

Eviction Moratorium

Transitioning from emergency response to ongoing protections

Equity in Place is a diverse group of strategic partners from organizations led by people of color and housing advocacy organizations working to advance housing justice and equitable community development. We organize and advocate by **leading with a race equity lens** to understand and center how **power** inequities in our region and society **shape inequitable outcomes** for our communities.

Values

Housing stability is integral to racial equity.

The COVID pandemic has made even more dramatic the disproportionate impacts of housing instability and economic insecurity in BIPOC communities.

Evictions create long-term barriers for renter households and exacerbate rather than address the housing crisis.

Public policy must actively work toward eliminating all evictions.

Assistance programs must respond to urgent needs quickly and efficiently, while also centering equity and the needs of our communities.

Impact of Eviction Moratorium

At the start of the COVID pandemic, state leaders made an intentional choice to protect renter households during a uniquely urgent moment. **This choice has:**

- **kept families housed** – not just the 14-16,000 households that are evicted in a typical year, but thousands more
- **created the opportunity for tenants to organize** for improvements to their homes without fear of being evicted in retaliation
- **made starkly evident the imbalance** between the speed of the eviction court process and protracted pace of rental assistance
- **shown that landlords can and must be patient** in receiving payment when renters are in crisis

We have seen the tremendous impact when policy prioritizes tenant protections. To end the moratorium without intentionality will create an avalanche of evictions that negatively impact thousands of households for years to come.

Imperatives for the Off Ramp

To maintain and sustain the stability of renters who have been protected by the moratorium, **state leaders must implement an eviction moratorium off ramp that:**

- **has a stated goal of no evictions** and an explicit policy to achieve that goal
- **has a timeline that matches or exceeds** federal rental assistance funding to protect assistance-seeking renters from eviction
- **includes automatic expungement** of eviction filings that did not or do not meet suspension requirements
- **does not allow for exceptions** that create massive loopholes such as “material breach of lease,” that undermine tenant protections
- **provides pre-eviction filing notice and just cause protections beyond the moratorium,** especially to address formal evictions, informal lease terminations, and non-renewals of leases