



NATIONAL LOW INCOME  
HOUSING COALITION

# **Coronavirus, Disasters, Housing and Homelessness**

Hosted by NLHHC and the  
Disaster Housing Recovery Coalition

November 23, 2020

# Agenda



## Welcome & Updates

- Diane Yentel, NLIHC

## Engaging President-Elect Biden's Transition Team

- Diane Yentel, NLIHC

## Guest Speaker

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## New Research on Growing Back Rent During the Pandemic

- Davin Reed & Eileen Divringi, Federal Reserve Bank of Philadelphia

## Costs of Evictions

- Dan Threet, NLIHC & Mackenzie Pish, University of Arizona

## Challenges Facing Small Landlords

- Laurie Goodman, Urban Institute

## Field Updates

- Dena Hasan, DC Department of Human Services
- Gregory Shinn, Oklahoma Coalition for Affordable Housing

## Capitol Hill Updates

- Sarah Saadian, NLIHC

# Welcome & Updates



**Diane Yentel**

*President & CEO*

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Coalition

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# Engaging President-Elect Biden's Transition Team



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# Guest Speaker



## **Representative Barbara Lee**

*13<sup>th</sup> District of California*

United States House of Representatives

NLIHC  
[www.nlihc.org](http://www.nlihc.org)

# New Research on Growing Back Rent During the Pandemic



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# New Research on Growing Back Rent During the Pandemic



FEDERAL RESERVE BANK OF PHILADELPHIA

## Household Rental Debt During COVID-19

November 23, 2020

Davin Reed, Community Development Economic Advisor

Eileen Divringi, Community Development Research Associate

# New Research on Growing Back Rent During the Pandemic



## Motivation

- How many households are at risk of eviction because of COVID-19-related job losses?
  - Moratoriums may have helped keep people in their homes so far
  - Moratoriums make clear that any accrued rental debt must still be paid in full
  - Income replacement policies are important but insufficient
    - Not everyone receives unemployment insurance (UI)
    - Many such policies have already started to expire
- How much additional help may be needed, and for whom?

# New Research on Growing Back Rent During the Pandemic



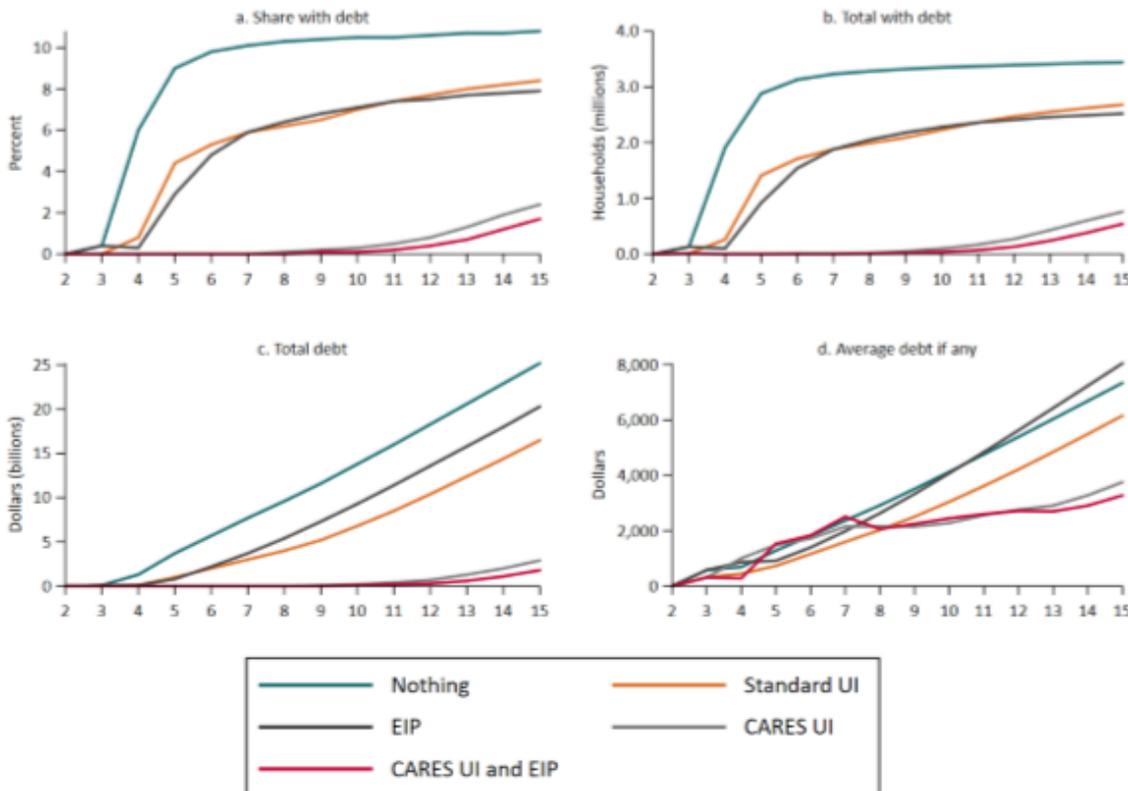
## Approach

- National data set of individuals working before COVID-19
  - Individual incomes, occupations, demographics
  - Household rents
  - Incorporate other household spending and savings
- Simulate monthly individual job losses (and gains) with data on aggregate employment changes and occupational risk of job loss
- Forecast resulting household rental debt by month under different policy scenarios
- Caveats
  - Excludes financial distress not caused by job loss
  - Only counts lost income that would go to pay rent, not all lost income
- Big picture: 32 million renter households with workers before COVID-19
  - 7.5 million (23.5%) experience unemployment between March and August 2020

# New Research on Growing Back Rent During the Pandemic



## Different Policy Scenarios

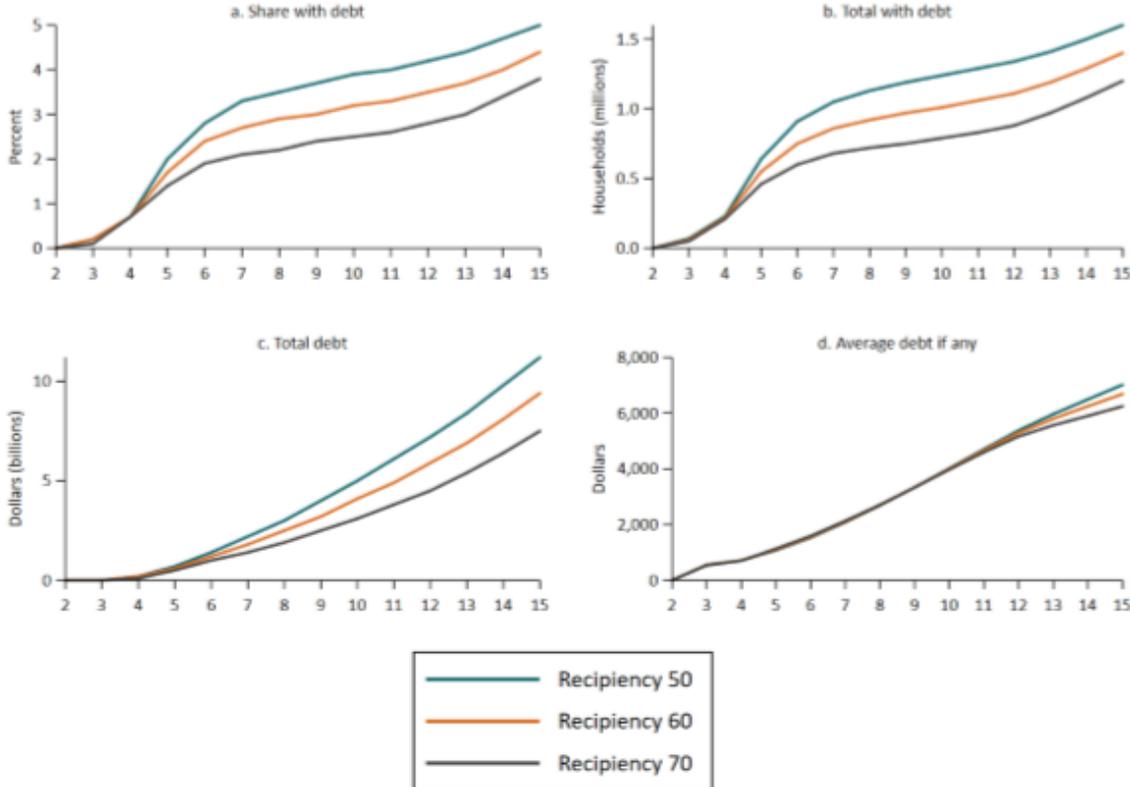


- Each policy scenario assumes 100% of households receive that policy
- CARES UI very protective *for those who receive it*
- Economic Impact Payments (EIP) moderately protective
- Key question: how many households receive:
  - CARES UI and EIP
  - EIP only
  - Nothing

# New Research on Growing Back Rent During the Pandemic



## Likely Scenarios



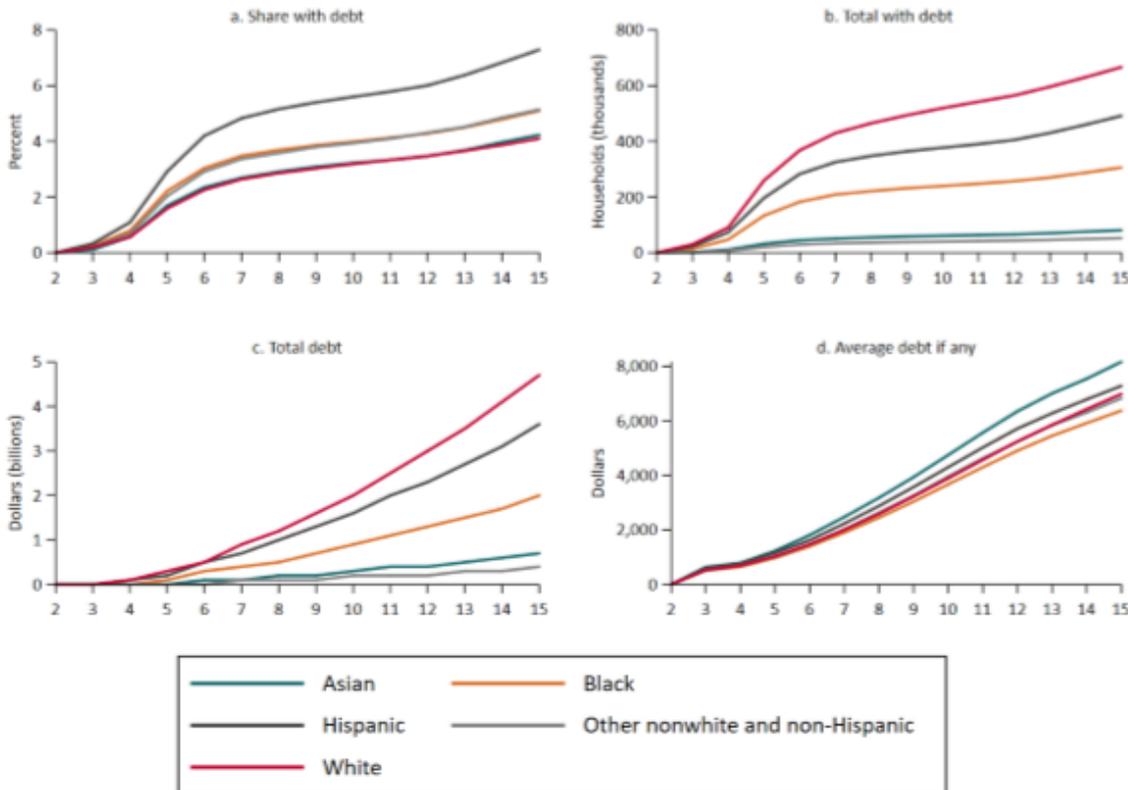
- Blend different policy scenarios to obtain overall picture of rental debt
- UI reciprocity rate: state level from Census Household Pulse survey
  - National average is 50%
- EIP reciprocity rate: 90%
- 1.3 million renter households with debt by December
  - 4.2% of all
  - 3.9 million individuals
- Average debt among those with debt is \$5,400 by December

Adapted from Reed and Divringi (2020), Household Rental Debt During COVID-19

# New Research on Growing Back Rent During the Pandemic



## Likely Scenario by Race and Ethnicity

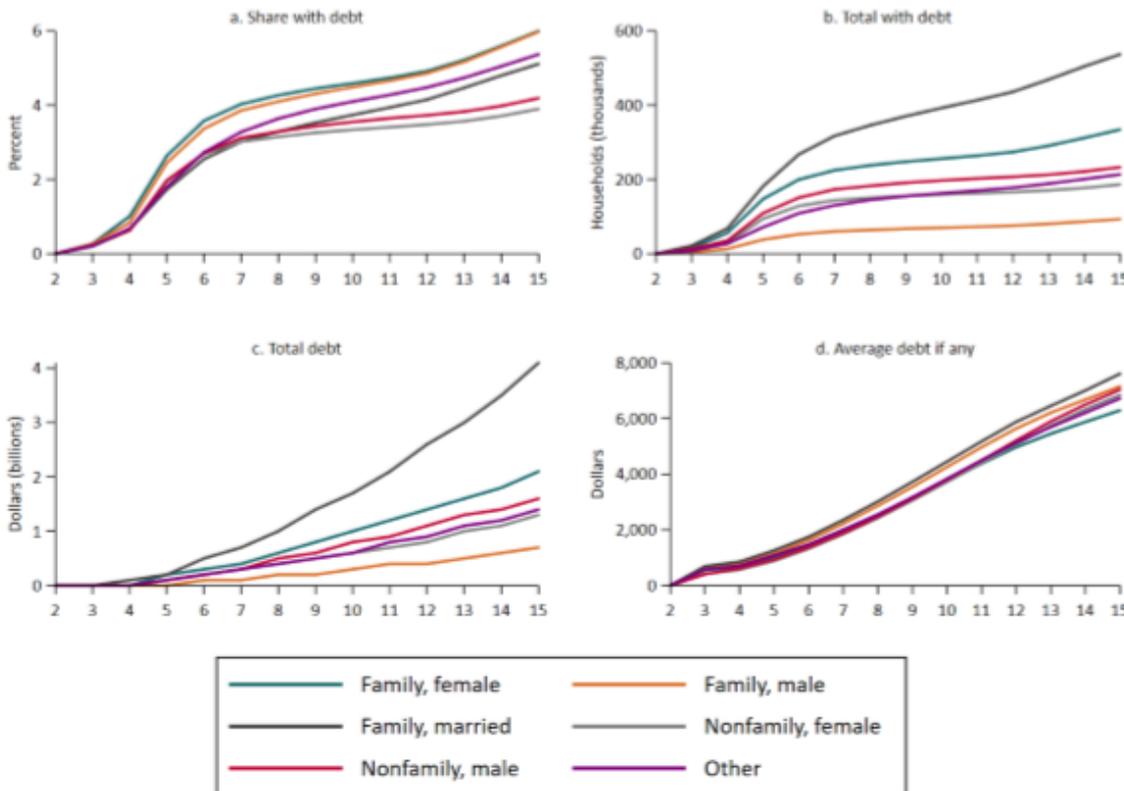


- Likely scenario:
  - UI reciprocity rate: 50%
  - EIP reciprocity rate: 90%
- Hispanic renter households most likely to be in debt: 6% by December
- Black and other nonwhite and non-Hispanic households are at the overall average: 4.3% by December
- White and Asian households less likely: 3.5% by December

# New Research on Growing Back Rent During the Pandemic



## Likely Scenario by Household Type



- Likely scenario:
  - UI reciprocity rate: 50%
  - EIP reciprocity rate: 90%
- Single-headed family households most likely to be in debt: 4.9% by December
  - 78% of these households are female-headed
- Married family households are at the overall average: 4.3% by December, which is the overall average
- Non-family households are less likely: 3.5 to 3.7% by December

Adapted from Reed and Divringi (2020), Household Rental Debt During COVID-19

# New Research on Growing Back Rent During the Pandemic



## Policy Takeaways

- Around 1.3 million renter households will owe around \$5,400 each in rent by December 2020
  - 17 percent of the 7.5 million renter households experiencing job loss since March 2020
  - 3.9 million individuals: 2.8 million adults and 1.1 million children
- UI with CARES provisions very protective *for those who receive it*
  - → Extend as necessary, many features expired or beginning to expire
- Make alternative sources of support available, particularly to those not receiving UI
  - → Existing CARES aid to state and local governments for housing insufficient
  - → Reciprocity key: be careful with program design

Full report available at: <https://www.philadelphiafed.org/community-development/publications/special-reports/household-rental-debt-during-covid-19>.

Please contact us with questions or if you are interested in more specific results not available in the report: [davin.reed@phil.frb.org](mailto:davin.reed@phil.frb.org), [eileen.divringi@phil.fr.org](mailto:eileen.divringi@phil.fr.org)

# Costs of Evictions



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# COSTS OF COVID-19 EVICTIONS

**NOVEMBER 19, 2020**

Dan Threet, Andrew Aurand



Mackenzie Pish, Kylie Allen, and Samuel Carroll



THE UNIVERSITY OF ARIZONA  
JAMES E. ROGERS COLLEGE OF LAW

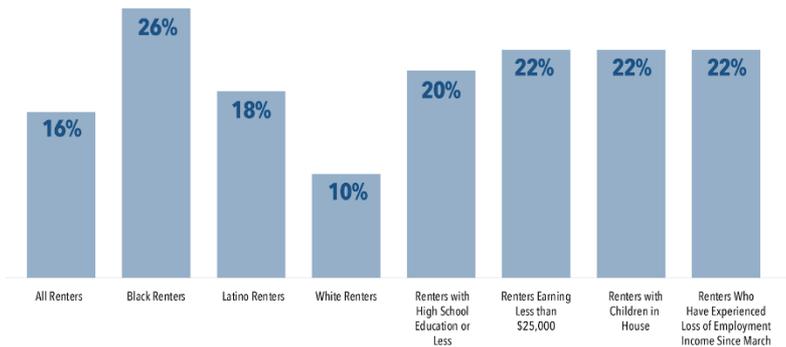
Innovation for Justice

Nearly **16%** of renters were behind on rent in October.

Delinquency rates were even higher for **Black and Latino renters, renters with a high school education or less, and low-income renters.**

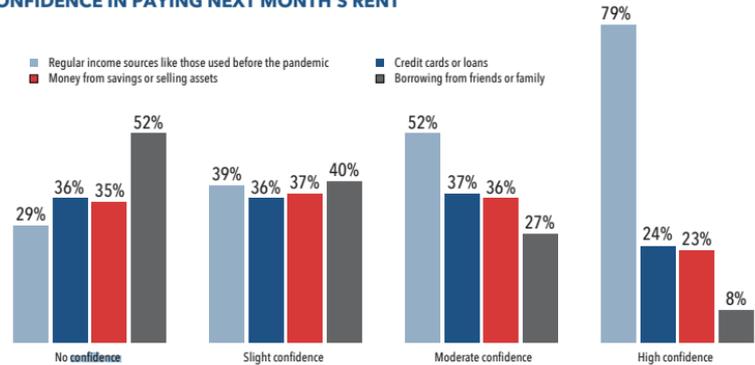
**One in four renters have no or slight confidence they can pay next month's rent on time and another quarter have only moderate confidence they can do so.**

**FIGURE 1. SHARE OF RENTERS BEHIND ON RENT IN LATE OCTOBER**



Source: US Census Bureau, Household Pulse Survey Week 17 (October 14-26, 2020).

**FIGURE 2. METHODS RENTERS USED TO MEET SPENDING NEEDS BY LEVEL OF CONFIDENCE IN PAYING NEXT MONTH'S RENT**



Source: US Census Bureau, Household Pulse Survey Week 17 (October 14-October 26). Respondents asked to identify all methods they had used in the last 7 days to meet spending needs and how confident they were they could pay next month's rent on time.

Depending on the extent to which renters pay their rent, **the partial cost of eviction-related homeless could be as high as \$129 billion.**

TABLE 1: SELECT NATIONAL PUBLIC COSTS OF EVICTION-RELATED HOMELESSNESS DUE TO COVID-19 PANDEMIC

Assumption of future rent payments	Renter households at risk of eviction	i4J estimated select public costs of eviction-related homelessness
Federal Reserve proportional model	6,656,340	\$61,571,832,069
Stout (low)	9,532,000	\$88,171,983,895
Stout (high)	13,895,000	\$128,530,184,245



## This partial cost only considers five public services:

Assumption of future rent payments	i4J select public costs of eviction-related homelessness	Emergency shelter	Emergency medical care	Inpatient medical care	Foster care	Juvenile delinquency
Federal Reserve proportional model	\$61,571,832,069	\$26,969,992,004	\$8,440,025,836	\$14,026,455,313	\$7,946,558,884	\$4,188,799,611
Stout (low)	\$88,171,983,895	\$38,621,519,300	\$12,086,270,976	\$20,086,139,237	\$11,379,616,919	\$5,998,437,464
Stout (high)	\$128,530,184,245	\$56,299,413,625	\$17,618,415,360	\$29,279,994,198	\$16,588,310,647	\$8,744,050,415

### **The Cost of Eviction Calculator:**

- ✓ Learn more: <https://law.arizona.edu/eviction-calculator>
- ✓ Visit the online tool: <https://uarizona.neotalogic.com/a/costofevictioncalculator>

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# Challenges Facing Small Landlords



**Laurie Goodman**

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# Challenges Facing Small Landlords



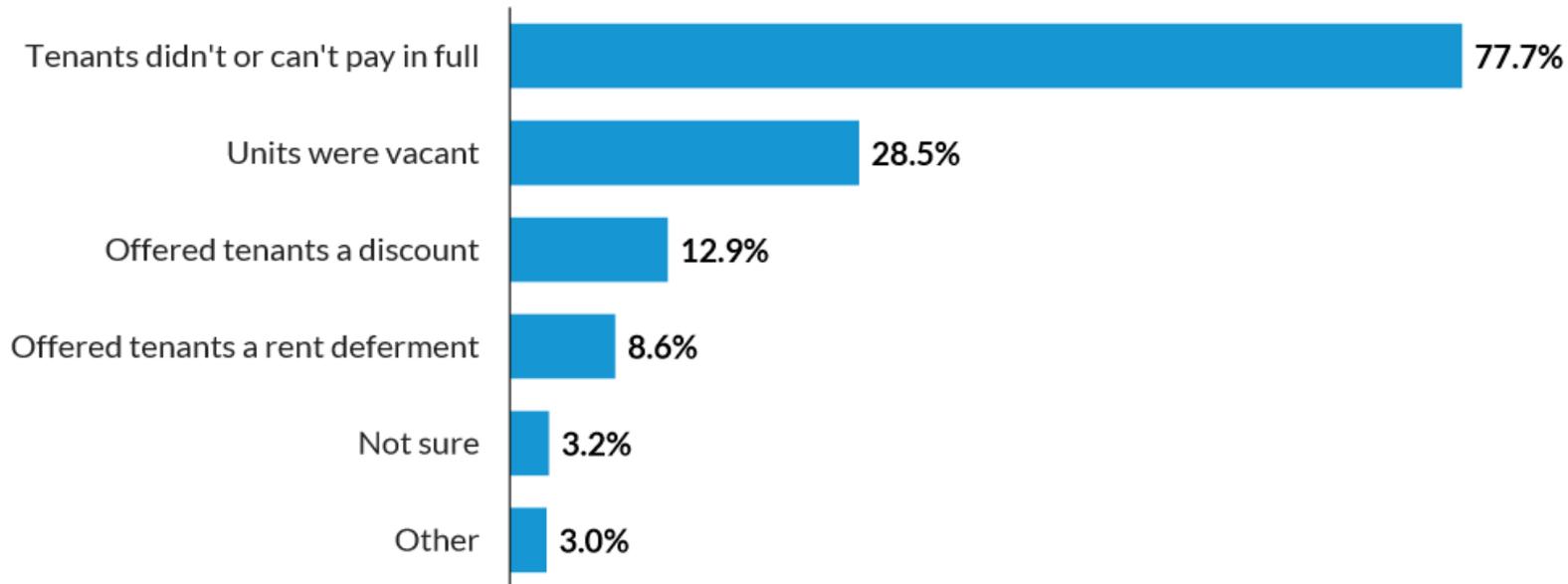
## Mounting Pressures on Mom and Pop Landlords Could Spell Trouble for the Affordable Rental Market

Laurie Goodman  
Co-Director, Housing Finance Policy Center  
Urban Institute

NLIHC Weekly Call  
November 23, 2020

# Challenges Facing Small Landlords

## Why Landlords Did Not Receive Full Rental Income in September



Among landlords:

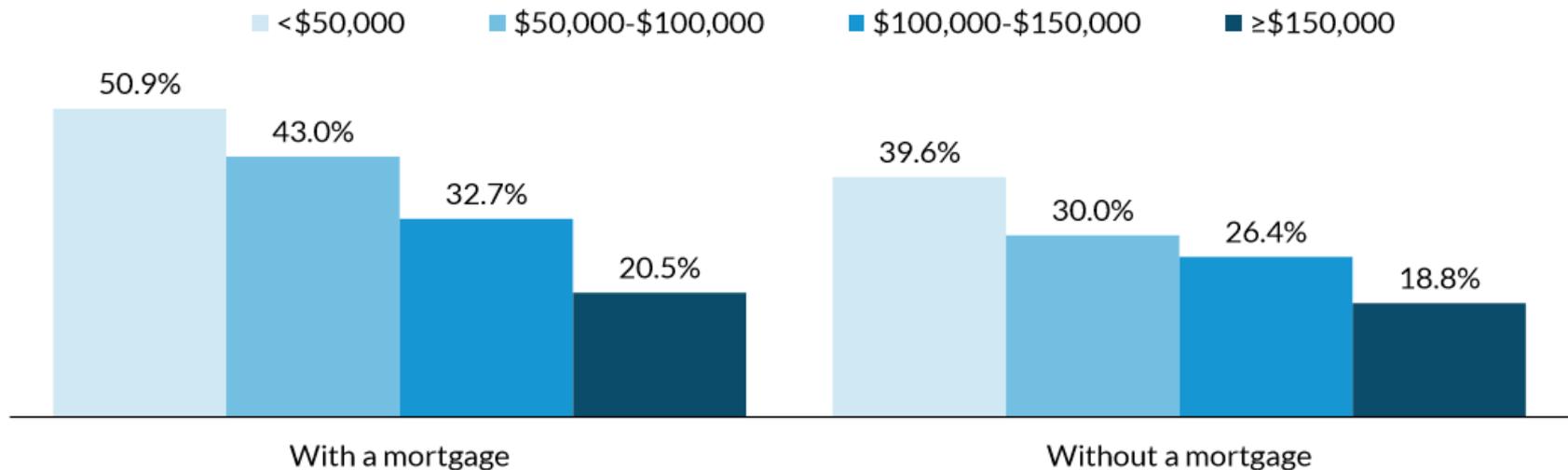
- 35% did not receive full rent in September
- 38% did not expect to receive full rent in October

Source: Avail October Landlord Survey.

# Challenges Facing Small Landlords

## Landlords Who Have Lower Incomes and Who Have Mortgages Are More Likely to Face Increased Pressure to Sell Their Properties

Share of landlords experiencing increased pressure to sell by income level



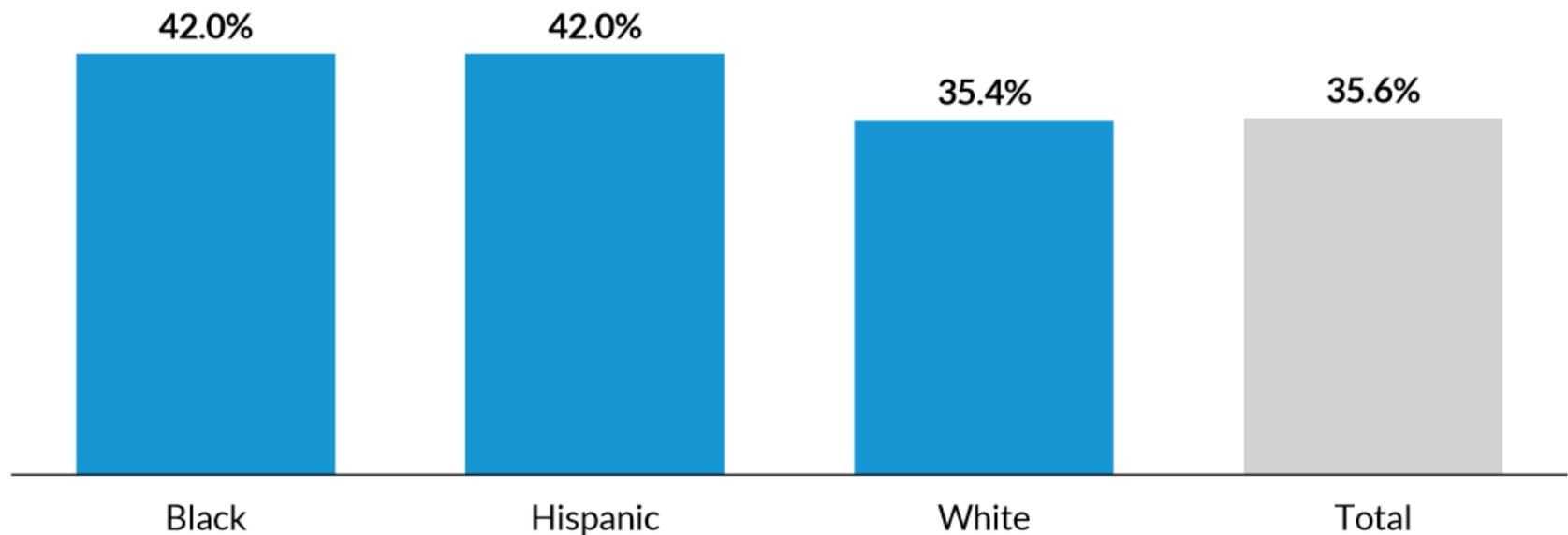
31% of landlords overall felt more pressure to sell their property.

Source: Avail October Landlord survey.

# Challenges Facing Small Landlords

## Black and Hispanic Landlords Are More Likely to Have Imposed Stricter Screening Criteria since the Start of the Pandemic

*Share of landlords imposing stricter screening*



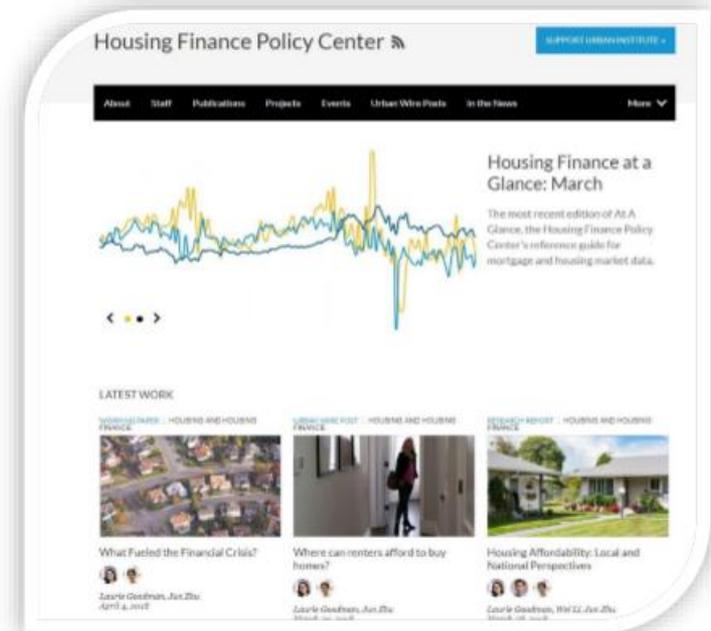
Source: Avail October Landlord Survey.

# Challenges Facing Small Landlords

## Stay connected to our research

- **Subscribe to our bi-monthly Newsletter or email blast:** Email [spardo@urban.org](mailto:spardo@urban.org) or go to our web page, scroll down and sign-up.
- Download our monthly Housing Finance at-a-glance Chartbooks
- **Follow the work of our team on Twitter:**
  - @MortgageLaurie: Co-VP Laurie Goodman
  - @MyHomeMatters: Co-VP Alanna McCargo

Check the Housing Finance Policy Center [website](http://www.urban.org/center/hfpc) regularly:  
[www.urban.org/center/hfpc](http://www.urban.org/center/hfpc)



The screenshot shows the Housing Finance Policy Center website. At the top, there is a navigation bar with links for About, Staff, Publications, Projects, Events, Urban Wire Posts, and In the News. A prominent feature is a line chart titled "Housing Finance at a Glance: March" which displays mortgage and housing market data. Below the chart, there is a section for "LATEST WORK" featuring three articles: "What Fueled the Financial Crisis?", "Where can renters afford to buy homes?", and "Housing Affordability: Local and National Perspectives". Each article includes a small image and the author's name, Laurie Goodman.

# Field Updates



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# Field Updates



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[www.gich.ok.gov](http://www.gich.ok.gov)

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# Capitol Hill Update



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# Resources



[Responding to Coronavirus \(https://nlihc.org/responding-coronavirus\)](https://nlihc.org/responding-coronavirus): Recommendations for Congress

[Coronavirus and Housing/Homelessness \(https://nlihc.org/coronavirus-and-housing-homelessness\)](https://nlihc.org/coronavirus-and-housing-homelessness): National and Local Updates