

## BANKING/ FINANCE

# Critics: Eviction Ban May Only Delay Wave of Homelessness



TED S. WARREN/ASSOCIATED PRESS

A pedestrian walks past graffiti that reads "Rent Strike" in Seattle's Capitol Hill neighborhood.

by Michael Casey and Regina Garcia Cano

Housing advocates say the Trump administration's surprise national moratorium on evictions only delays a wave of crushing debt and homelessness, and an attorney representing landlords questions whether the measure is aimed at voters ahead of the November election.

The White House announced Tuesday that the Centers for Disease Control and Prevention would act under its broad powers to prevent the spread of the coronavirus. The measure would forbid landlords from evicting anyone for failure to pay rent, providing the renter meets four criteria.

Critics call it everything from an empty stall tactic to an outright political ploy.

"My first reaction was, 'Thank God,'" said Matthew Hill, an attorney with the Public Justice Center in Baltimore. But he noted that tenants will be expected to repay their rent when the moratorium expires on Jan. 1, and without some kind of rental assistance, "we are just going to be kicking the can down the road."

Richard Vetstein, the lead attorney representing landlords who are challenging an eviction moratorium in Massachusetts, called the CDC order "convoluted" and poorly drafted.

"It's a pretty blatant political play by Trump in an election year," Vetstein said. "It purports to apply nationwide to every residential situation for nonpayment of rent, so that would be many, many millions of rental properties."

The move is a good first step, said Bill Faith, executive director of the Coalition on Homelessness and Housing in Ohio. But the order just "puts the problem on pause."

"In January, when this would cease to be in place, all of those tenants would still owe all of the rent they owed to start with," Faith said. "If they are covered by the moratorium and don't pay what rent they can pay, their hole is thousands of dollars deep."

Faith also said implementing the order could be "messy," since it would often fall to local judges to determine if a tenant qualifies. In Ohio alone, that would involve hundreds of housing courts.

The CDC order covers only people who:

- Have an income of \$198,000 or less for couples filing jointly, or \$99,000 for single filers.
- Demonstrate they have sought government assistance to make their rental payments.
- Are unable to pay rent because of COVID-19 hardships.
- Are likely to become homeless if they are evicted.

The CDC order comes as many local and state eviction bans are set to expire. California's measure was supposed to end Wednesday, but Gov. Gavin Newsom signed legislation Monday to extend it through Jan. 31 for people who pay at least 25% of the rent owed during that time.

He described the law as "a bridge to a more permanent solution" from the federal government.

"We need a real, federal commitment of significant new funding to assist struggling tenants and homeowners in California and across the nation," Newsom said.

Brian Morgenstern, a deputy White House press secretary, said the administration "has also made federal funds available to alleviate any economic impact to tenants, landlords, and property owners." Housing and Urban Development Secretary Ben Carson said his agency had allocated nearly \$10 billion in resources and rental assistance.

Landlords say the order forces them to shoulder a heavy financial burden.

"It's great to say nobody can be evicted," said Mitch Matorin, who is owed \$11,400 in back rent on property he owns in Worcester, Massachusetts. "But all that does is push this large societal cost onto the landlords."

Matorin, a lead plaintiff in the case against the state moratorium, said he has had to dip into savings to make monthly mortgage payments.

"If there is a societal interest that requires no evictions, then society needs to step up and fund it," he said. "Otherwise, it is incredibly unfair and untenable to shove the cost on the landlords."

**Michael Casey and Regina Garcia Cano report for the Associated Press. AP financial markets writer Ken Sweet in New York and AP medical writer Carla K. Johnson in Washington state contributed to this report.**



## CITY OF DORAL NOTICE OF PUBLIC HEARING

All residents, property owners and other interested parties are hereby notified of a **VIRTUAL COUNCIL ZONING MEETING** on **Tuesday, September 22, 2020 beginning at 10:00 AM**, to consider the following text amendment to the City of Doral Land Development Code. The City Council will consider this item for **SECOND READING**. The meeting will be held with the elected officials, administration and City staff participating via video conferencing.

Governor DeSantis' Executive Order Number 20-69 suspended the requirements of Section 112.286, Florida Statutes and the Florida Sunshine Law, that a quorum to be present in person, and that a local government body meet at a specific public place. The Executive Order also allows local government bodies to utilize communications media technology, such as telephonic and video conferencing for local government body meetings.

**Public Comment:** members of the public that wish to provide comments may do so by emailing the City Clerk at [cityclerk@cityofdoral.com](mailto:cityclerk@cityofdoral.com). Comments must be submitted with your name and full address by **Monday, September 21, 2020**. The comments will be circulated to the elected officials and administration, as well as remain as a part of the record for the meeting.

The meeting will be broadcasted live for members of the public to view on the City of Doral's website (<https://www.cityofdoral.com/government/city-clerk/council-meetings>) as well as Channel 77 and Facebook Live.

The City of Doral proposes to adopt the following Ordinance:

### ORDINANCE No. 2020-07

**AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA APPROVING/DENYING TEXT AMENDMENTS TO THE CITY OF DORAL LAND DEVELOPMENT CODE, CHAPTER 68 "LAND USES AND ZONING DISTRICTS", ARTICLE VI "INDUSTRIAL DISTRICTS", CREATING DIVISION 5, "DOWNTOWN ARTS REUSE DISTRICT" TO ALLOW FOR MODIFIED REQUIREMENTS WITH DEVELOPMENT STANDARDS THAT MODIFY AND SUPPLEMENT THE EXISTING INDUSTRIAL DISTRICT STANDARDS AND CRITERIA FOR APPROXIMATELY 113 ACRES, BOUNDED BY NW 87 AVENUE ON THE WEST, NW 58 STREET ON THE NORTH, NW 79 AVENUE ON THE EAST AND NW 54 STREET ON THE SOUTH, TO ALLOW THE REUSE OF BUILDINGS AND TRANSITION OF THE AREA NORTH OF DOWNTOWN DORAL FROM AREA DOMINATED BY HEAVY COMMERCIAL AND INDUSTRIAL USES TO A MORE VIBRANT MIX OF USES THAT CAPITALIZE ON ITS PROXIMITY TO THE DOWNTOWN CORE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE**

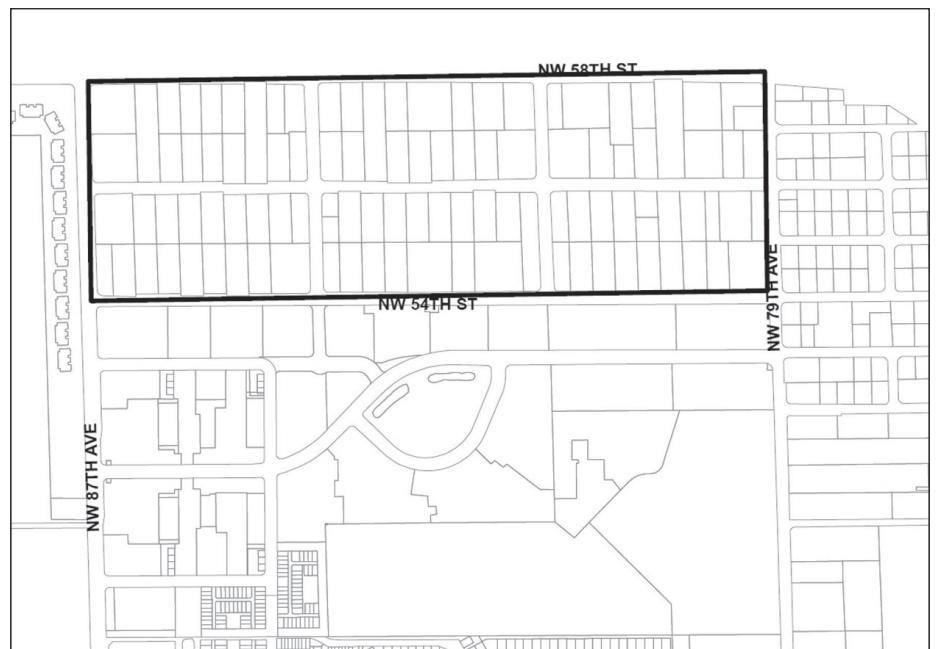
**HEARING NO.:** 20-09-DOR-05

**APPLICANT:** City of Doral

**LOCATION:** Area located north of Downtown Doral, bounded by NW 87th Avenue to the west, NW 58th Street to the north, NW 79th Avenue to the east and NW 54th Street to the south.

**REQUEST:** The City of Doral (the "Applicant") is requesting Mayor and City Council approval of a text amendment to Chapter 68 "Land Uses and Zoning Districts" to create Division 5, "Downtown Arts Reuse District" to allow for modified requirements with development standards that modify and supplement the existing Industrial District standards and criteria for approximately 113 acres.

### Location Map



Inquiries regarding the item may be directed to the Planning and Zoning Department at 305-59-DORAL.

Pursuant to Section 286.0105, Florida Statutes If a person decides to appeal any decisions made by the City Council with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law. In accordance with the Americans with Disabilities Act, any person who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Planning and Zoning Department at 305-59-DORAL no later than three (3) business days prior to the proceeding.

Connie Diaz, MMC  
City Clerk  
City of Doral