

March 30, 2020

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Pennsylvania Apartments Association.
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Bala Cynwyd, Pennsylvania, 19004

Michael Vitali, Legislative Committee Chair
Mortgage Bankers Association of PA
P.O. Box 309
Springfield, NJ 07081-0309

Lee Stivale, Chairperson
Pennsylvania Residential Owners Assoc.
2205 Strawberry Square
Harrisburg, PA 17101

Rose Stancato
PA Association of Mortgage Brokers
1460 US Highway 9 North, Suite 301
Woodbridge, NJ 07095

Dear Mr. Berger, Mr. Vitali, Mr. Stivale and Ms. Stancato,

The COVID-19 pandemic is an unprecedented health and safety crisis in Pennsylvania. As I write this letter, more than 1,700 Pennsylvanians have tested positive for the virus, and already 16 have died.

With millions of Pennsylvanians following Governor Wolf's direction to stay at home, it is critical to public health that rental evictions cease for the duration of this emergency. Without stable housing, Pennsylvanians may be forced to find temporary alternatives, moving from place to place and adding to the public health threat. We must not increase the risk of exposure by helping COVID-19 spread through our communities.

In addition, this crisis is causing economic hardship for millions in our Commonwealth. In the last week alone, more than 650,000 Pennsylvanians have filed for unemployment. That means that 10 percent of all of Pennsylvania workers have lost work, not to mention the thousands more who have lost wages.

We cannot let this economic crisis contribute to the public health emergency. Thankfully, in addition to the federal order already in place preventing evictions and foreclosures insured by the FHA, Pennsylvania's Supreme Court issued an order closing all state courts to eviction proceedings and halting enforcement of eviction orders for the duration of this emergency. I am writing to ensure that you and your members are aware of this order, and to underscore its importance in these difficult times.

While the Supreme Court's order prevents new eviction actions at this time, I would like to work with you to further help support those struggling during this crisis. In that spirit, I am urging you and your members to go beyond the Supreme Court's order and pledge not to institute any eviction proceedings against your tenants or mortgage-holders who have been impacted by this crisis, either medically or financially, for some additional time period after our courts are re-opened for eviction proceedings.

March 30, 2020
Page Two

Hundreds of thousands of Pennsylvanians have lost their jobs during this crisis, and their finances will not snap back to normal the instant the Governor lifts his emergency declaration. It will take time for businesses to reopen and for our economy to heal. Stable housing is part of the foundation we need as a Commonwealth to fully recover from this public health emergency.

Thank you for your consideration of this request and the important role you play in the health of our Commonwealth. I look forward to working with you in the coming weeks to find ways to protect Pennsylvania's families and help recover from this crisis.

All the best,



JOSH SHAPIRO

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