NATIONAL LOW INCOME HOUSING COALITION

Coronavirus, Disasters, Housing and Homelessness

Hosted by NLIHC and the Disaster Housing Recovery Coalition

February 1, 2021

Agenda

NATIONAL LOW INCOME HOUSING COALITION

Welcome & Introduction

- Paul Kealey, NLIHC

Updates on CDC Eviction Moratorium & Emergency Rental Assistance

- Kim Johnson & Alayna Calabro, NLIHC

Impacts of Utility Disconnection and Eviction Moratorium on COVID Transmission and Fatalities

- Kay Jowers, Duke University

Revised Estimates of Rent and Utility Arrears

- Mark Zandi, Moody's Analytics

State and Local Strategies to Protect Tenants During the Pandemic

- Noëlle Porter, NHLP

Field Updates

- Andreanecia Morris, HousingLOUISIANA
- Councilmember Greg Casar, Austin, TX
- Sam Tepperman-Gelfant, Public Advocates, & Francisco Dueñas, Housing Now! CA

Update from Capitol Hill

- Sarah Saadian, NLIHC

Next Steps

Welcome & Introductions

NATIONAL LOW INCOME HOUSING COALITION

Paul Kealey

COO

National Low Income Housing Coalition

pkealey@nlihc.org

Updates on CDC Eviction Moratorium & Emergency Rental Assistance

NATIONAL LOW INCOME HOUSING COALITION

Kim Johnson

Policy Analyst

National Low Income Housing Coalition

kjohnson@nlihc.org

Alayna Calabro

Policy Analyst

National Low Income Housing Coalition

acalabro@nlihc.org

Impacts of Utility Disconnection and Eviction Moratorium on COVID Infections and Mortality

NATIONAL LOW INCOME HOUSING COALITION

Kay Jowers

Senior Policy Associate,

Nicholas Institute

Duke University

kay.jowers@duke.edu

NLIHC

www.nlihc.org

Revised Estimates of Rent and Utilities Arrears

NATIONAL LOW INCOME HOUSING COALITION

Mark Zandi

Chief Economist

Moody's Analytics

mark.zandi@moodys.com

Moody's Analytics

Better Faster Decisions

Rental Eviction Crisis

Mark Zandi, Chief Economist

February 2021

xxxxx Title

Rental Eviction Crisis

2021

	January	February	March	April	May	June
Delinquent Rent, Utilities & Late Fees, Bil$	52.6	36.3	31.9	34.9	38.5	41.2
Number of Delinquent Renters	9,421,998	7,305,242	6,044,071	6,344,071	6,569,071	6,694,071
Amount Delinquent per Renter, $	5,586	4,964	5,282	5,499	5,854	6,148
Rent, Utilities & Late Fees, $ per month	1,420	1,410	1,401	1,397	1,399	1,400
Rent	1,130	1,120	1,110	1,105	1,105	1,105
Utilities	290	290	291	292	294	295
Late Fees	50	50	50	50	50	50
Average Months Delinquent	3.8	3.4	3.6	3.8	4.0	4.2

Notes:

Based on Moodys Analytics' February 2021 baseline economic outlook

Assumes no additional fiscal relief

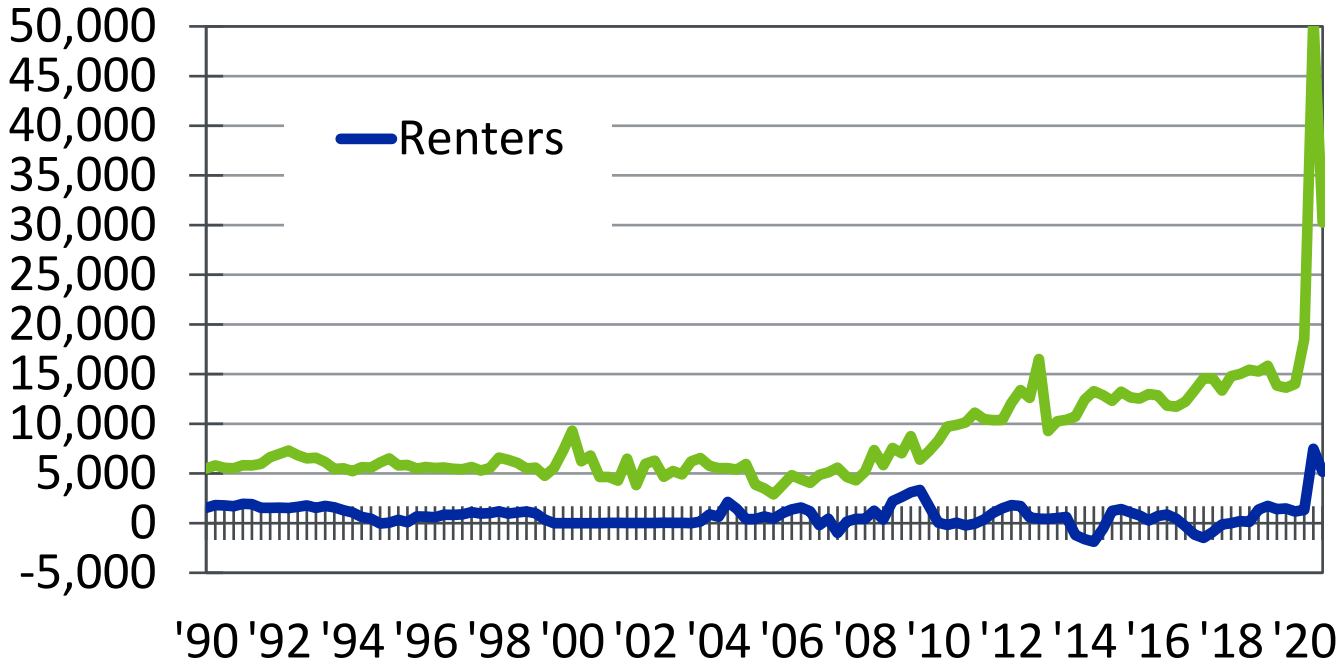
Assumes 60% of $25 billion renter assistance fund is distributed in February and 40% in March, with 10% of the funds for administrative expenses.

Includes all delinquent renters, not just renters impacted directly by the pandemic

Sources: Census Pulse Survey, BLS CES, Census HVS, Equifax, Moody's Analytics

Renters Are Unable To Save

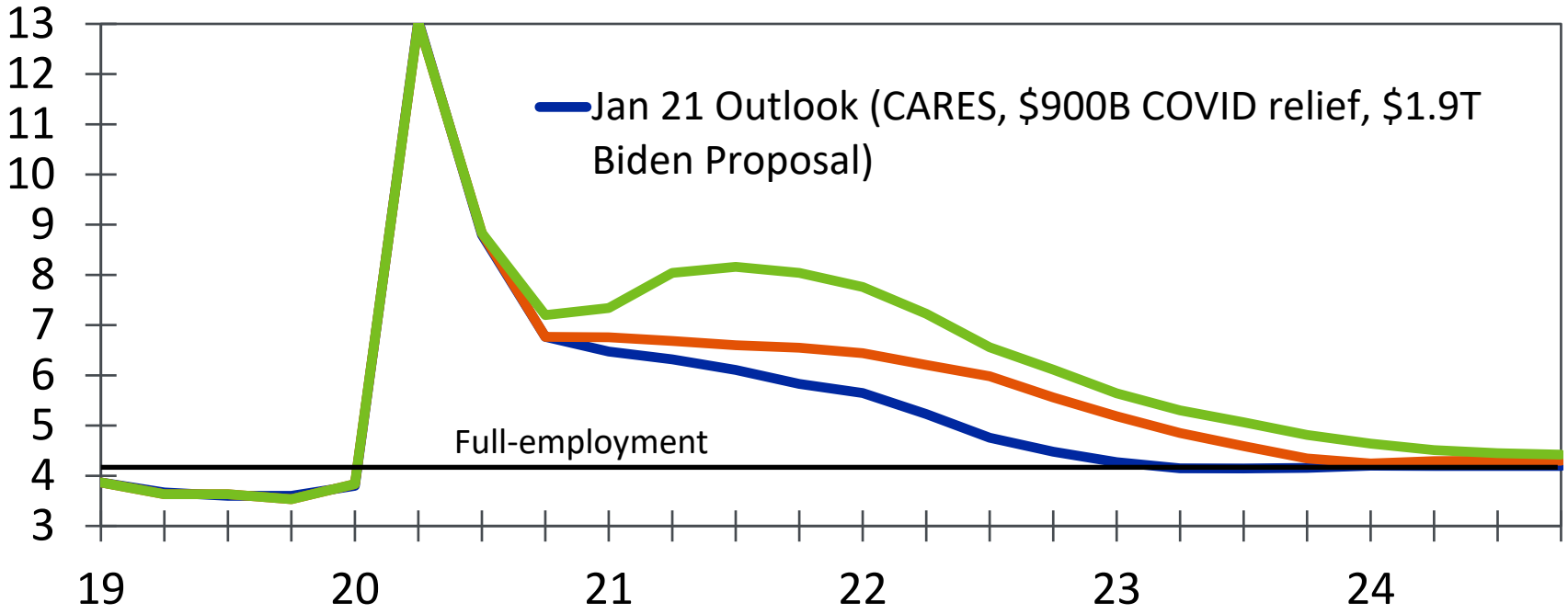
Personal saving, annualized, 2020q3 $



Sources: BLS, Moody's Analytics

Additional Fiscal Support is Critical

Unemployment rate, %



Sources: BLS, Moody's Analytics

Moody's ANALYTICS

Better Faster Decisions

Contact Us: Economics & Business Analytics Offices

West Chester, EBA-HQ
+1.610.235.5299
121 North Walnut Street, Suite 500
West Chester PA 19380
USA

New York, Corporate-HQ
+1.212.553.1653
7 World Trade Center, 14th Floor
250 Greenwich Street
New York, NY 10007
USA

London
+44.20.7772.5454
One Canada Square
Canary Wharf
London E14 5FA
United Kingdom

Toronto
416.681.2133
200 Wellington Street West, 15th Floor
Toronto ON M5V 3C7
Canada

Prague
+420.22.422.2929
Washingtonova 17
110 00 Prague 1
Czech Republic

Sydney
+61.2.9270.8111
Level 10
1 O'Connell Street
Sydney, NSW, 2000
Australia

Singapore
+65.6511.4400
6 Shenton Way
#14-08 OUE Downtown 2
Singapore 068809

Shanghai
+86.21.6101.0172
Unit 2306, Citigroup Tower
33 Huayuanshiqiao Road
Pudong New Area, 200120
China

help@economy.com

moodysanalytics.com

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State and Local Strategies to Protect Tenants During the Pandemic

NATIONAL LOW INCOME HOUSING COALITION

Noëlle Porter

Director of Government Affairs

National Housing Law Project

nporter@nhlp.org

NLIHC

www.nlihc.org

Field Updates

NATIONAL LOW INCOME HOUSING COALITION

Andreanecia Morris

President

HousingLOUISIANA

amorris@gnoha.org

Field Updates

NATIONAL LOW INCOME HOUSING COALITION

Councilmember Greg Casar

Austin, Texas

NLIHC

Field Updates

NATIONAL LOW INCOME HOUSING COALITION

Sam Tepperman-Gelfant

Managing Attorney

Public Advocates

stepperman-gelfant@publicadvocates.org

Francisco Dueñas

Executive Director

Housing Now! California

fduenas@housingnowca.org

Update from Capitol Hill

NATIONAL LOW INCOME HOUSING COALITION

Sarah Saadian

Vice President of Public Policy

National Low Income Housing Coalition

ssaadian@nlihc.org

Next Steps

NATIONAL LOW INCOME HOUSING COALITION

Paul Kealey

COO

National Low Income Housing Coalition

pkealey@nlihc.org

Resources

NATIONAL LOW INCOME HOUSING COALITION

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

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