

# ADDENDUM MATERIAL

DATE 2-2-21

ITEM NO. ADD. 9

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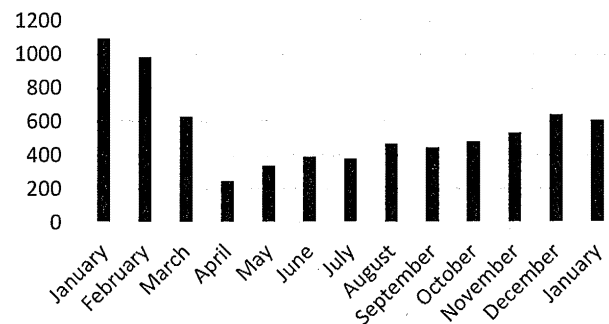
Chairwoman Bronson and Honorable Board of Supervisors,

Thank you for adding addendum item 9, "Eviction Prevention" for discussion at the February 2<sup>nd</sup> Board of Supervisor's meeting. As a constable for our county, I am familiar with what tenants and landlords are going through in these times and I hope to shed some light on a few of the cracks that families are falling through, federal CDC order notwithstanding.

Evictions have been increasing steadily since numbers crashed in April 2020. The number of families being removed from their homes is also increasing, as the CDC order is being invalidated by the court on a case-by-case basis or bypassed with a growing number of "for cause" evictions which are not subject to the CDC order delaying some evictions.

Most of the nonpayment evictions that are invalidated by the court are done so because the landlord says the tenant did not receive or apply for rental assistance. The CDC order states that a tenant shall make best efforts to obtain all available government rental assistance while their eviction is delayed. The county and the city both ran out of funds months ago, thus the basis for compelling an eviction due to lack of rental assistance is problematic. The good news is that the city and county are expected to be receiving \$31 million earmarked for rental assistance in a few weeks, but families are still losing their homes while waiting to receive funds.

Eviction hearings 2020/2021



An increasing number of evictions are also "for cause," which automatically makes the tenant ineligible for a CDC order eviction delay. While some of these evictions are for criminal activity or health and safety violations, others are for messy yards, too many vehicles, clogging the toilet too many times, incorrectly reinstalling smoke alarms and other actions. Bonnie Bazata with the county's Ending Poverty program has tracked the increase in "for cause" evictions over the last year. Prior to the pandemic, these evictions accounted for around 6% of all filings. Post-pandemic, this number has increased to 20%.

The real strength of the federal moratorium has been to give tenants time to find new jobs, recover from a COVID infection or seek rental assistance. While the problems with the lack of funds is temporary, families are losing their homes in the meantime. Given a few more weeks, tenants and landlords will soon have access to the funding that will keep everyone safe, healthy, and housed.

Thank you,

Kristen Randall  
Constable, Justice Precinct 8

FILED 02/10/2021 10:27 AM CLERK OF SUPERIOR COURT