



Eviction As Violence:

How to help your community as the National
Eviction Moratorium expires

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Introductions

- ✓ Tell your name and city
- ✓ **What organization you are with**
- ✓ What drew you to attend this session?
- ✓ **Do you know what percent of your community are renters?**
- ✓ Are you aware of people who have been evicted or at risk?
- ✓ **Fear and shame play a huge roles among those facing evictions. How does your faith speak to this?**
- ✓ What ways have you supported tenants in your community?



Outline of our time today:

I. Discussion: How is eviction an act of violence?

II. Discussion: Why do you think the market thrives while community struggles?

III. Discussion: How does our faith speak to eviction and its solution?

IV. Scope of the issue: The fierce urgency of now—State of the union of housing for non-property owners

Outline of our time today:

V. Defining the issue: What is eviction?

VI. What ways can we support in the four-step eviction process?

VII How to locate those who may be facing evictions in your community?

VIII. What victory can look like.

I. How is Eviction and act of violence?





B. How is eviction an act of violence?

Scattering of household

overcrowding

Covid

Homelessness and even early death (see notes)

Democrat disruption

Loss of jobs

Other consequences of eviction?

II. Discussion: Market vs. Community

**Why do you think the market thrives
while community struggles?**

III. How does our faith speak to eviction and solutions?



A. How does our faith speak to eviction and its solution?

Jesus died for our shame and identified with those who are shamed: Jesus was betrayed; abandoned; arrested and bound, denied; falsely accused; falsely tried and falsely convicted, beaten, spat upon and ridiculed. He watched as Barabbas, a known criminal, was set free as He was sentenced to die. He was derided, mocked and scourged so badly that He would have been unrecognizable at this point.

Perfect love cast our fear... how can we best love our neighbors who are facing eviction?



*All will sit underneath their
own grapevines,
under their own fig trees.
There will be no one to terrify
them;
for the mouth of the LORD of
heavenly forces has spoken.
Common English Bible (CEB)*

The “vine and fig tree” motif is woven throughout the Bible providing a vision is of a society with each having their own place to live—housing as a human right.

<https://www.makinghousinghappen.org/mission>

Isaiah 65 paints a picture of God’s ideal society where people are housed and can afford the homes they helped to build.

B. How does our faith speak to eviction and solutions?



**Making
Housing &
Community
Happen**

Educating and Empowering

Congregations for Housing Justice

C. Israel's Guilt and Judgment for evictions

“What sorrow for you who buy up house after house and field after field, until everyone is evicted and you live alone in the land.”

Isiah 5:8

“You have evicted women from their pleasant homes and forever stripped their children of all that God would give them.” Micah 2:9

“Yet they shamelessly cheat widows out of their property and then pretend to be pious by making long prayers in public. Because of this, they will be more severely punished.” Mark 12:40

IV. The Fierce Urgency of Now: State of the Union of housing for non-property owners

- ✓ % of renters nationally: 35% Census data
- ✓ Median rent \$1,226 and double digit increases; Census data
- ✓ Changes in business practices have allowed the vultures in!
- ✓ The Eviction Moratorium is especially disastrous for mothers with *children*

...eviction is something like the feminine equivalent of incarceration. We have a lot of poor black men being.... locked up, and then we have a lot of poor African-American women being locked out. Especially mothers.

~ Matthew Desmond



National Eviction Moratorium expires July 31

- ▶ When expanded unemployment benefits and eviction protections in the Coronavirus Aid, Relief, and Economic Security, or CARES, Act ended July 31, 2020, millions faced eviction. On September 4, the CDC announced a federal moratorium on evictions.
- ▶ **Beginning Monday, August 2 if your state/city/county DOES NOT have its own protections, landlords can begin the *process* of eviction**

National Eviction Moratorium expires July 31

- ▶ **Locate your local protections:**
<https://www.nolo.com/evictions-ban>
- ▶ **Important to know this in order to:**
 - 1) recognize the timeline and that this is a process
 - 2) to prevent extra-judicial evictions for tenants, also called “self-eviction”—people think the sheriff will come kicking the door down almost immediately upon non-payment of rent. Not so.



VI. How can you locate those who may be facing evictions in community?

- ▶ What is the housing situation of your fellow congregants' neighbors?
- ▶ What is the food security situation for your congregants?
- ▶ Utility stability? These things will often lead you to housing stability issues.
- ▶ What are you hearing in your community?

VI. What is an eviction?

TEXAS NOTICE TO QUIT

To: _____

If to the Tenant, this notice is directed towards all residents (tenants and subtenants) in possession and all other in possession

The premises herein referred to is located in the City of _____,
County of _____ State of Texas, Zip Code _____ designated by the
number and street as _____
Apt. _____.

In accordance with your lease agreement signed on the ____ day of
_____, 20____ and the laws in the State of Texas after service on you
of this notice, you are hereby required:

(Check Appropriate Box)

☐ - **NONPAYMENT** - Within three (3) days you shall pay to the undersigned or
_____ an authorized agent, the rent of the premises hereinafter
described, of which you now hold possession amounting to the sum of:
_____ Dollars (\$_____) enumerated
as follows:
\$_____ Due from _____, 20____ To _____, 20____
or quit and deliver up the possession of the premises.

☐ - **NONCOMPLIANCE** – Within three (3) days remedy the violation described as
_____. This is in
non-compliance with your lease agreement. You shall notify the landlord by the end of the
notice period that the violation has been cured or quit and deliver the possession of the
premises.

☐ - **MONTH TO MONTH TENANCY** - I am your **Landlord** and this is the Tenant's official
notice that their lease shall be terminated on the ____ day of _____,
20____. Termination must be at least thirty (30) days from the next payment date.



A. What is Eviction?

Laws governed state by state, and/or at county or city level:

<https://www.nolo.com/evictions-ban>

Time difference: some states (TX) 7-10 days; (IL) 5-90 days from filing until tenant is out



B. What is Eviction?

- ▶ Eviction is a process that ultimately ends with the tenant being removed by the sheriff, but after a process.
- ▶ Tenants with counsel always fare better than those without.
- ▶ Eviction is violence.

C. What is Eviction?It is a process

Where can you assist in the Eviction Process?

- ➡ 1. A legal notice to cure/fix problem pay rent is posted on tenants' doors
- ➡ 2. If issue not corrected/rent not paid, landlord files eviction lawsuit/unlawful detainer with court and notice of this lawsuit
- ➡ 3. Court Date/Hearing
- ➡ 4. Judgement/Writ of Restitution/Eviction

1. A legal notice to cure/fix the problem, to pay rent, is posted on tenants' doors

- ▶ Know your protections: <https://www.nolo.com/evictions-ban>
- ▶ Share best practices and documentation practices with tenants: https://www.hud.gov/coronavirus/resources_for_renters#struggling_to_pay_rent
- ▶ Rental and Utility Assistance: [List of programs by state here](#)
- ▶ Private/Local/Church/Charity: Programs created ENTIRELY through donations from individuals or organizations in your town, city, parish, county, etc. like Lake Ave Church, Pasadena
- ▶ Mutual Aid Projects: COVID necessitated local help and local people jumped in <https://www.courier-journal.com/story/news/local/2021/07/19/how-covid-rallied-blm-louisville-community-through-mutual-aid/7874914002/>

2. If issue not corrected/rent not paid, landlord files eviction lawsuit/unlawful detainer with court and notice of this lawsuit

- ▶ Provide support: with filling out documents, summons, notices, requests for tenants.
- ▶ Provide Education: Host Know Your Rights workshops; workshops on how to organize with your neighbors if there are issues or common ground;
- ▶ Provide Legal support: Lawyer or other professional volunteer in your parish or org to assist tenants with documents they receive; language support.
- ▶ Support Tenant Right to Counsel—the Gideon Rule Legal Push for tenants

3. Court Date/Hearing

- ▶ Support with documents, summons, notices, requests for tenants. Is there a lawyer or other professional volunteer in your parish or org to assist tenants with documents they receive?
- ▶ Court support: most tenants show up to court without counsel and lose. The way most states' eviction laws work, a landlord CAN go into an eviction filing in bad faith: filing DESPITE local protections or obvious bad faith or harassment.
- ▶ Support Tenant Right to Counsel—the Gideon Rule Legal Push for tenants

4. Judgement/Writ of Restitution/Eviction

- ▶ Standing with a tenant to occupy the house in the face of eviction mass action/occupy help for homes of tenants literally facing the sheriffs' eviction boot and rifle
- ▶ Negotiating with the landlord or bank to remain
- ▶ Housing supports
 - ❖ Identify those with spare rooms in your community; could a church encourage members to open their homes and churches, Jill shares two models of this
 - ❖ Start a shared housing program
- ▶ New apartment rental assistance; Lake Ave Church example, \$90,000
- ▶ How to encourage a city to have a rental assistance program, Advocacy, like the prophets of old

VII. What Victory Can Look Like: Oakland Moms for Housing

...A newspaper story about three families evicted in South Bronx in I think 1932, which said "because it was cold, only 1,000 people showed up to protest."

~ Matthew Desmond.



Court Victory in New Orleans



A landlord walks away in defeat after being turned around by protesters when the New Orleans Renters Rights Assembly blockaded the First City Court on July 30 to prevent evictions in New Orleans during the coronavirus. Photo by Jason Kerzinski

Direct Action Led to Tenant Protection Ordinance



VIII. What are some other ways to support those facing evictions?

A. Find a local tenant union and invite them to your church for outreach. Host a local tenant union meeting at your church. Many new groups need support like location (when COVID safe), Zoom support, and recognition of the struggle by your parish or org to give legitimacy.

What are some other ways to support those facing evictions?

B. Host events/programs on key topics: Tenants know your rights workshops; getting docs together to apply for assistance programs; how to negotiate with your landlord; how to talk to neighbors and community members about housing; direct advocacy to city council, state, etc.

Thank you for your time!

