

# The Coming Wave: COVID-19 Evictions

**A Growing Crisis for Families  
in San Mateo County**

Four in 10 San Mateo County residents are renters, including the majority of Latinx and 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 lost their jobs and have no replacement income are especially vulnerable. With little to no savings, they face the risk of homelessness.**

# 7,900

renter households at imminent risk of eviction, including **4,800 children**

# 5,100

additional households at risk with the end of the weekly \$600 Federal Pandemic Unemployment Compensation

**Mass eviction would devastate families and our community.**

**Homelessness takes an immeasurable toll on people and strains resources.**

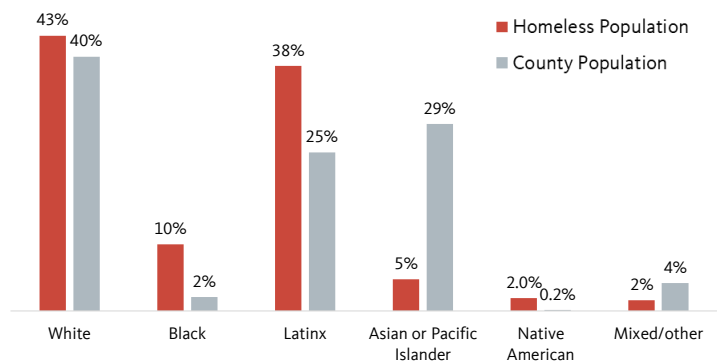
# \$25,421

cost to exit a family from emergency shelter to permanent housing

2,300 households could become homeless in 2021 due to COVID-19 evictions.

**New evictions resulting in homelessness would exacerbate racial inequities.**

Population experiencing homelessness by race/ethnicity



**“It's been a struggle to pay rent since I was laid off both my jobs in April. My family has worked hard to stay in our apartment. We hope the county will do more to help families like ours.”**

**— Pablo Rubio, Daly City, CA**



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.

1,516

average annual eviction filings

This understates total evictions, most of which occur outside of court.

Nearly half of renters are burdened by stagnant wages and rising rents.

48%

already pay too much for housing\*

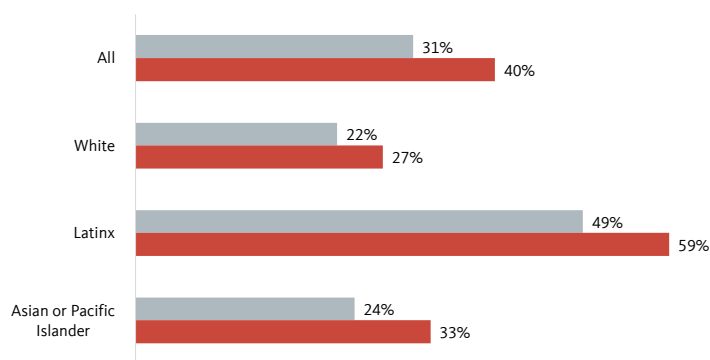
Rent-burdened households have an average savings of just \$10.

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

Share of renters that are both rent burdened and economically insecure\*\*

- Male head of household
- Female head of household

Six in 10 Latina renters are both rent burdened and economically insecure\*\*



San Mateo County can only thrive if its renters thrive. Protect renters with these key strategies:

- 1) Ban evictions for non-payment of rent due to COVID-19, converting missed rent to consumer debt as Alameda, San Francisco, and Solano counties have done.
- 2) Extend the moratorium until 90 days after the end of California's State of Emergency. No one should be forced out of their home in the midst of this public health crisis.
- 3) Allocate more resources to rental assistance for families who lost income due to COVID-19.

The Bay Area Equity Atlas is a partnership between the San Francisco Foundation, PolicyLink, and the USC Equity Research Institute (ERI). [www.bayareaequityatlas.org](http://www.bayareaequityatlas.org).

The Legal Aid Society of San Mateo County's mission is to fight social injustice through civil legal advocacy for people living in poverty.

Community Legal Services in East Palo Alto provides transformative legal services that enable diverse communities in East Palo Alto and beyond to achieve a secure and thriving future.

Urban Habitat works to democratize power and advance equitable policies to create a just and connected Bay Area for low-income communities and communities of color.

Sources and notes: 2018 5-Year data from the American Community Survey Integrated Public Use Microdata Series; Gary Blasi, UCLA Luskin Institute; California Policy Lab; Analysis of Homeless System Performance; UC Berkeley Institute of Governmental Studies; County of San Mateo Human Services Agency; Tenants Together; The Century Foundation; 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. Latinx include 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. \*\*Economic insecurity is defined as below 350 percent of the federal poverty line, or about \$87,000 for a family of four or \$44,000 for a single individual. Last updated October 2, 2020. See the methodology at [www.bayareaequityatlas.org/SanMateoeviction/methodology](http://www.bayareaequityatlas.org/SanMateoeviction/methodology)