems Change

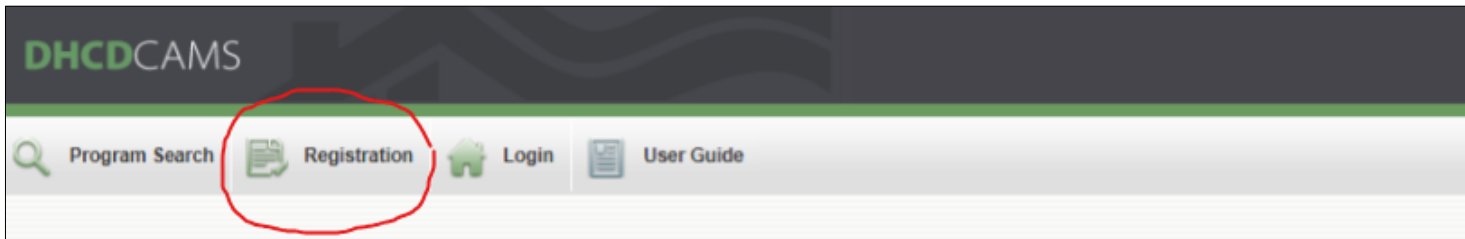
- Build partnerships with landlords, courts, legal aid, and community organizations.
- Work with courts and courthouse staff on practices that connect tenants to assistance. For example, judges announcing available assistance, clerks directing tenants to navigators, or docket scheduling that allows time for resolution.
- Improve referral pathways, information sharing, and access to assistance.
- Promote earlier intervention and more coordinated local eviction prevention practices.
- **Systems change is relationship-based and does not include legislative or policy advocacy.**

CAMS Registration & Application Process

1. Begin at DHCD's website: www.dhcd.virginia.gov
2. In the upper right corner, then select *Access CAMS*. Refer to the [CAMS Portal User Guide](#) for specific application guidance.



3. If your organization is not already registered, select *Registration*. Allow **up to 7 business days** for processing.



4. Once registered, select *Program Search* and scroll to the *Virginia Eviction Reduction Program (2027)*
5. Complete all required tabs: *Project Information*, *Project Budget*, *Narrative Information*, and *Attachments*
6. CAMS status changes from *Incomplete* to *Pending* only after you submit
7. **Deadline: 11:59 p.m. on October 9, 2026**

CAMS Application Tips

- Recommended browser: Google Chrome.
- Never paste tables, charts, or graphics into a narrative box, upload as an attachment instead.
- Review the full application before submitting.
- Save work frequently.
- The curative period (1 business day) may not be used to revise, supplement, or replace substantive application content. Applicants may not submit new or revised narrative responses, budgets, scoring criterion responses, or any other information that could affect the evaluation of the application.

Application Tabs in CAMS

The screenshot displays the 'Project Information' tab of the CAMS application form. The tab is highlighted with an orange border. Below the tab, the form is organized into sections: 'Project Information', 'Project Primary Contact', and 'Project Location'. Each section contains input fields for various details, with red asterisks indicating required fields.

Project Information

Organization Name*:

Project Primary Contact

First Name*:

Title*:

Work Phone*: - -

Project Location

Address*:

City*:

- **Organization Name** Enter the name of the organization submitting the VERP application.
 - Use the organization name associated with your CAMS registration.
- **Project Primary Contact** Enter the name and title of the person who will serve as the primary contact for this application.
 - Provide a current work phone number.
 - Choose someone who can respond to DHCD questions during the application and review process.
- **Project Location** Enter the address and city associated with the proposed VERP project.
- Make sure the information is complete and accurate before moving to the next section.
- Fields marked with a **red asterisk (*)** are required.

Project Budget

Categories/SubTotal:	Constraint:	Funding Source:
☐ Outreach Community Relations Fees and Licenses Marketing/Advertising/Promotions Meetings and Facilitation	None	Use Default Funding Source
☐ Stabilization Services Child Care Services Health Services Transportation Utilities	None	Use Default Funding Source
☐ Prevention Landlord Outreach and Negotiation Mediation Rent assistance	None	Use Default Funding Source
☐ Diversion Landlord Outreach and Negotiation Mediation Rent assistance	None	Use Default Funding Source
☐ Mitigation Lodging Moving Costs Storage Bins/Pods Transportation	None	Use Default Funding Source
☐ Program Operations Court Navigation Program Staff Costs Staff Training Third Party Contracts Travel	None	Use Default Funding Source
☐ Administration Fiscal Management/Accounting Services Grant Administration and Reporting Hardware/Software Indirect Costs Office Expenses	Max % 10	Use Default Funding Source

Budget Instructions:

OUTREACH

-Community Relations: Costs for proactive engagement with tenants, landlords, courts, community organizations, and other stakeholders to increase VERP awareness, identify at-risk households, strengthen referrals, and support local systems-change coordination. VERP funds may not support legislative or policy advocacy.

-Fees and Licenses: Costs for data access, databases, licenses, subscriptions, or systems necessary to conduct outreach, identify households, coordinate referrals, or carry out approved VERP activities.

- **CAMS budget categories** could not be fully customized, so VERP categories were matched as closely as possible to the available CAMS options.
- **Use your narrative** to clearly connect each budgeted cost to your Prevention, Diversion, and other required VERP activities.
- Allocate funding for **Year 1 only** of the two-year grant cycle. **Budget revisions are permitted during the grant period** as program needs and spending evolve.

Project Budget Categories: Use For...

Outreach

Landlord/tenant outreach, community relations, data/software, marketing, stakeholder meetings. Legislative advocacy is not an eligible VERP expense.

Stabilization Services

Utilities, medical expenses, transportation, childcare. Utilities and childcare generally limited to 6 months.

Prevention

Assistance before an Unlawful Detainer is filed: landlord negotiation, mediation, rent assistance.

Diversion

Assistance after an Unlawful Detainer is filed: landlord negotiation, mediation, pre-hearing support, rent assistance.

Mitigation

Limited post-eviction support: short-term lodging, moving, storage, transportation.

Program Operations

Direct service delivery: program staff, court navigation, training, approved subgrantees/contracts, travel.

Administration

Grant administration, accounting, reporting, audits. Maximum: 10% of total grant award

Narrative Information

Project Information

Project Budget

Narrative Information

Attachments

Additional Information

Please answer following questions:

Using current data from the LSC Eviction Tracker or local court records, describe eviction filing patterns in your proposed service area and what drives them. Then identify the most significant gaps in the eviction prevention resources currently available there and the barriers residents face in reaching them and explain how those gaps contribute to eviction risk.

Describe your organization's experience administering direct service programs and how that experience prepares your organization to implement VERP required activities. In your response, address:

a. Relevant experience providing eviction prevention or diversion services or other comparable direct service programs.

b. Experience delivering services along the eviction timeline, if applicable (e.g., responding to Pay or Quit notices, resolving filed cases, or assisting households at court).

c. Partnerships, subgrantee agreements or organizational capacity that will support successful implementation of VERP.

d. If previously funded through VERP, households served, evictions prevented or diverted, spending performance, and program improvements.

Otherwise, provide comparable outcomes from the most similar program your organization has administered.

Describe the proposed VERP management team, including who will have day-to-day oversight of the program and their experience managing eviction prevention and diversion or similar crisis-response services, and your staffing plan for the grant period, including positions to be hired.

- Answer all 13 narrative questions completely.
- Use current local data and specific examples.
- Make sure your narrative, budget, and subgrantees and partnerships align.

Attachments

Select a Program: Virginia Eviction Reduction Program (VERP) 2027

Project and Budget Info

Narrative Information

Attachments

Enter Required Attachments Description:

*Attachments titled (Optional) - in parenthesis, not case sensitive - will appear o

Title 1:

Implementation Timeline

Title 2:

Applicant's VERP Policies and Procedures

Title 3:

VERP Client Eligibility Form

Title 4:

Court Presence Plan

Title 5:

Community Resource Inventory

Title 6:

Match Documentation

Title 7:

MOUs, Letters of Commitment or Related Agreements

Title 8:

Financial Statement

Title 9:

Title 10:

Title 11:

Title 12:

Title 13:

Title 14:

Title 15:

Title 16:

Title 17:

Title 18:

Title 19:

Title 20:

DHCD-Provided Templates

- VERP Client Eligibility Form (see Client Eligibility)
- Court Presence Plan
- Community Resource Inventory

Applicant-Generated

- Implementation Timeline
- VERP Policies and Procedures
- Funding Match Documentation (if applicable)
- MOUs, Letters of Commitment, or Related Agreements (if applicable)
- Financial Statement

Court Presence Plan

Applicant must complete DHCD template, Court Presence Plan, provided in CAMS Attachments.

- Completed court by court, one plan covering every General District Court where your organization will provide navigation, not a single blanket plan.
- Requires disclosing your staffing and delivery structure, including naming any subgrantee or partner by name.
- Includes your coverage schedule and your contingency plan for staff absences or overlapping dockets.
- Includes a required EDP coordination table, completed per court.
- Certification: by submitting this plan, you certify that court navigation will not begin inside any courthouse until that specific court has approved it.

Start early: court approval takes time and relationship-building. Don't wait until the attachment is due to begin those conversations with your local courts.

Community Resource Inventory

Applicant must complete DHCD template, Community Resource Inventory, provided in CAMS Attachments.

- Identify eviction prevention and diversion resources in the proposed service area. Resource categories include:
 - Rental assistance
 - Legal Aid
 - Court navigation/EDP access
 - Transportation to court
 - Broadband, and other local resources.
- Applicants should list the primary provider or program for each resource type. For each item, mark whether the resource is:
 - *Available and sufficient*
 - *Available but capacity-limited*
 - *Not available*

Application Scoring Overview

Community Priority 40 pts	Program Approach 35 pts	Organizational Capacity 25 pts
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Community Priority is scored administratively by DHCD using objective statewide data, not through competitive narrative review. Applicants proposing the same locality receive the same Community Priority score, it cannot be improved through narrative quality.

- Community Priority (40): Community Need Index (20) + Community Resource Inventory/Community Access (20).
- Program Approach (35): prevention/diversion model, rapid low-barrier assistance, court navigation and outreach quality, systems change approach.
- Organizational Capacity (25): demonstrated experience, ability to implement, referral pathways, staffing and readiness.
- Threshold: applications must receive at least 32 combined points in Program Approach + Organizational Capacity to be considered for funding.

Funding Match

- Matching contributions are not required.
- Match may include locally controlled federal or state funds, private donations, and in-kind contributions.
- Cash and in-kind contributions are valued the same basis; in-kind must be valued at fair market value with documentation of how it was valued.
- Match must be entered in the Other Funding field of the Project Budget and supported by board-approved match documentation submitted as an attachment.

Preference Points for Documented Match

Match Amount	
25% or more of requested VERP award	5
10%–24% of requested award	3
Below 10% of requested award	1

Commonwealth Priorities

Commonwealth Priorities encourage wraparound services partnerships that support long-term housing stability. Not included in the 32-point Program Approach + Organizational Capacity threshold.

Table 3A: Wraparound Service Category Coverage (up to 5 pts)

Criteria	Points
Five (5) or more wraparound service categories	5
Four (4) wraparound service categories	4
Three (3) wraparound service categories	3
Two (2) wraparound service categories	2
Fewer than two (2) wraparound service categories	0

Table 3B: Wraparound Service Partnership Information (up to 5 pts)

Criteria	Points
Information provided for 100% of wraparound service categories	5
Information provided for 75–99% of wraparound service categories	3
Information provided for 50–74% of wraparound service categories	2
Information provided for < 50% of wraparound service categories	0

Questions?

Thank You

for your interest in the Virginia Eviction Reduction Program.

Application Deadline: October 9, 2026

Program Questions

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Caroline Stokes: Caroline.Stokes@dhcd.virginia.gov

CAMS Technical Assistance

camshelp@dhcd.virginia.gov