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State of Colorado

# Findings of the Special Eviction Prevention Task Force

PREPARED FOR:

Office of Governor Jared Polis  
Division of Housing

CREATED

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# Special Eviction Prevention Task Force Policy Recommendations

## Background

On March 5, 2020, the Colorado Department of Public Health and Environment’s (CDPHE) public health laboratory confirmed the first presumptive positive COVID-19 test result in Colorado. Governor Polis declared the pandemic a disaster emergency on March 10.

Beginning on March 11, Governor Polis issued a number of Executive Orders (EOs) to mitigate the effects of the pandemic. Many of those EOs contained policies to address housing instability—recognizing that keeping people housed will limit the spread of COVID-19 and is a necessary component of the state’s Safer at Home policy. The key elements of those EOs are summarized in the figure below:

### Eviction Prevention Executive Orders, 2020

Source:  
Root Policy Research and  
<https://www.colorado.gov/governor/2020-executive-orders>.

- Executive order enacted
- Amended on May 29 to require tenants provide evidence of "financial hardship due to COVID-19"

	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
Directed state agencies to work with landlords to avoid evictions and late fees								
Directed state agencies to work with lenders to avoid residential and commercial foreclosures								
Suspended utility disconnections and waived reconnection fees								
Created short term rental and mortgage assistance; amended for LMI households								
Extended period of cure to 30 days								
Suspended residential eviction activity unless related to public health and safety								
Suspended late fees or penalties for breach of rental agreement								
Required landlord notification of CARES Act protections against evictions and foreclosures								
Directed state agencies to create model repayment agreements								
Directed property owners to provide tenants notice of CDC moratorium before initiating eviction filing								

**Special Eviction Prevention Task Force.** Executive Order B2020 006, issued on August 26, 2020, established a temporary Special Eviction Prevention Task Force (Task Force) with the Department of Local Affairs (DOLA) to examine housing instability challenges due to COVID-19 and report these recommendations to the Governor within 30 days of the first meeting.

The Task Force was also invited to consider medium- and longer-term recommendations to ensure that Coloradans remain stably housed. Those broader considerations will be passed on to the Division of Housing's (DOH) newly formed Strategic Housing Working Group (SHWG). Beginning in November 2020, that group will advise DOH on Colorado's affordable housing needs and will bring forth a comprehensive response to the state's long-term housing crisis. Three of the Task Force members are also on the SHWG.

The Special Eviction Prevention Task Force members have diverse backgrounds spanning housing, development, advocacy, banking, and local government. Members include:

### Special Eviction Prevention Task Force Members

Source:  
Colorado Division of Housing.

Special Eviction Prevention Task Force Members	
<b>Chris Romer</b> , CEO and Co-Founder, Project Canary, Denver	<b>Jennifer Kermode</b> , Housing Authority Executive Director, Gunnison County
<b>Skippy Mesirow</b> , City Councilor, Aspen	<b>Jennie Rodgers</b> , Vice President, Enterprise Community Partners, Colorado
<b>Andrew Feinstein</b> , Developer and Property Owner, Denver*	<b>Beatriz Gonzalez</b> , Vice President of Community Lending and Diverse Markets, Bank of the West
<b>Rachel Friend</b> , City Councilor, City of Boulder	<b>Andy Newell</b> , Monarch Investment and Management Group, Greenwood Village
<b>Ty Coleman</b> , Mayor, Alamosa and Director of Corporate Relations & Lending Solutions, CRHDC	<b>Leanne Wheeler</b> , Investment Advisor, Property Owner, and Permanent Supportive Housing Project Manager, Aurora
*Replaced by <b>Darren Everett</b> , President, BLDG Management after arrival of new family member	

**CDC moratorium.** Shortly before the Task Force's first meeting, the Centers for Disease Control (CDC) issued a moratorium on evictions for renters who could demonstrate, using a CDC-issued declaration form, that they would become homeless if evicted, among other criteria (e.g., gross income of less than \$99,000). That temporary halt on evictions expires on December 31, 2020.

One of the first actions of the Task Force was to recommend that the Governor require landlords to provide notice of the CDC moratorium and declaration form with any demand for rent and before initiating an eviction, in addition to a list of tenant resources. This resulted in EO D2020 202, which states:

- "No individual shall file or initiate actions for forcible entry and detainer (i.e. eviction), including any demand for rent, under C.R.S. § 13-40-101, et seq., unless the individual has notified the tenant in writing of the federal protections against eviction provided by the Centers for Disease Control and Prevention's (CDC) Temporary Halt in Residential Evictions To Prevent the Further Spread of COVID-19. 85 FR 55292 (September 4, 2020). The individual must provide as notice a copy of the CDC's order,

<https://www.govinfo.gov/content/pkg/FR-2020-09-04/pdf/2020-19654.pdf>, including the declaration, <https://www.cdc.gov/coronavirus/2019-ncov/downloads/declaration-form.pdf>”

EO D2020 202 also extended the 30 day period to cure and continued the direction for DOLA to work with landlords to implement their model rent repayment agreement.

As such, as of October 9, when this report was prepared, landlords in the state were operating under the following conditions:

- Under the CDC moratorium, landlords cannot physically evict tenants for non-payment of rent who meet the CDC criteria and provide the CDC declaration form;
- Landlords must notify tenants of the CDC moratorium and provide a copy of the declaration form before initiating an eviction filing;
- Landlords can continue to file evictions that fall outside the CDC moratorium’s parameters and eligibility and must provide tenants 30 days to cure delinquencies before filing; and
- Landlords can continue to collect and accrue rent, late fees, and interest.
- Landlords, as well as tenants, can also apply for and seek relief through DOH’s Property Owner Preservation (POP) program and Emergency Housing Assistance Program (EHAP).

## **Current State of Need**

There are many reasons that evictions occur: inability of a tenant to maintain their rental costs due to an economic change and/or rising rents; tenant behavior that breaches the rental contract. Landlords choosing to increase rent and/or remove the unit from the rental market to sell or occupy it are other ways tenants can be removed from their homes that may or may not result in a formal eviction.

Most landlords consider evictions a “last resort” because they are time consuming and costly. Most landlords will work with tenants on payment plans for missed rent and/or to correct problem behavior—often voluntarily.

Some tenants face circumstances that make them particularly vulnerable to housing instability. These include receipt of government financial support (such as vouchers), working lower-wage jobs, lacking health insurance or other costly benefits, limited or poor rental histories, undocumented status, past criminal backgrounds, and/or discrimination because of race or ethnicity, family status, disability, or other characteristic.

Due to the ever-changing nature of the COVID-19 pandemic—and the varied and new programs and policies created in response—the precise level of need remains unclear. Data indicate that many tenants have been able to keep up with rent, even those under

financial hardship. Anecdotally and according to the Census “Pulse” survey, many tenants with needs have relied on federal and state income supplements, dipped into savings, used credit cards or other loans, and received help from family and friends. Others have moved in with family and friends or left units before facing eviction. Some tenants with Housing Choice Vouchers have drawn more subsidy from their voucher, straining public housing authority budgets. Landlords have crafted their own responses to assist tenants and avoid mass displacement, while trying to manage their financial obligations—to their workers, investors, and lenders. There is considerable uncertainty about how long these stop-gap measures can continue.

This section summarizes the most current, expert-provided, and expert-vetted data on pandemic-related housing instability in Colorado. This information was provided to the Task Force by guest presenters to assist with policy formation.

### **Impact on the rental industry.**

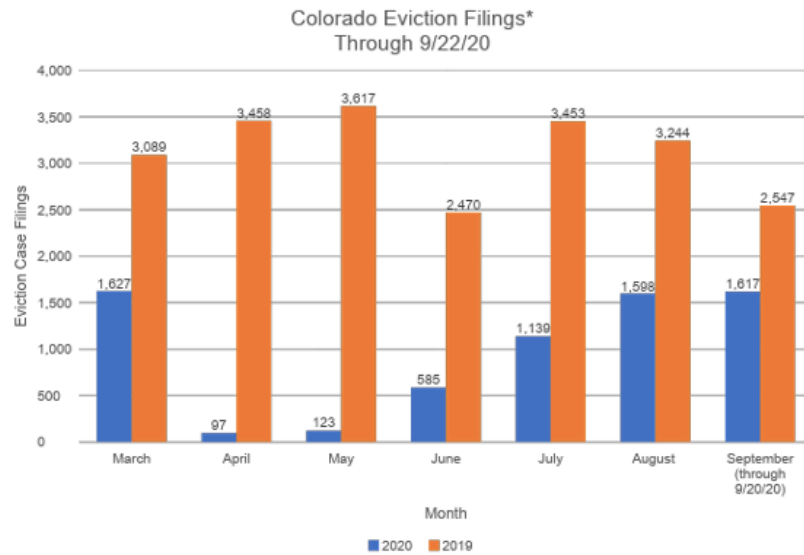
- Rent collections remain strong for Colorado landlords with about 95 percent of renters paying on time as of September 2020. Delinquencies are up just 2 percentage points from normal levels. (Apartment Association of Metro Denver).
- In the Denver Metro area, delinquencies are the highest for “C” grade properties, generally built in the 1970s and occupied by low income tenants without tenant based rental assistance (often referred to as “naturally occurring affordable housing, or NOAH”). (Industry interview).
- Similar surveys and data do not exist for small landlords who own rental properties for investment and income. These owners provide a large share of housing in many areas of the state. Small owners are generally more vulnerable to non-payment of rent, as they do not have an investor base to share risk and rely on consistent payments to meet their mortgage obligations. If rentals are not lucrative, these owners may sell, which could further exacerbate rental shortages.

### **Eviction filing trends.**

- 2020 monthly eviction filings are lower than in 2019. (Apartment Association of Metro Denver). 2020 eviction filings were 53 percent of the 2019 level in March; just 3 percent in April and May; 24 percent in June—and then began to rise, to 63 percent of 2019 levels in September.
- The abrupt decline in eviction filings after March, shown in the figure below, is related to eviction moratoria as well as federal income supplements.

## Monthly Eviction Filings, 2019 v. 2020

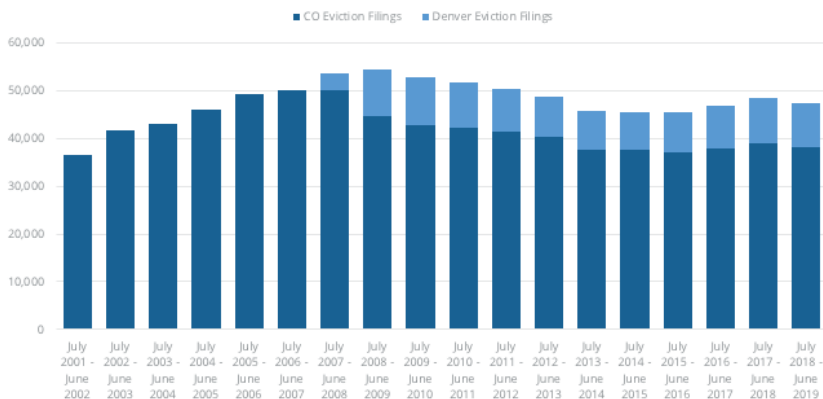
Source:  
Apartment Association of Metro Denver.



- Eviction filings are slightly lower than they were during the Great Recession. Colorado eviction filings peaked between July 2008 and 2009 at 55,000 annually—or nearly 4,600 per month.<sup>1</sup> Filings declined steadily until July 2016, when they began increasing again. Total eviction filings between July 2018 and 2019 were just below 50,000—about 4,200 per month. (Root Policy Research)
- Eviction filings in the City and County of Denver have consistently made up about 18 percent of total eviction filings in the state, and have reflected statewide trends. This share is slightly lower than Denver’s share of all renters in the state (21%). (Root Policy Research)

## Annual Eviction Filings, 2001-2019

Source:  
Root Policy Research based on Colorado Judicial Branch Annual Statistical reports.



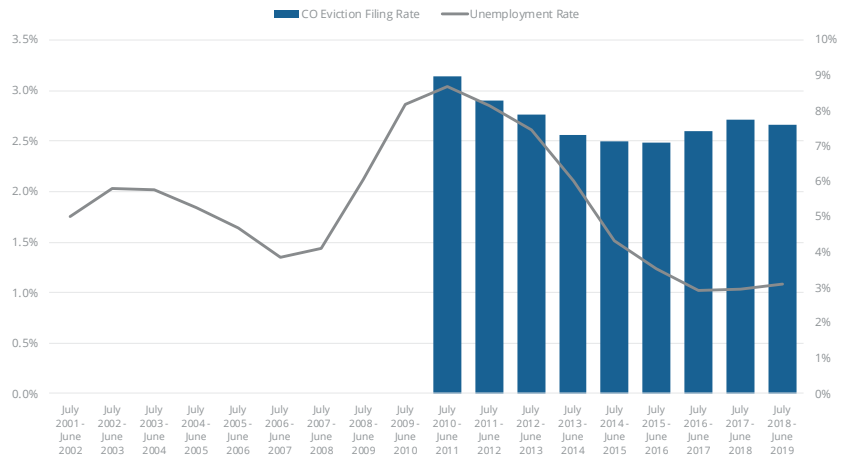
<sup>1</sup> This may be a factor of evictions against former owners of foreclosed homes as well as general recessionary conditions.

- As shown in the figure below, the eviction filing rate and unemployment rate share similar trends (Root Policy Research)

### Eviction Rate and Unemployment Rate, 2001-2019

Source:

Root Policy Research based on Colorado Judicial Branch Annual Statistical reports, ACS 1-year 2019, and Bureau of Labor Statistics.

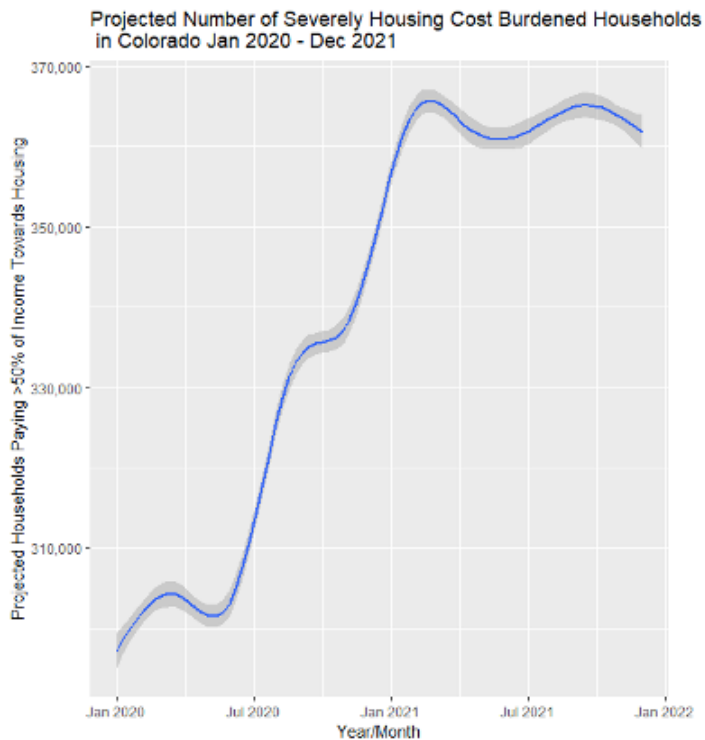


### Households in need.

- As of January 2020, 150,000 Colorado households paid more than 50 percent of their gross household income in housing costs (“severe cost burden”). Since the federal income supplements lapsed in late July, severely cost burdened households have been rising and could reach 360,000 by year end. (DOLA)

### Colorado Severely Cost Burdened Households

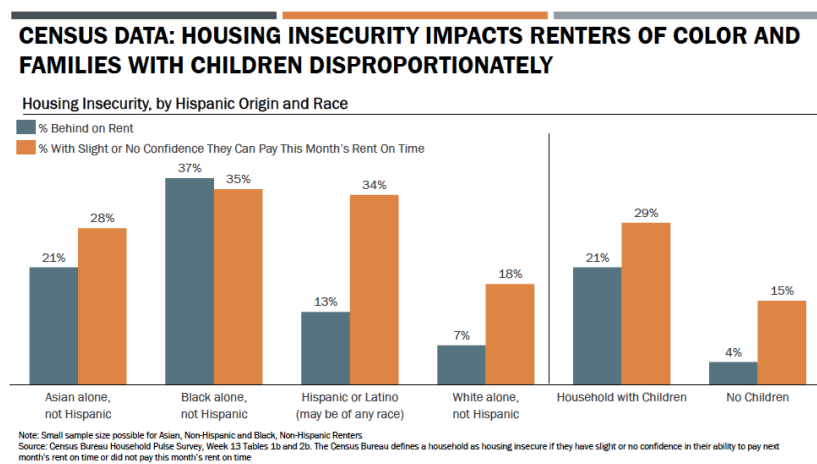
Source:  
DOLA.



- In August, 117,000 Colorado households were not caught up on their housing payments, with 20,000 very likely to need to leave their homes. Mostly due to the halt in federal income supplements, this jumped 140,000 by September, with 40,000 very likely to need to leave their homes. (U.S. Census Pulse Survey)
- Statewide, Black households are 5 times more likely than White households to be behind on rent; Asian households, 3 times more likely, and Hispanic households, 2 times more likely. (U.S. Census Pulse Survey)
- Statewide, households with children are 5 times more likely than those without children to be behind on rent. (U.S. Census Pulse Survey).

## Housing Insecurity Disproportionate Impact

Source:  
COVID-19 Eviction Defense Project.



## January 2021 eviction risk.

- Models based on unemployment predictions and cost burden suggest that between 150,000 and 230,000 Colorado households could be at risk of eviction by December 31, 2020. (Stout, Risius, Ross LLC commissioned by the National Council of State Housing Agencies; Colorado; COVID-19 Eviction Defense Project).
- The total amount of rent in arrears for these Colorado tenants is estimated at \$470 million, with 70 percent of those debts for people making 80 percent AMI or less (ranging from \$56,800 for a family of four in non-resort rural areas of Colorado to \$80,000 in the Denver metro area). (Stout, Risius, Ross LLC and COVID-19 Eviction Defense Project).
- The average outstanding unpaid rent per household is \$3,000 (Root Policy Research, based on above estimates). This is lower than the Moody Analytics estimate of \$5,400 for all renters in the U.S. (Stout, Risius, Ross LLC)

## Resources available and unmet need.

- As of October 2 2020, the state’s new Emergency Housing Assistance Program (EHAP) had served 1,192 households, with nearly \$2.5 million of assistance provided. DOH estimates that current funding dedicated to the EHAP program will run out in late December 2020.
- The state’s landlord assistance program—POP—launched on July 15, 2020, had served 4,981 households with nearly \$8 million in assistance. DOH estimates that current funding dedicated to the EHAP program will run out in late November 2020.
- The City and County of Denver’s Temporary Rental and Utility Assistance Program (TRUA), launched in 2017, benefitted 1,200 households between January and July 2020. \$6 million was allocated to that program for 2020. On average, 67 percent of beneficiaries earned less than \$30,000 (for a family of four). The average household assistance was \$1,400 total.

## Summary of Trends and Needs

As of 2019, more than 760,000 Colorado households rented. The vast majority of these renters—95 percent—pay their rent on time and avoid eviction filings. Based on delinquency rates and Colorado Judicial Statistics, approximately 38,000 renters are delinquent on rent at any given time, and 50,000 face eviction filings annually.<sup>2</sup>

Three times as many Colorado renters are severely cost burdened (150,000) than receive an eviction filing (50,000) in non-pandemic conditions. The majority of renters who are severely cost burdened still “make” rent by cutting back on other household expenses and/or relying on help from friends and family or taking on personal debt.

The COVID-19 pandemic has put a strain on both tenants and landlords—yet not as much as initially feared by the industry according to data on delinquent rent. To keep current on rent, renters have drawn on savings, used credit cards, received help from family or friends, found new or additional employment—and benefitted from federal, state, and local assistance and landlord efforts to keep tenants housed. Data trends suggest that eviction moratoria and federal supplements prevented evictions between April and August.

Those renters most adversely affected by the pandemic include households with children, households of color, households earning less than 60 percent of AMI, households without federal tenant based rental assistance (“Section 8”), and those who have lost their jobs. Job losses affect low income and communities of color at a higher rate than for the population overall, and jobs in harder-hit lower wage sectors are less likely to return to full capacity.

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<sup>2</sup> This assumes that nearly all eviction filings are filed against renters v. former owners remaining in foreclosed homes.

The number of households who could face a physical eviction after the CDC moratorium could reach 150,000 if conditions do not improve. At the very least, as many as 25,000 households are likely to be moving through the eviction process beginning in January 2021, based on eviction filings that have already occurred in March through September of 2020 and 2019 October through December trends.

## **Process**

The Task Force was announced and members were notified of their appointment on August 26. The Task Force met for three hours weekly between September 10 and October 1. These meetings were open to the public. On average, the meetings had 40 attendees, including Task Force members and state staff.

Presentations were provided to the Task Force 1-2 days in advance of each meeting. Agendas consisted of a mix of Task Force member discussion and presentations by experts in the fields of eviction prevention, housing stability policy, multifamily leasing, mortgage finance, and economics.

The project managers and consultant team were emailed approximately 10 letters from outside stakeholders during the period in which the Task Force met, which were forwarded on to Task Force members. Task Force members also received input from stakeholders individually. The data, information, recommendations for policy interventions, best practice ideas, and concerns of stakeholders were considered during Task Force member discussion and captured in the expert presentations.

## **Policy Recommendations**

The primary purpose of regulatory intervention in landlord/tenant laws is to mitigate the most extreme consequence of housing instability—housing displacement that leads to homelessness.

The Task Force recognizes the inherent tension in developing policy that balances the needs of vulnerable tenants and encourages multifamily investment and market participation. Task Force members are also mindful of the unintended consequences of policy and regulatory intervention.

To that end, the Task Force considered the following in evaluating policy recommendations:

- The policy helps those who have the greatest risk of eviction and who are under-resourced;
- The policy has limited impacts on economics of housing delivery; and
- The policy is delivered efficiently/can be implemented in a short timeframe.

The Special Eviction Prevention Task Force developed the following recommendations during their four weekly meetings. These are organized by:

- Short-term—immediate action—recommendations;
- Medium-term—3 to 6 month—recommendations; and
- Longer-term recommendations to address housing instability challenges associated with the COVID-19 pandemic and that existed in Colorado before the pandemic.

Altogether, the Task Force developed 14 ideas to improve housing instability challenges in Colorado. This input from the Task Force members—represented as both Colorado residents and stakeholders—is an invaluable part of establishing outcome-driven, effective housing policy benefitting all of Colorado’s communities.

### **Short-term (0-3 month) Policy Recommendations**

Short-term recommendations are focused on: 1) Helping renters who have experienced adverse economic shocks from COVID-19 manage their rent obligations; and 2) Mitigating a surge in physical evictions after the CDC moratorium expires on December 31, 2020.

**Recommendation S1—Noticing of CDC Moratorium.** The state should require landlords provide information on the Centers for Disease Control (CDC) Temporary Halt in Evictions tenant declaration form with any attempt to collect rent before initiating an eviction.

***All Task Force members are in favor of this recommendation.***

This recommendation was enacted as Executive Order 202, issued on September 22, 2020.

**Recommendation S2—Suspension of late fees and interest.** The Governor should suspend the assessment and accumulation of late fees and interest through the COVID-19 pandemic, the time period of which would be defined by the Governor, for tenants who can demonstrate, through a declaration like the DOLA COVID-19 self-certifying form, developed by DOLA, that they have experienced “financial hardship due to COVID-19.”

The Governor should also direct landlords to notify tenants that late fees and interest can be suspended with the declaration form—and specify the period within which a tenant must provide the notification to avoid assessment of late fees and interest. DOLA would revise its Model Notification of Federal Protections to assist with the notification.

EO D088 defines “financial hardship due to COVID-19”: “An individual or household (1) suffers a loss of income or is unable to work as a direct or indirect result of COVID-19, and (2) the individual or household does not have the financial resources to make rental payments without leaving them unable to make necessary purchases of goods and services such as food.”

**After deliberation, all Task Force members came to agreement on this recommendation.** *Note: initial concerns about the recommendation were related to: 1) The impact of fee suspension on small landlords; 2) Late fees are not the biggest problem—accumulating outstanding rent payments are; 3) The purpose of late fees in creating an important “guard rail” for those living month-to-month to prioritize their rent payment; and 4) Late fees and accrued interest often equal the amount of past due rent, making it difficult for renters to cover all costs due to the landlord. **Four members wanted to limit this to through December 31, 2020 with re-evaluation by the Governor at that time.***

**A modification to retroactively apply the suspension of late fees and interest to the State of Emergency declaration (March 10, 2020) is supported by 4 Task Force members, opposed by 5, with one requesting legal clarification on retroactive application.**

**Recommendation S3—Enact a State eviction moratorium.** The Task Force requests that the Governor consider a state eviction moratorium that would replicate and expand the CDC eviction moratorium and cover leases that end before December 31, 2020, month-to-month tenancies, and “non-substantial” lease violations as defined by the state.<sup>3</sup>

**The majority of Task Force members supported this recommendation.**

**Seven Task Force members support and 3 oppose.** *Opposition is related to concern that added complexity will result in owners increasing deposits and underwriting standards to mitigate risk as well as concern about enforcing the non-substantial lease violations clause.*

**Recommendation S4—Increase funding for rent relief.** The Task Force requests that the State of Colorado increase the amount of CARES funding dedicated to rent relief to at least the average of what comparable states provide (4% of CARES funding), and provide additional federal or state funds for POP.

**Most Task Force members are in favor of this recommendation, although requested assurance that redirecting funds would not adversely impact other important services for low income workers (e.g., child care).**

**Recommendation S5—Extend the 30 day period to cure.** The Task Force recommends that the state extend the 30-day period to cure through the pandemic, with the pandemic period defined by the Governor.

**Five Task Force members are in favor; 3 would extend through 12/31/20; 2 are opposed.** *Opposition is related to the experience of landlords that when more slack is added to the rent cycle, it allows for those that are delinquent to fall farther behind.*

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<sup>3</sup> The CDC Temporary Halt in Residential Evictions to Prevent the Further Spread of COVID-19 of 9/4/20 notes that the order does not apply to any “State, local...area with a moratorium on residential evictions that provides the same or greater level of public-health protection...” <https://www.federalregister.gov/documents/2020/09/04/2020-19654/temporary-halt-in-residential-evictions-to-prevent-the-further-spread-of-covid-19>

## Medium-term (3-6 month) Policy Recommendations

**Recommendation M1—Impose limits on late fees and interest.** Irrespective of the pandemic, the Governor should recommend that the legislature research and consider imposing a statutory limit on the amount of late fees and interest that landlords can charge tenants in rentals or mobile home owners with leases.

**All Task Force members are in favor of this recommendation.**

The limits recommended by TF members varied:

- 1% of rent or \$25 max
- 2.5-5% of month's rent.<sup>4</sup>
- \$75 or 10% of outstanding rent (and an additional \$10 or 1% thereafter).
- *Note: The Apartment Association reported that their members' average late fee is \$79; median is \$75; mode (most frequent) is \$50—roughly 5% of a \$1,500 monthly rent.*

**Recommendation M2—Impose late fee and interest grace period.** Irrespective of the pandemic, the Governor should recommend that the legislature research and consider imposing statutory a grace period during which late fees and interest cannot be imposed to tenants in rentals or mobile home owners with leases.

**All Task Force members are in favor of this recommendation.**

The grace period recommended by TF members varied:

- 4-5 days, which is in line with what the industry does voluntarily
- No more than 10 days maximum, noting that a 10 day grace period allows a landlord to collect rent prior to having to paying their mortgage on the rental property before the landlord's grace period expires on his/her mortgage
- 15 days, which is what the mortgage industry uses, providing equity to renters
- Leave up to legislature

**Recommendation M3—Create a landlord tax credit for rent and late fee/interest forgiveness.** The Task Force recommends that the Governor request the state legislature create a new state tax credit for landlords who can demonstrate they have forgiven rent and applicable late fees and interest—and have not initiated eviction filings or evicted those renters—for renters whose ability to pay rent was adversely affected by financial hardship from the pandemic. Consistent with the POP, landlords could not take the credit and then initiate an eviction. The renter income levels would be tailored to the local market with priority for low income renters (50% to 80% of area median income).

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<sup>4</sup> Some members noted that a 5%, non-compounding, fee is equivalent to what mortgage lenders charge for late mortgage payments.

***Nine Task Force members are in favor of this recommendation with one member requesting clarification on the budget implications of such a credit.***

**Recommendation M4—Strengthen “early eviction response” tools.** The Task Force requests that the State of Colorado strengthen and expand communication channels for getting resources to tenants who need them the most, beyond landlord requirements for noticing, to ensure that available resources are equitably distributed to those at highest risk of eviction.<sup>5</sup>

This effort should include:

- Expanding the marketing and outreach of the existing Housing Counseling Assistance Program (HCAP, [www.coloradohousingconnects.org](http://www.coloradohousingconnects.org)), which provides online resources and a landlord/tenant hotline.
- Task Force members offered the following best practices for marketing and outreach expansion:
  - Utilizing community navigators to reach underserved residents who may be reluctant to respond to government programs.
  - Using a variety of mediums such as radio programs, culturally specific newspapers, and social media channels.
  - Ensuring language translation options and a website that is screen-reader compliant.
- Ensuring that all county court materials related to evictions are made accessible for persons with LEP and with disabilities.

***All Task Force members are in favor of this recommendation.***

**Recommendation M5—Ensure statewide access to housing counseling and legal representation for tenants facing eviction.** The Task Force recommends that the state expand funding to provide tenants with free legal representation for unrepresented tenants facing eviction. This could include statewide tele-mediation through the Office of Dispute Resolution in the State Courts Administrator’s Office. The Task Force would also like to expand tenant access to housing counseling/tenant rights and responsibilities programs.

***Task Force members are in favor with the following conditions:***

- *State resources are provided (no unfunded mandates),*
- *Services can be provided online/virtually, and/or*

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<sup>5</sup> This could incorporate “lessons learned” from Denver’s current evaluation of outreach to vulnerable groups.

➤ *Either party can request a counselor/mediation.*

**Recommendation M6—Prohibit inquiries into pandemic-related evictions.**

The Task Force recommends that the Governor prohibit landlords from considering a “no cause” eviction record occurring during the pandemic when evaluating a tenant’s past rental history for future leasing.

***Task Force members are split on this recommendation: 4 are in favor, 2 are opposed, and 4 recommended this be evaluated by the SHWG. It was noted here that the mechanism landlords use to evaluate prior rental history is automated, similar to traditional credit reporting. As a result this recommendation may be hard to implement.***

**Recommendation M7—Lengthen the writ of restitution beyond 48 hours.**

The Task Force recommends that the state lengthen the current writ of restitution period (the time a tenant has to vacate a home from which they have been evicted) to more than 48 hours but less than 2 weeks and require landlords accept payment up to and through the writ period.

***Seven Task Force members are in favor and 3 are opposed. Opposition is related to the length of time that is already available to cure the obligation and that the 48 hour period is rarely exercised—most tenants have a longer period to vacate as is as due to court/Sheriff coordination. Another concern was related to well as how payments would be received during the writ period and the Sheriff’s role in collecting and providing to landlords.***

## **Longer-term Policy Recommendations**

**Recommendation L1—Develop a program to repurpose hotels/motels into transitional housing.** The Task Force recommends the state develop a program that provides funding to cities and counties for transitional housing options that can provide temporary housing for evicted tenants. This would include acquiring and repurposing aging motels and hotels, especially those that are experiencing pandemic-created economic losses. This could be paired with a housing counseling, good tenant, and relocation program.

***All Task Force members support this idea.***

**Recommendation L2—Create a tailored counseling and good tenant program.** The Task Force recommends that the state create a tailored and effective housing counseling program and good tenant program that could be utilized by all tenants, not just those facing eviction, as an effective eviction-prevention tool.

***All Task Force members support this idea.***

## **Other Housing Policy Considerations**

The Task Force discussions generated many innovative solutions for housing challenges beyond the pandemic. These are bulleted below and will be referred on to the SHWG.

**Increase tenant based rental assistance.**

**Prevent mobile home park resident displacement.**

**“Unlock” housing supply by making better use of land.** Increase land available for housing development through zoning and land use reforms.