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Real Estate Industry Strongly Opposes the CDC Imposing a New Federal Eviction Moratorium

Washington, D.C.—A broad real estate coalition strongly opposes the Centers for Disease Control (CDC) decision to reimpose a federal eviction moratorium. This move takes place despite the fact that the Administration itself [noted](#) it lacks the legal authority for a more targeted eviction moratorium.

The best way to help struggling renters is for the Administration to work with Congress, states and localities to help disburse rental assistance funds to residents and housing providers in need. Our organizations are committed to working with the Administration and Congress to ensure that the emergency rental assistance program is a success, to help our residents regain housing stability and to preserve the viability of the rental housing sector.

The recent CDC order will leave rental housing providers in legal limbo while many renters continue to accrue more and more back rent and face a mounting debt cliff. Further, a continued moratorium fails to deliver the needed solutions to address the underlying financial distress faced by renters and puts the overall stability of the rental housing sector and broader real estate market in peril.

We agree with the White House that “there is simply no excuse, no place to hide for any state or locality that is failing to accelerate their Emergency Rental Assistance Fund.” That is where the Administration, Congress and state and local leaders must focus.

Throughout the pandemic, rental housing providers have worked to both help our residents resolve their hardships and to advance policies to provide renters with essential resources to meet their housing needs. Housing providers are continuing to help our residents avoid eviction with rent repayment arrangements, deferments, offering extended or flexible lease periods, waiving fees and connecting them with social services and financial assistance.

The group consists of real estate organizations who represent for-profit and non-profit housing owners, operators, developers, lenders and property managers involved in rental housing, both affordable and conventional.

The coalition members include:

CCIM Institute
Commercial Real Estate Finance Council
Council for Affordable and Rural Housing
Institute of Real Estate Management
Manufactured Housing Institute
Mortgage Bankers Association

National Affordable Housing Management Association
National Apartment Association
National Association of Home Builders
National Association of Residential Property Managers
National Multifamily Housing Council