Coronavirus, Disasters, Housing and Homelessness
Hosted by NLIHC and the Disaster Housing Recovery Coalition
February 1, 2021
Agenda

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

www.nlihc.org
Welcome & Introductions

Paul Kealey
COO
National Low Income Housing Coalition
pkealey@nlihc.org
Updates on CDC Eviction Moratorium & Emergency Rental Assistance

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

Kay Jowers

Senior Policy Associate,

Nicholas Institute

Duke University

kay.jowers@duke.edu

www.nlihc.org
Revised Estimates of Rent and Utilities Arrears

Mark Zandi

Chief Economist
Moody’s Analytics
mark.zandi@moodys.com
Rental Eviction Crisis

Mark Zandi, Chief Economist

February 2021
# Rental Eviction Crisis

## 2021

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

Notes:
- Based on Moody’s 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, %

Jan 21 Outlook (CARES, $900B COVID relief, $1.9T Biden Proposal)

Sources: BLS, Moody’s Analytics
State and Local Strategies to Protect Tenants During the Pandemic

Noëlle Porter

Director of Government Affairs
National Housing Law Project
nporter@nhlp.org
Field Updates

Andreanecia Morris
President
Housing LOUISIANA
amorris@gnoha.org
Field Updates

Councilmember Greg Casar
Austin, Texas
Field Updates

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

Sarah Saadian

Vice President of Public Policy

National Low Income Housing Coalition

ssaadian@nlihc.org
Next Steps

Paul Kealey
COO
National Low Income Housing Coalition
pkealey@nlihc.org
Resources
