



Expanding COVID-19 Eviction Diversion Strategies: Centering Black, Indigenous, and People of Color in Outreach

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Background

Nationwide, Black & Latinx renters face higher rates of evictions.

Disparities are larger for women in these groups.

Black & Latinx renters are overrepresented in renter-occupied units & underrepresented in owner-occupied units.

The COVID-19 emergency relief programs & moratoria significantly decreased evictions.

Racial & Ethnic Disparities in Housing Insecurity

>50% of Black and Latinx renters were cost burdened going into the pandemic.

Black & Latinx renters are **twice as likely** as White renters to fall behind on housing payments and **twice as likely** to report being at risk of eviction.

- ❑ Compared to their male counterparts, Black women are **4% more likely** to experience eviction and Latina renters are **9% more likely**.

Eviction diversion programs have not historically centered outreach strategies on BIPOC renters, even though BIPOC communities continue to bear higher rates of evictions and housing instability.



Short-term and long-term policies:

Federal & state moratoria – state's ended Aug. 15, 2021

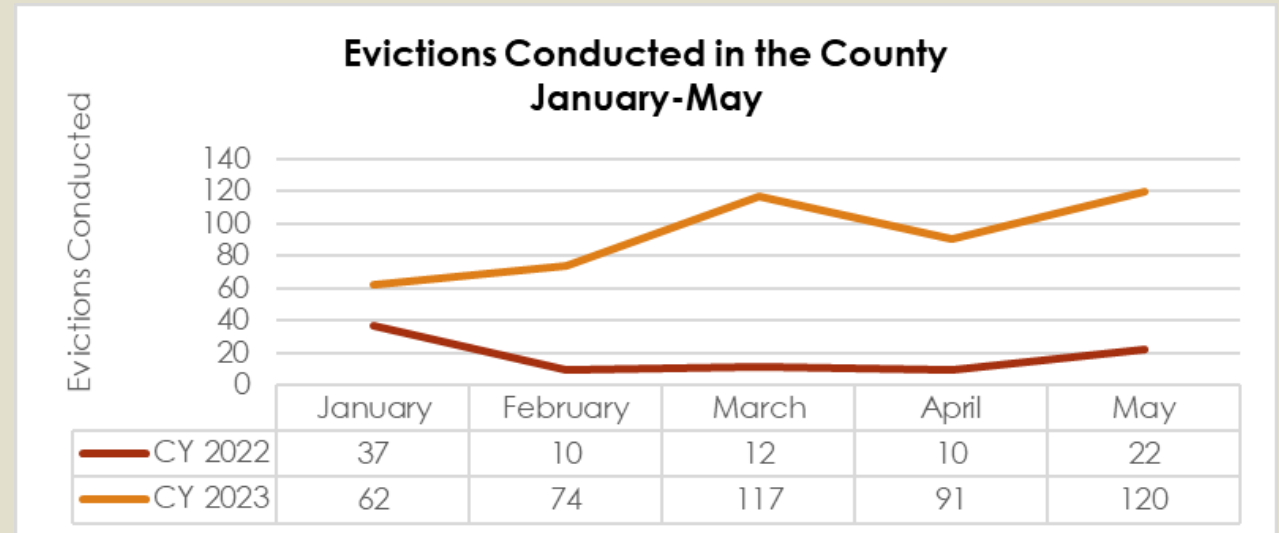
Maryland's Access to Counsel Act – effective Oct. 1, 2021

County COVID Rent Relief Program – ended Jan. 13, 2023

Having created a first-ever national infrastructure for eviction prevention, now is the time to ensure we build on this progress and prevent a return to an eviction system that allowed 3.6 million eviction filings a year.
- White House, 2022

Why the Conversation on Eviction Diversion Must Continue

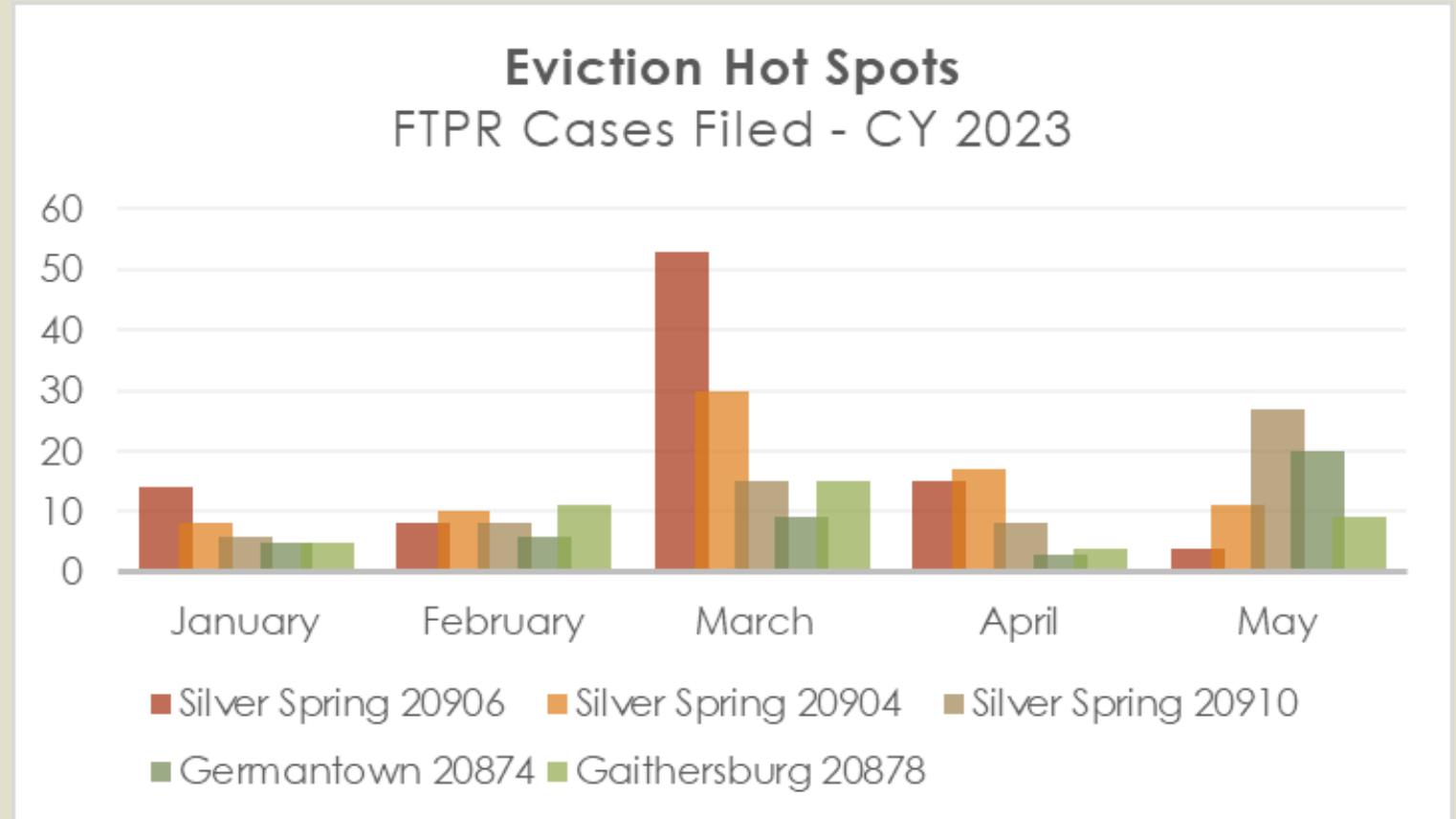
1. Compared to FY19, FY20 and FY21 respectively had a **37% and 74% reduction** in evictions conducted.
2. From January to May 2023, there were **464 evictions**, compared to **91 evictions** during the same months of 2022.
3. The percent of evictions to writs doubled to **16%** in FY23 from a steady rate of **8%** in FY19 and previous years.



Concentration of Evictions

Failure-to-Pay-Rent Cases Filed January to May 2023

Silver Spring 20910	170
Silver Spring 20906	94
Silver Spring 20904	76
Gaithersburg 20878	43
Germantown 20874	44



85% of all FTPR cases filed in the County were in the five hot spots.

Steps to Targeting BIPOC Renters

Assess geographic and cultural landscape of the community to determine needs:

- *Where are applications coming from?*

Identify targets:

- *Include culturally appropriate community-based organizations*

Create strategy:

- *Check that application is accessible through different channels*

Outreach to targets:

- *Including hosting events to educate landlords on tenant resources available*

Preliminary Recommendations

★
Meet tenants
where they
live

★
Conduct culturally
& linguistically
competent
outreach

Recommendation #1: Host
community fairs in specific
apartment complexes with
other stakeholders.

Recommendation #2:
Collaborate with MCPS to
reach families in at-risk
areas.

Recommendation #3: Work
with the District Court &
Sheriff's Office to raise
awareness on the *Access to
Counsel Act*.





THANK YOU
