

The Coming Wave: COVID-19 Evictions

A Growing Crisis for Families in Colorado

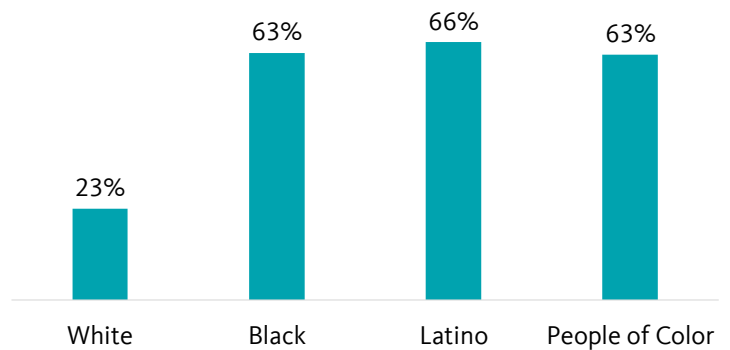
Over one third of Colorado residents are renters, including the majority of Black residents. Many renters were already facing a crisis due to soaring rents before the pandemic, and they have been hit hard by the virus and its economic impacts. Without long-term eviction protections, these renters are at risk of being caught in a coming wave of evictions which could force them out of their neighborhoods or even onto the street.

Renters who've experienced job or income losses are especially vulnerable. With little to no savings, they face the risk of eviction and homelessness.

259,000

renter households, or 36% of all renters, are experiencing rent shortfall and potentially facing eviction

Share of renters at risk of eviction by race/ethnicity



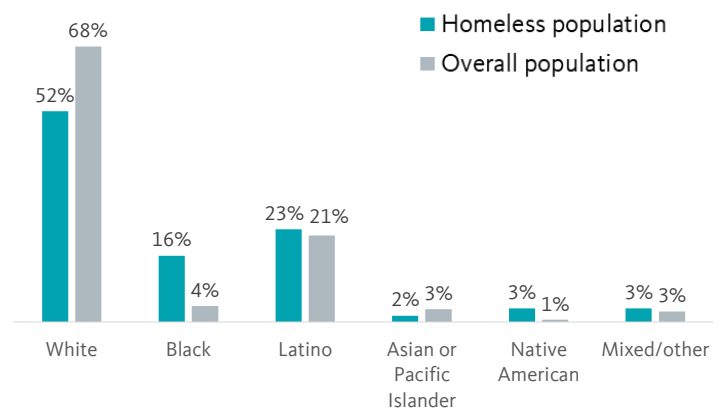
New evictions resulting in homelessness would exacerbate racial inequities.

Black residents make up a disproportionate share of the existing homeless population.

16%

of Colorado residents experiencing homelessness are Black, but Black residents comprise only 4% of the state's population.

Population experiencing homelessness by race/ethnicity



"I love my house very much. It is a place where I can cover myself from the cold, sun, and snow. I would never want to be homeless because my parents couldn't pay the rent and because my dad doesn't have a lot of work because of the coronavirus. In my house I have lived many years and I never wanted to leave it." — Alex C., Aurora, CO



Renters are a growing and vital segment of the community, yet they face rising economic and housing insecurity — especially at a time of record unemployment.

Evictions were prevalent before the pandemic.

18,195

evictions per year

This is **50 per day**, or a rate of 2.8%, above the national eviction rate of 2.3%.

Half of renters are burdened by stagnant wages and rising rents.

51%

already pay too much for housing*

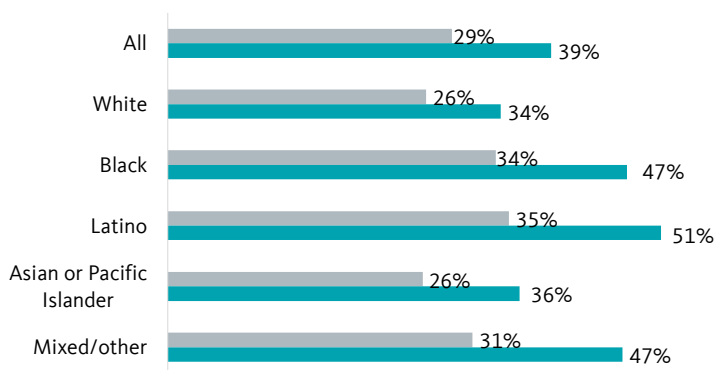
Rent-burdened households have an average savings of just \$10.

Latino, Black, and multiracial renters, especially women, are more likely to be at risk of eviction and homelessness.

Share of renters that are both rent burdened and living below 200 percent of the poverty level**

■ Male
■ Female

Half of Latina renters are both rent burdened and economically insecure**



Colorado can only thrive if its renters thrive. Protect renters with these key strategies:

1) **Extend the eviction moratorium** until 90 days after the state of the emergency ends.

- 2) **Ban evictions, late fees, and rent increases.**
- 3) **Cancel rent with mortgage assistance.**
- 4) **Increase direct legal representation, rental assistance, tenant counseling, and legal services** for renters.
- 5) **Increase capacity to enforce renter protection** for the Attorney General and district attorneys.

The **National Equity Atlas** is a partnership between PolicyLink, and the USC Equity Research Institute (ERI). We equip movement leaders and policymakers with actionable data and strategies to advance racial equity and shared prosperity. www.nationalequityatlas.org.

Colorado Homes For All is a coalition of individuals and organizations who have come together from every corner of Colorado to establish a different vision and to build a grassroots housing movement for equity and justice for all people.

United for a New Economy works towards its vision by building community power through organizing; community activism and innovative policy solutions.

9to5 is one of the largest, most respected national membership organizations of working women in the U.S., dedicated to putting working women's issues on the public agenda.

Sources and notes: 2018 5-Year data from the American Community Survey Integrated Public Use Microdata Series; Stout and National Coalition for a Civil Right to Counsel; HUD Exchange; Eviction Lab; Pew Research. Unless otherwise noted, "renters" refers to renter-occupied households. Data by race and gender are determined by the race and gender of the household head. Latino includes people of Hispanic origin of any race and all other groups exclude people of Hispanic origin. *Rent-burdened is defined as spending more than 30 percent of income on housing costs. **The federal poverty threshold in 2018 for a family of four with two children was about \$25,000 per year (thus, 200% of the federal poverty threshold was about \$50,000). See the methodology at: <https://nationalequityatlas.org/research/stateevictionrisk>