Coronavirus and Housing/Homelessness

Hosted by NLIHC and the Disaster Housing Recovery Coalition

September 8, 2020
Agenda

Welcome & Updates
• Diane Yentel, NLIHC

Update on the Threat of Evictions
• Matthew Desmond and Peter Hepburn, Eviction Lab

Evictions and the Spread of Coronavirus
• Michael Levy, Perelman School of Medicine

Federal Eviction Moratorium
• Diane Yentel, NLIHC
• Eric Dunn, NHLP

Congressional Actions and Advocacy
• Kim Johnson, NLIHC
• Joey Lindstrom, NLIHC

Next Steps
Welcome & Updates

Diane Yentel

President & CEO

National Low Income Housing Coalition

dyentel@nlihc.org
Update on the Threat of Evictions

Matthew Desmond
Principal Investigator

Peter Hepburn
Associate Professional Specialist

Eviction Lab

www.nlihc.org
Eviction Tracking System
Update September 8, 2020

Matthew Desmond
Princeton University

Peter Hepburn
Rutgers University—Newark
Data through Saturday, 9/5

Across 17 sites that we are tracking:

• 46,758 eviction filings since 3/15

• 3,331 eviction filings in the last week
Three groups of cities

<table>
<thead>
<tr>
<th>Sustained Low Filings</th>
<th>Rising Filings</th>
<th>High Filings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Austin, TX</td>
<td>Cincinnati, OH</td>
<td>Columbus, OH</td>
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<td>Boston, MA</td>
<td>Cleveland, OH</td>
<td>Fort Worth, TX</td>
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<tr>
<td>Bridgeport, CT</td>
<td>St. Louis, MO</td>
<td>Gainesville, FL</td>
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<td>Hartford, CT</td>
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<td>Houston, TX</td>
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<td>Phoenix, AZ</td>
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<td></td>
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<td>Kansas City, MO</td>
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<td>Milwaukee, WI</td>
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<td></td>
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<td>Pittsburgh, PA</td>
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<td>Richmond, VA</td>
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</tbody>
</table>
Sustained Low: Hartford, CT

**EVICTION FILINGS BY WEEK**

- **WEEKLY FILINGS**
- **FILINGS TREND**
- **EVICTION MORATORIUM**
  - April 23 - October 1

<table>
<thead>
<tr>
<th>April</th>
<th>May</th>
<th>June</th>
<th>July</th>
<th>August</th>
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</thead>
<tbody>
<tr>
<td>100</td>
<td>80</td>
<td>60</td>
<td>40</td>
<td>20</td>
</tr>
</tbody>
</table>

- 10 filings last week*
- 317 filings since Mar. 15

**MONTHLY EVICTION FILINGS RELATIVE TO AVERAGE**

- Jan: 100%
- Feb: 100%
- Mar: 100%
- Apr: 10%
- May: 0%
- Jun: 10%
- Jul: 10%
- Aug: 10%
- Sep: 10%

Partial September filings as of 9/5, relative to average for same period

**FILING COUNTS**

**FILINGS RELATIVE TO AVERAGE**
Rising Filings: Cincinnati, OH

**EVICATION FILINGS BY WEEK**

- **WEEKLY FILINGS**
- **FILINGS TREND**
- **EVICATION MORATORIUM**

- 179 filings last week*
- 2,618 filings since Mar. 15

**MONTHLY EVICATION FILINGS RELATIVE TO AVERAGE**

Partial September filings as of 9/5, relative to average for same period
High Filings: Kansas City, MO

**Eviction Filings by Week**
- Weekly Filings
- Filings Trend
- Eviction Moratorium: March 19 - May 31
- 161 filings last week*
- 1,586 filings since Mar. 15

**Monthly Eviction Filings Relative to Average**
- Partial September filings as of 9/5, relative to average for same period

*Filing Counts* *Filings Relative to Average*
High Filings: Jacksonville, FL

**EVICTED FILINGS BY WEEK**

- **WEEKLY FILINGS**
- **FILING TRENDS**
- **EVICTED MORATORIUM**

161 filings last week
1,516 filings since Mar. 15

**MONTHLY EVICTED FILINGS RELATIVE TO AVERAGE**

Partial September filings as of 9/5, relative to average for same period.

- Filings Counts
- Filings Relative to Average
High Filings: Pittsburgh, PA

**EVICTION FILINGS BY WEEK**

- **WEEKLY FILINGS**
- **FILINGS TREND**
- **EVICTION MORATORIUM**
  - March 18 - August 31

- **253 filings last week**
- **542 filings since Mar. 15**

**MONTHLY EVICTION FILINGS RELATIVE TO AVERAGE**

Partial September filings as of 9/5, relative to average for same period

- **FILING COUNTS**
- **FILINGS RELATIVE TO AVERAGE**
High Filings: Fort Worth, TX

**EVICION FILINGS BY WEEK**
- **447** filings last week*
- **3,844** filings since Mar. 15

**MONTHLY EVICION FILINGS RELATIVE TO AVERAGE**
Partial September filings as of 9/5, relative to average for same period
High Filings: Richmond, VA

**Weekly Filings by Week**
- **WEEKLY FILINGS**
- **FILINGS TREND**
- **EVICTION MORATORIUM**
  - March 24 – September 7

**Eviction Filings**
- **235 filings last week**
- **2,342 filings since Mar. 15**

**Monthly Eviction Filings Relative to Average**
- Partial September filings as of 9/5, relative to average for same period
Thank You

peter.hepburn@rutgers.edu
matthew.desmond@princeton.edu

evictionlab.org

The Eviction Lab is funded by the JPB, Gates, and Ford Foundations, c3.ai, and the Chan Zuckerberg Initiative
Evictions and the Spread of Coronavirus

Michael Levy
Associate Professor of Epidemiology in Biostatistics and Epidemiology
Perelman School of Medicine, University of Pennsylvania
Evictions and the Spread of Coronavirus

Joint work with:

- University of Pennsylvania: Justin Sheen, Mike Levy
- Harvard: Anjalika Nande, Ben Adlam
- University of Illinois Urbana-Champaign: Andrew Greenlee, Daniel Schneider
Evictions and the Spread of Coronavirus
Evictions and the Spread of Coronavirus
Evictions and the Spread of Coronavirus

Graphs showing the impact of evictions on the spread of coronavirus.
Quick Overview of the CDC Eviction Moratorium
Eric Dunn, NHLP Director of Litigation
Sept. 8 2020
Temporary Halt in Residential Evictions to Prevent the Spread of Covid-19

• Prohibits a landlord ...
• from evicting any covered person ...
• from any residential property ...
• where the order applies...
• through December 31, 2020.

“a landlord, owner of a residential property, or other person with a legal right to pursue eviction or possessory action shall not evict any covered person from any residential property in any State or U.S. territory in which there are documented cases of COVID-19 that provides a level of public-health protections below the requirements listed in this Order.”
Who qualifies for the protection?

• Tenant, lessee, or resident of residential property …
• Who provides sworn declaration to landlord …
• Declaration contains five key averments:
  • Used best efforts to obtain all available government assistance for rent or housing
  • Meets income limit
    • $99,000 in 2020 income ($198,000 if married & filing jointly); or
    • Stimulus check; or
    • Not required to report income in 2019
  • Unable to pay full rent due to:
    • Substantial loss of household income; or
    • Extraordinary medical expenses
  • Using best efforts to pay partial rent (as close to full rent as circumstances permit)
  • Would likely become homeless or forced to live in “close quarters” in shared housing if evicted
• Evictions based on lease violations other than non-payment: *not prohibited*
• Evictions based on lease expiration: *ambiguous*
• Deadline to give declaration to landlord: *none*
• How many declarations per household: *one per adult*
• Effect if some household members give declaration, others do not: *ambiguous*
• Effect of local moratorium: *more protective provision (local vs. CDC) applies*
• Applicability in American Samoa: *none until Covid-19 case is reported*
• May landlord give eviction notice: *probably not, definitely not to vacate before 1/1/21*
• Does order prohibit self-help/extrajudicial eviction: *yes, and criminal penalties apply*
• Is paper declaration required: *unclear, probably depends on state law*
• What is the legal basis for the order: 42 CFR 70.2 authorizes CDC director to take whatever measures the director finds reasonably necessary to stop spread of communicable disease if local public health officials have failed to do so
Congressional Actions and Advocacy: Update from Capitol Hill

Kim Johnson
Policy Analyst
National Low Income Housing Coalition
kjohnson@nlihc.org
Congressional Actions and Advocacy: Needed Advocacy

Joey Lindstrom

Director for Field Organizing

National Low Income Housing Coalition

jlindstrom@nlihc.org
Next Steps
Resources
