

# Steps to a Just Housing Recovery

## 1 Eviction & Foreclosure Moratorium

No one should be worried about losing their homes during a pandemic, but insufficient protections and confusion have left tenants vulnerable and landlords are still attempting, and in some cases succeeding, in executing evictions during the pandemic.

- Institute comprehensive moratoriums on evictions, foreclosures, and utility shut-offs — and utility restoration — for the duration of the health and economic crisis for all

## 2 Cancel Rent/Cancel Mortgage

With millions losing income and safety net payments not sufficient to cover expenses, all missed mortgage and rent payments accrued during the crisis should be canceled. Cancelling rent for tenants while making funds available for property owners is a legal and equitable solution — tenants need the immediate relief while landlords are better-positioned to apply for assistance.

- Establish a federal fund to fairly compensate landlords and mortgage holders for missed payments that agree to keep their properties affordable, provide basic disclosure and to institute renter protections
  - Institute Just Cause Evictions protections for all tenants
  - Freeze rent and mortgage payment amounts for five years following the crisis to allow for recovery

## 3 Buy-outs not Bailouts

We should establish systems that convert properties to permanently affordable, community controlled social housing. Due to the crisis, some owners will leave the market. We need to learn from past mistakes and not allow private equity and other deep pocketed speculators to buy up our homes and our neighborhoods.

- Establish a first right to purchase building — eligible to land trusts, tenant cooperatives, non-profit owners and governments — to have first right of purchase for permanent affordability.