

# JUSTICE FOR BREAKFAST

*Evictions, Due Process and the COVID-19  
Pandemic*

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**AUGUST 26, 2020**

# AN EVICTION TSUNAMI



## Maryland Figures

Est. Rental Households Unable to Pay Rent and at Risk of Eviction	Est. Shortfall of Rent	Renter Households Unable to Pay Rent and at Risk of Eviction as a % of Total Renter Households	Est. Potential Total Eviction Filings Over Next 4 Months
274,000	\$370,000,000	39.42%	185,000

## National Figures

Est. Rental Households Unable to Pay Rent and at Risk of Eviction Total	Est. Shortfall of Rent Total	Renter Households Unable to Pay Rent and at Risk of Eviction as a % of Total Renter Households Total	Est. Potential Total Eviction Filings Over Next 4 Months Total
17,330,000	\$21,545,000,000	42.56%	11,697,000

*While it is difficult to provide month-by-month eviction filing estimates due to the number of factors influencing eviction filings during the COVID-19*

# DISPARATE RACIAL IMPACT



Chart 3 of 5: Tenant Confidence Level, By Ethnicity, in Ability to Pay Next Month's Rent

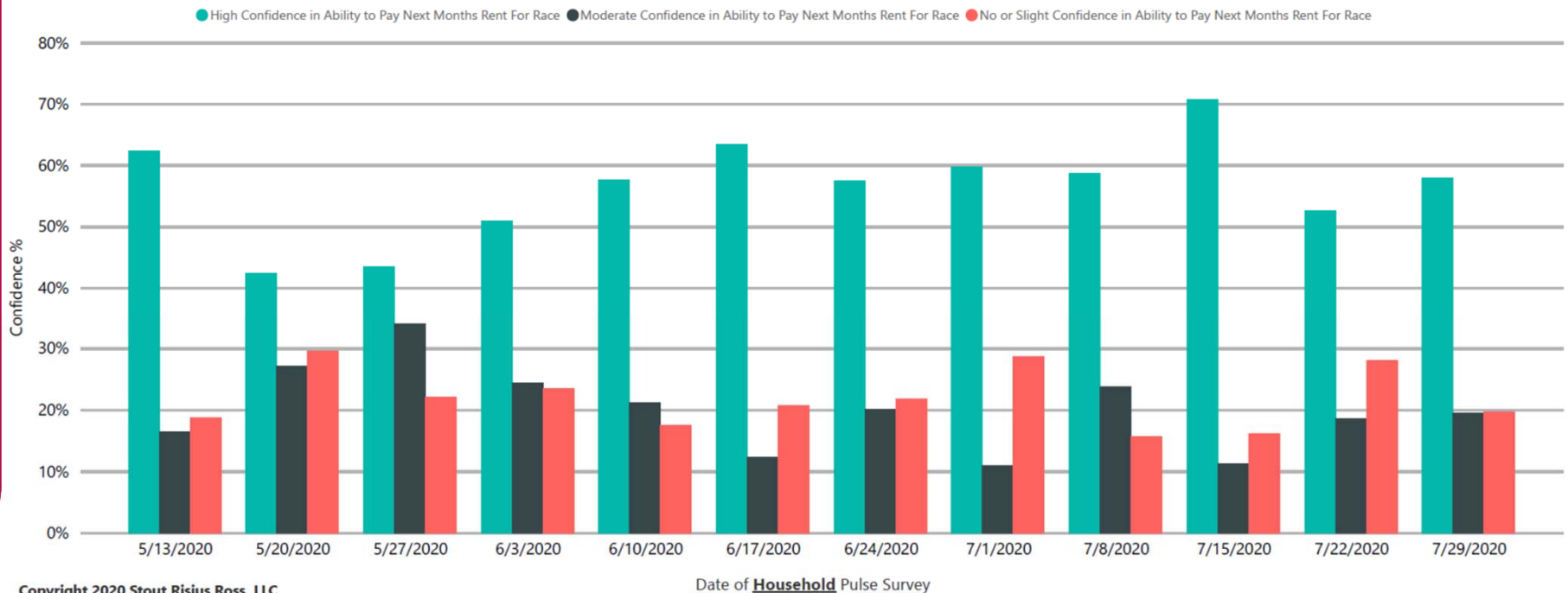
Statement of Methodology

Report Filters Below

State	Ethnicity Categories
<input type="checkbox"/> Massachusetts	<input type="checkbox"/> African American alone, not Hispanic
<input type="checkbox"/> Michigan	<input type="checkbox"/> Asian alone, not Hispanic
<input type="checkbox"/> Minnesota	<input type="checkbox"/> Hispanic or Latino (may be of any r...
<input type="checkbox"/> Mississippi	<input type="checkbox"/> Two or more races + other races, n...
<input type="checkbox"/> Missouri	<input checked="" type="checkbox"/> White alone, not Hispanic

Please select one or multiple ethnicity categories to populate the chart below

Please press CTRL + F5 to clear browser cache to ensure the most current version of the report is visible



# DISPARATE RACIAL IMPACT



Chart 3 of 5: Tenant Confidence Level, By Ethnicity, in Ability to Pay Next Month's Rent

Statement of Methodology

Report Filters Below

<b>State</b>	<b>Ethnicity Categories</b>
<input type="checkbox"/> Alaska	<input checked="" type="checkbox"/> African American alone, not Hispanic
<input type="checkbox"/> Arizona	<input type="checkbox"/> Asian alone, not Hispanic
<input type="checkbox"/> Arkansas	<input checked="" type="checkbox"/> Hispanic or Latino (may be of any r...
<input type="checkbox"/> California	<input type="checkbox"/> Two or more races + other races, n...
<input type="checkbox"/> Colorado	<input type="checkbox"/> White alone, not Hispanic

Please select one or multiple ethnicity categories to populate the chart below

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EVEN BEFORE COVID:  
**BALTIMORE CITY  
EVICTION RATE**



ONE OF THE HIGHEST IN THE NATION

**140,000** EVICTION FILINGS

(WITH ONLY 125,000 RENTER HOUSEHOLDS)

**70,000** EVICTION WARRANTS

**6,500** FAMILIES EVICTED

# EVICCTIONS IN BALTIMORE: A CIVIL RIGHTS ISSUE

Report by Dr. Timothy Thomas at *evictions.study* finds:

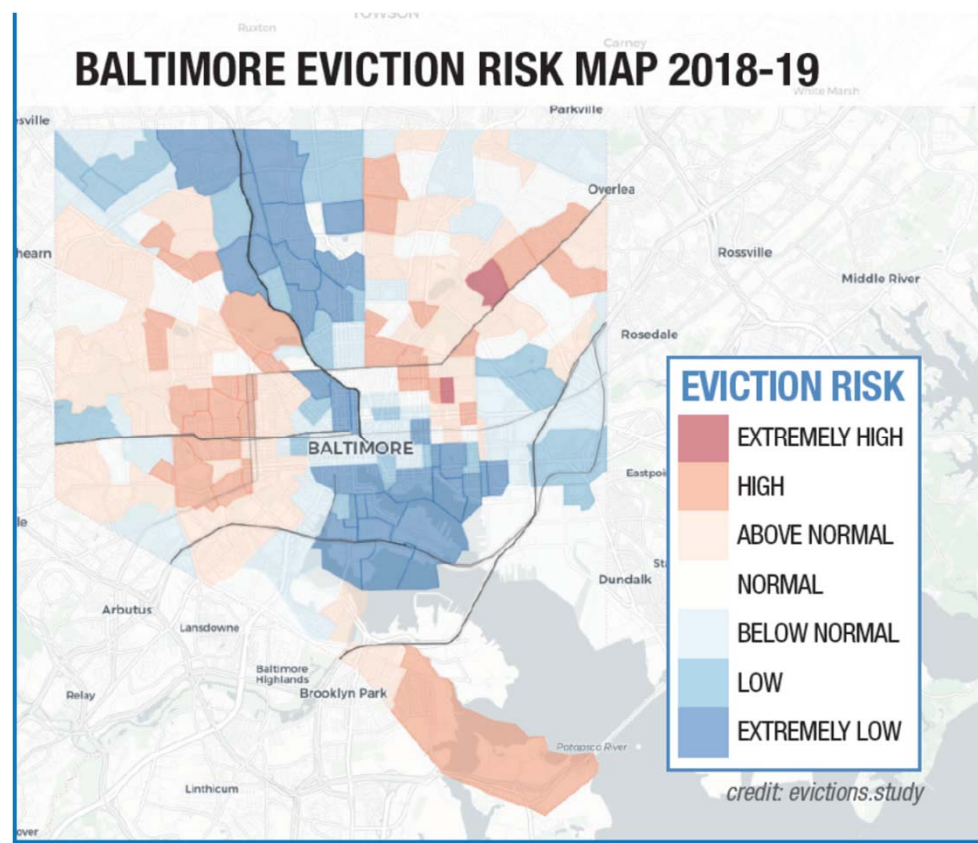
The number of evictions of Black Women is

**296%  
MORE** OR **3.9x  
HIGHER**

than the evictions of white men

Racial disparity makes eviction a **civil rights issue** linked to the legacy of segregation and housing practices directed against persons of color.

## BALTIMORE EVICTION RISK MAP 2018-19



## EVICTIION AND COVID-19: A PUBLIC HEALTH ISSUE

- 22—25% of homelessness is direct result of eviction
- Homeless Can't Stay Home → Congregate Living, Transient → Higher Risk of Infection and Community Spread
- State had over \$1.3 million in Federal CARES money available; BUT only \$30 million statewide or \$102 per family allocated to rental assistance
- Compared to jurisdictions like Pennsylvania allocating \$175 million to rental assistance along with at least 16 other states.

# EVICTIIONS HAVE BEGUN

- Eviction Moratorium ended July 25, 2020
- 296 families scheduled for eviction in second week of August
- Failure to Pay Rent (greatest volume) evictions resume August 31, 2020





## EVICTION DEFENSES/RESOURCES

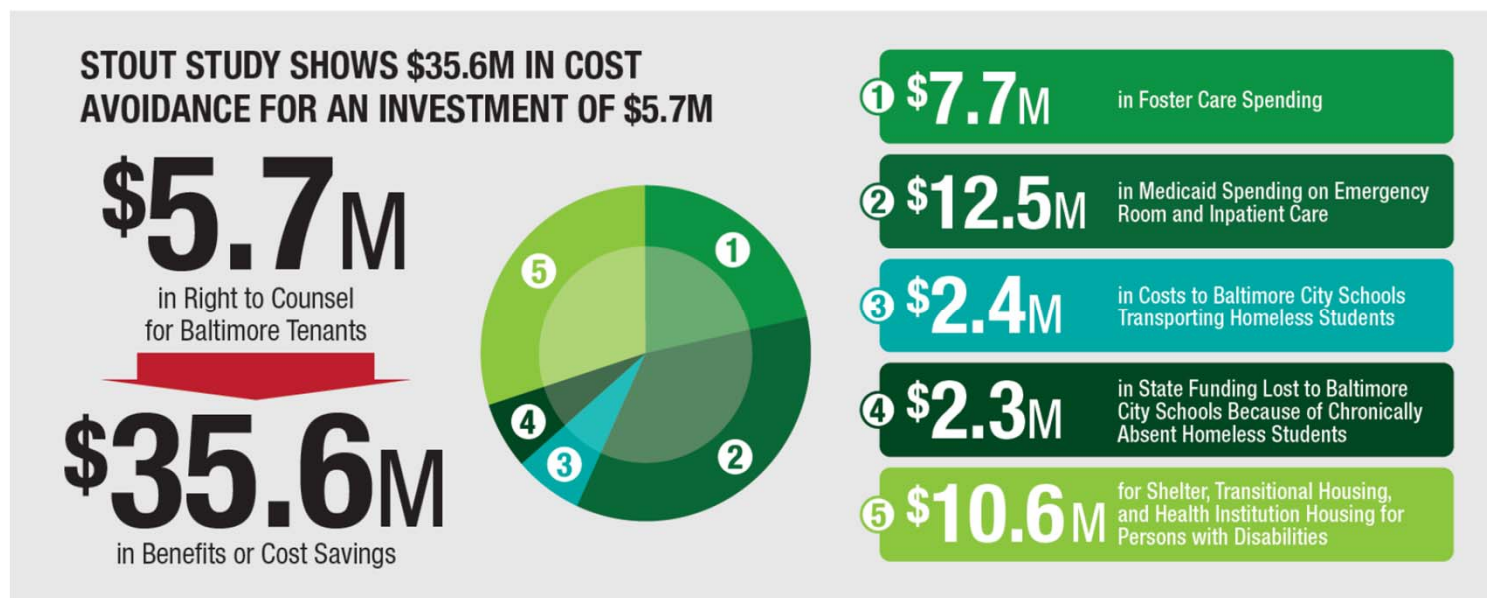
- Limited defenses
  - Federal CARES Act?
  - Baltimore City law prohibiting rent increases and late fees
  - Governor’s Executive Order
    - BUT only if you can prove documented loss of income due to COVID
    - Major loophole
    - Only for the “worthy poor”
- Limited Resources
  - Local jurisdictions (e.g., Baltimore City: \$20 million)
  - State? \$30 million – mostly for low income housing tax credit props.

## EVICCTIONS AND DUE PROCESS

- How do you provide notice and a meaningful opportunity to be heard if....
  - You don't get notice of the eviction trial because the Post Office is not functional, yet there is as little as 7 days between filing and trial.
  - You or a witness cannot come to court because of a COVID-related illness, quarantine or a disability but also cannot navigate a remote hearing?
  - You need to have a socially distanced, confidential conversation with an attorney at court? Good luck
  - When govt function is limited and its difficult to obtain needed records for a defense like landlord licensing records?

## PJC'S RESPONSE

1. Develop Policy Goals Based on Research And Community Input
  - A. Reinstitute Eviction Moratorium
  - B. Real Rent Relief Now
  - C. Lay Foundation for Right to Counsel



## PJC'S RESPONSE

### 2. Advocacy

- A. Work with partners around letters, petitions, meetings with gov't agencies, press conferences, media campaigns, a truth commission, rally in Annapolis, legislative briefings....
- B. Anything we can do to elevate this issue and point out the absurdity of allowing evictions to move forward in the middle of a pandemic.
- C. Governor Hogan or General Assembly

### 3. Representation of clients facing eviction or threats of illegal eviction

Why do we think it's safe enough to cram people into old, poorly ventilated courthouses for eviction cases -  
- not to mention evicting residents -- when it's not safe enough to attend school or go to a restaurant?