



May 13, 2020

The Supreme Court of Pennsylvania

Dear Mr. Chief Justice and Associate Justices:

Thank you for your continued service to the Commonwealth and, in particular, for your foresight in understanding that homeowners and renters need protection during this crisis. It is on that topic that we write to you.

As you know, the red phase of the Commonwealth's pandemic mitigation plan requires residents to stay home and limits business operations to those that are deemed life sustaining. Those restrictions, while needed to mitigate the spread of the COVID-19 virus – and, thereby, save lives – have resulted in unprecedented rates of unemployment and numbers of small businesses struggling to survive. As a result, individual Pennsylvanians and small business are unable to pay their mortgages or rents. Several of us are working on legislation to address that issue. But the effectiveness of that effort will be limited, if evictions and foreclosures are allowed to move forward before individuals and businesses are able to get back on their feet.

We are grateful to the Governor and Attorney General for the recent order extending to July 10 the stay on evictions and foreclosures for residential properties. We are, however, worried that setting a single date for the lifting of the stay on a state-wide basis will have the unintended consequence of disadvantaging Pennsylvanians living in those counties that are still in the red phase of the mitigation plan. With the Governor's decision to extend the stay at home order to June 4 for the red-phase counties, residents living in any county that remains in that phase until early June will have just a little over a month before the stay is lifted. We fear that that will not be enough time to allow them to recover financially before they face the threat of eviction or foreclosure. The problem is compounded by the fact that a number of the counties in question – and some of the most populous in Pennsylvania – were the earliest to be placed into what we now call the red phase.

Moreover, the Governor's order does not address commercial properties. As we noted, small businesses across Pennsylvania are struggling to survive. The majority have yet to receive

loans or grants to help them get through this crisis. As a consequence, they face the threat of eviction or foreclosure until they can get back into a position in which they have revenue streams sufficient to cover their expenses, let alone generate a profit.

For these reasons, we respectfully request that the Court issue an order staying all eviction and foreclosure proceedings until 90 days after a county is moved from red phase to yellow phase. Such an order would give renters, homeowners and small businesses the breathing room they need to get back on their feet without the fear of losing their apartment, home, office or store while they are doing so.

Thank you for your consideration of this request.

Respectfully submitted,



Senator Steve Santarsiero, 10th District



Senator Katie Muth, 44th District



Senator Jay Costa, 43rd District



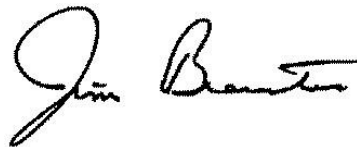
Senator Vincent Hughes, 7th District



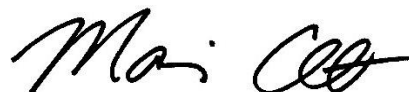
Senator John Blake, 22nd District



Senator Lisa Boscola, 18th District



Senator Jim Brewster, 45th District



Senator Maria Collett, 12th District



Senator Andrew Dinniman, 19th District



Senator Larry Farnese, 1st District



Senator Wayne Fontana, 42nd District



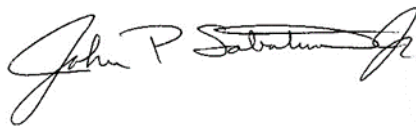
Senator Art Haywood, 4th District



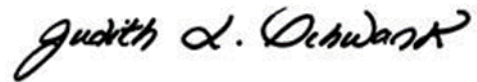
Senator Pam Iovino, 37th District



Senator Tim Kearney, 26th District



Senator John Sabatina, 5th District



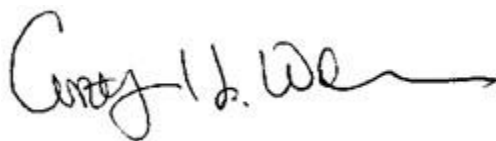
Senator Judy Schwank, 11th District



Senator Sharif Street, 3rd District



Senator Christine Tartaglione, 2nd District



Senator Anthony H. Williams, 8th District



Senator Lindsey Williams, 38th District



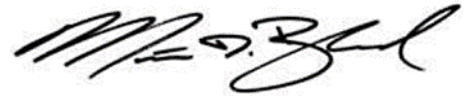
Rep. Elizabeth Fiedler, District 184



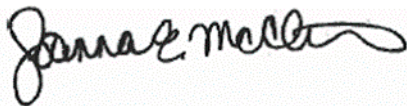
Rep. Bridget Kosierowski, District 114



Rep. Morgan Cephas, District 192



Rep. Matt Bradford, District 70



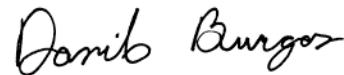
Rep. Joanna McClinton, District 191



Rep. Jordan Harris, District 186



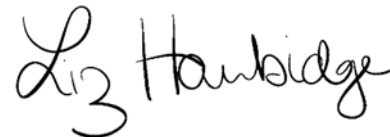
Rep. Jason Dawkins, District 179



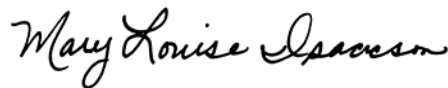
Rep. Danilo Burgos, District 197



Rep. Ben Sanchez, District 153



Rep. Liz Hanbidge, District 61



Rep. Mary Issacson, District 175



Rep. Danielle Friel Otten, District 155



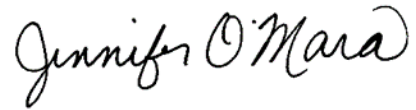
Rep. Jared Solomon, District 202



Rep. Steve McCarter, District 154



Rep. G. Roni Green, District 190



Rep. Jennifer O'Mara, District 165



Rep. Adam Ravenstahl, District 20



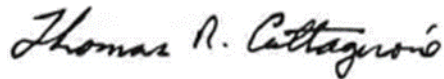
Rep. Mike Schlossberg, District 132



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Rep. Sara Innamorato, District 21



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Rep. Stephen Kinsey, District 201



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