



NATIONAL LOW INCOME  
HOUSING COALITION

# **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](mailto:dyentel@nlihc.org)

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

# Update on the Threat of Evictions



**Matthew Desmond**

*Principal Investigator*

**Peter Hepburn**

*Associate Professional Specialist*

**Eviction Lab**

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

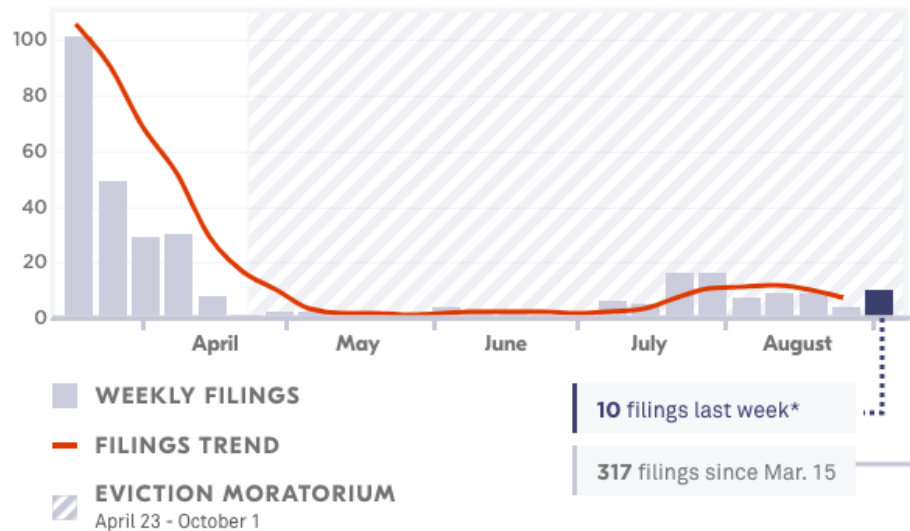
- 46,758 eviction filings since 3/15
- 3,331 eviction filings in the last week

# Three groups of cities

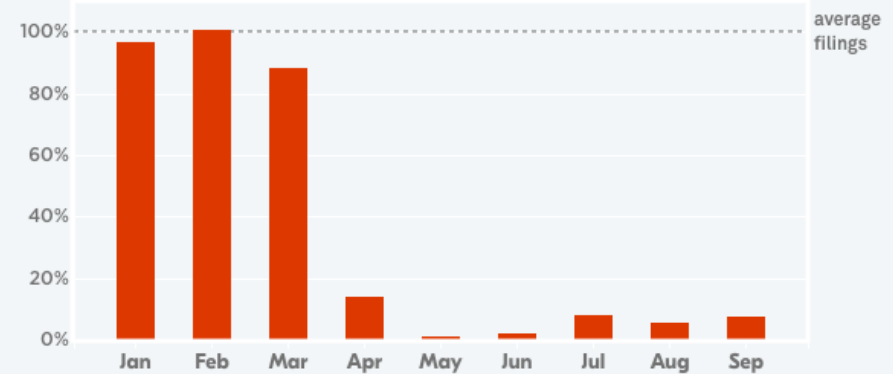
Sustained Low Filings	Rising Filings	High Filings
Austin, TX	Cincinnati, OH	Columbus, OH
Boston, MA	Cleveland, OH	Fort Worth, TX
Bridgeport, CT	St. Louis, MO	Gainesville, FL
Hartford, CT		Houston, TX
Phoenix, AZ		Jacksonville, FL
		Kansas City, MO
		Milwaukee, WI
		Pittsburgh, PA
		Richmond, VA

# Sustained Low: Hartford, CT

EVICTON FILINGS BY WEEK



MONTHLY EVICTION FILINGS RELATIVE TO AVERAGE



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

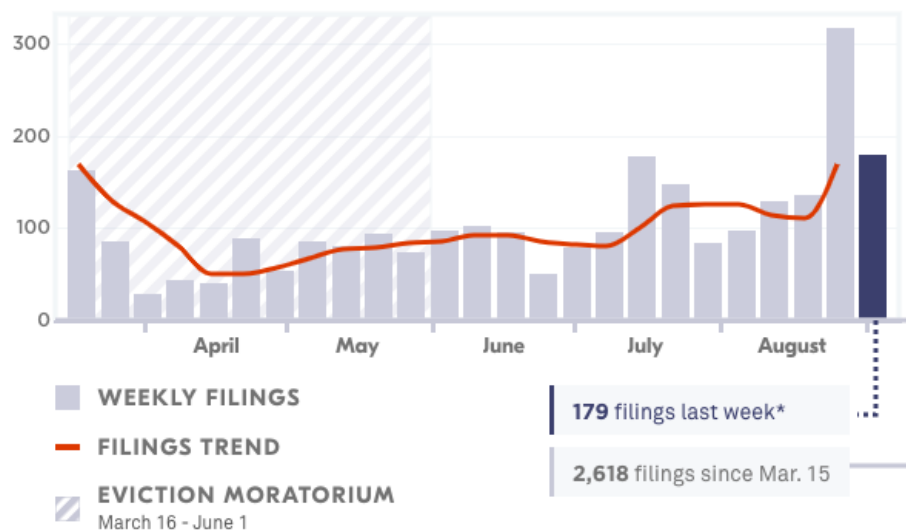
FILING COUNTS

FILINGS RELATIVE TO AVERAGE

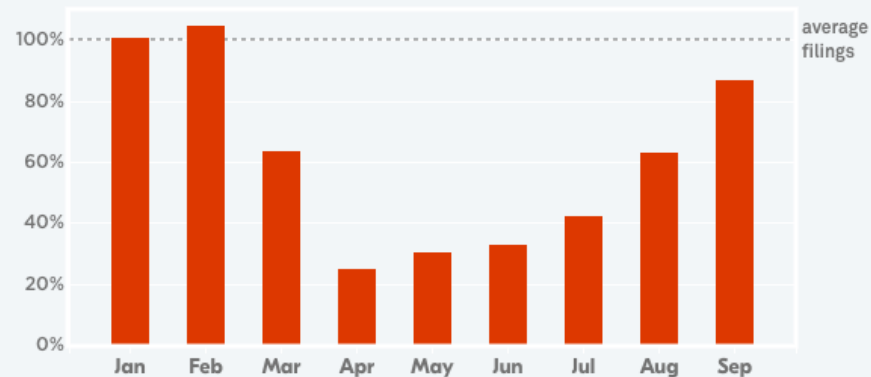


# Rising Filings: Cincinnati, OH

EViction FILINGS BY WEEK



MONTHLY EViction FILINGS RELATIVE TO AVERAGE

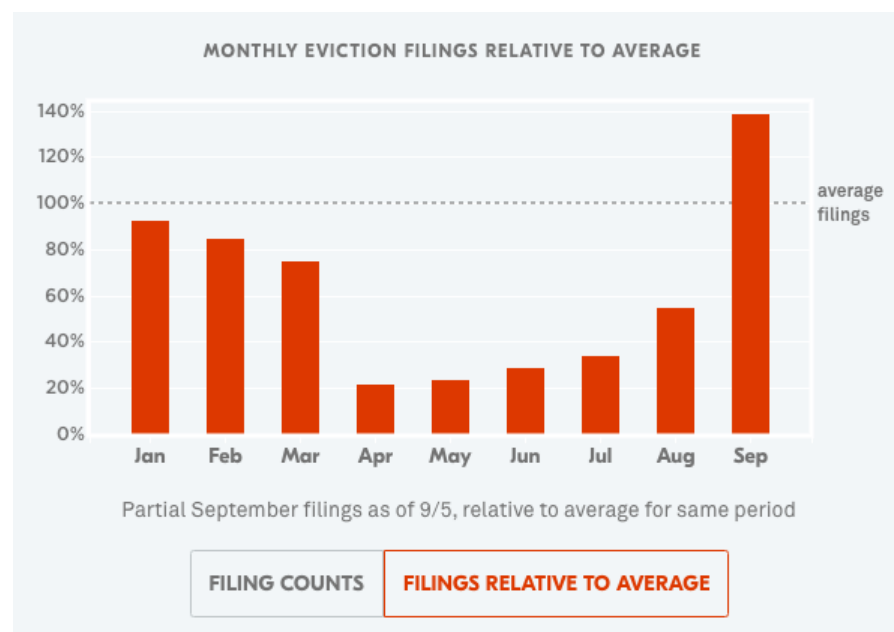
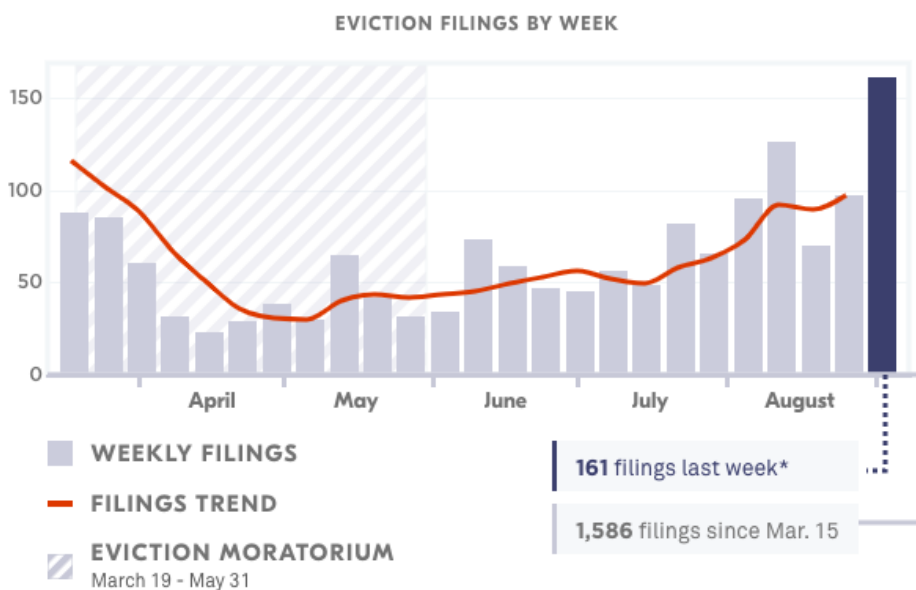


Partial September filings as of 9/5, relative to average for same period

FILING COUNTS

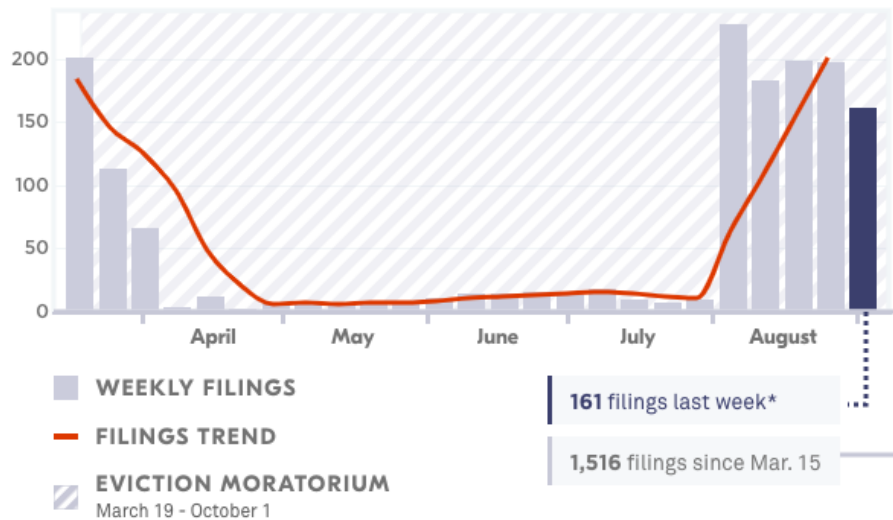
FILINGS RELATIVE TO AVERAGE

# High Filings: Kansas City, MO

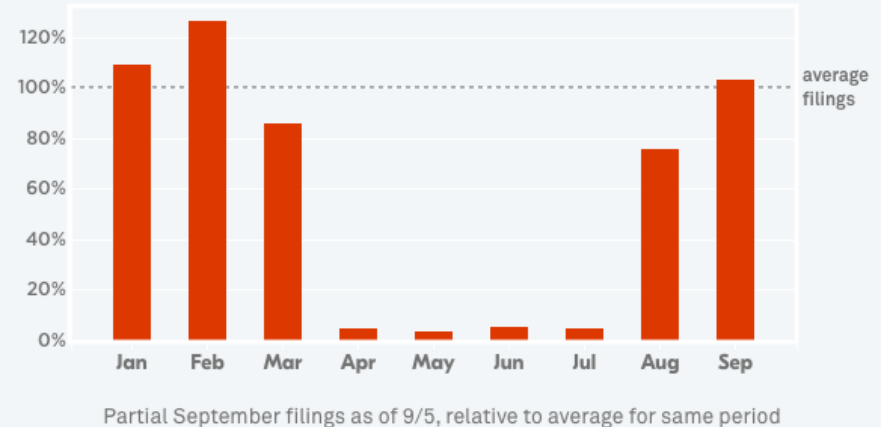


# High Filings: Jacksonville, FL

EVICTON FILINGS BY WEEK



MONTHLY EVICTON FILINGS RELATIVE TO AVERAGE

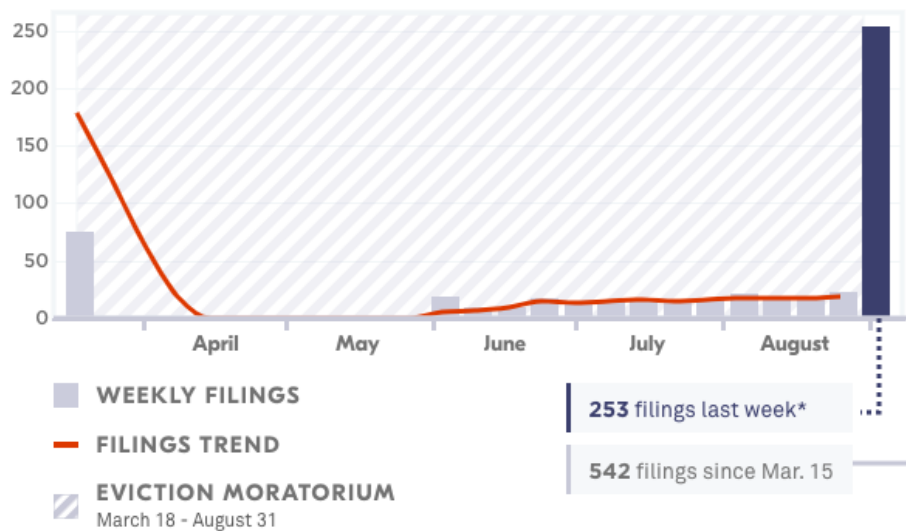


FILING COUNTS

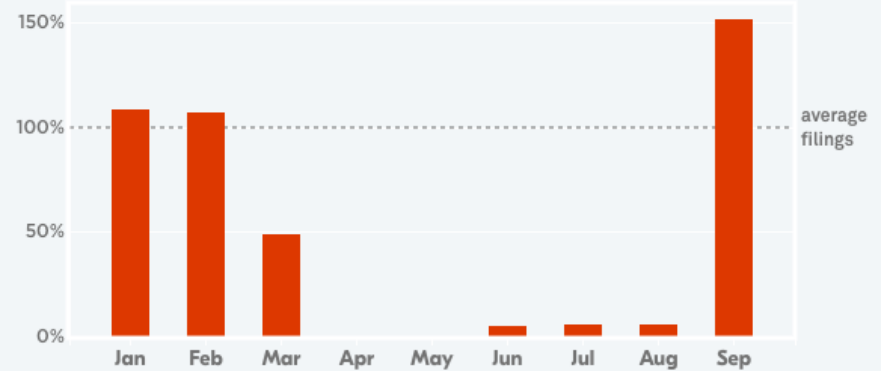
FILINGS RELATIVE TO AVERAGE

# High Filings: Pittsburgh, PA

EVICTON FILINGS BY WEEK



MONTHLY EVICTON FILINGS RELATIVE TO AVERAGE



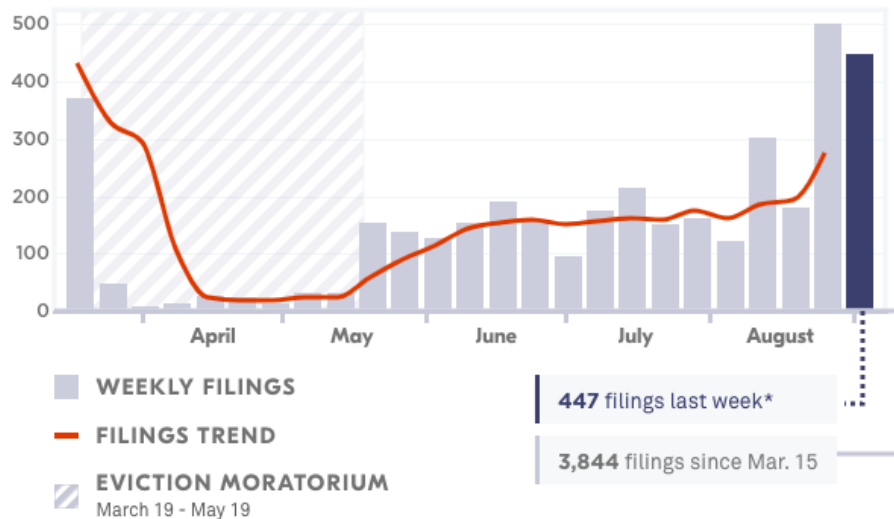
Partial September filings as of 9/5, relative to average for same period

FILING COUNTS

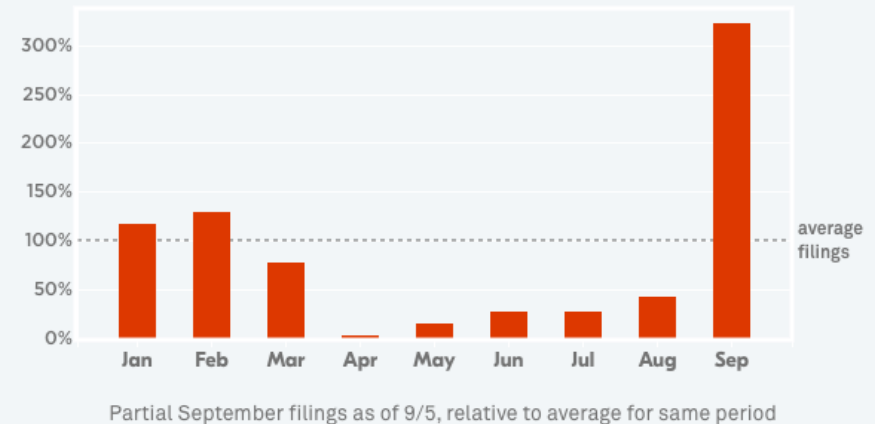
FILINGS RELATIVE TO AVERAGE

# High Filings: Fort Worth, TX

EViction FILINGS BY WEEK



MONTHLY EViction FILINGS RELATIVE TO AVERAGE

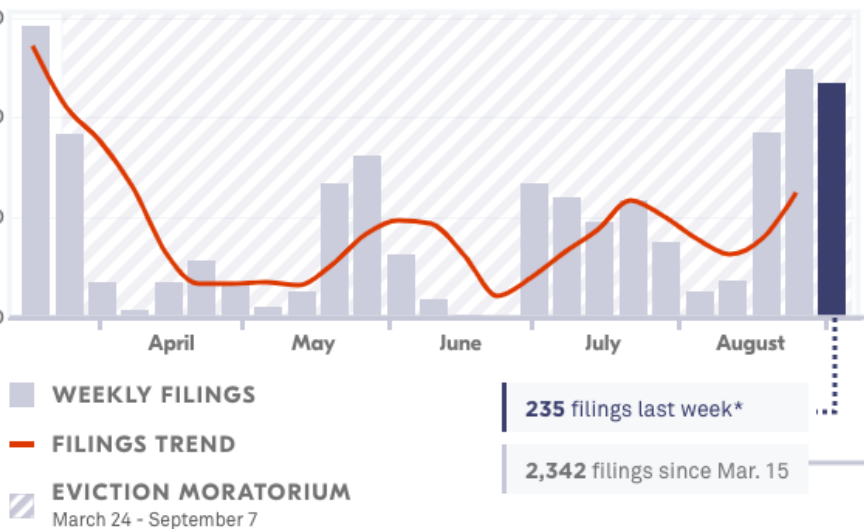


FILING COUNTS

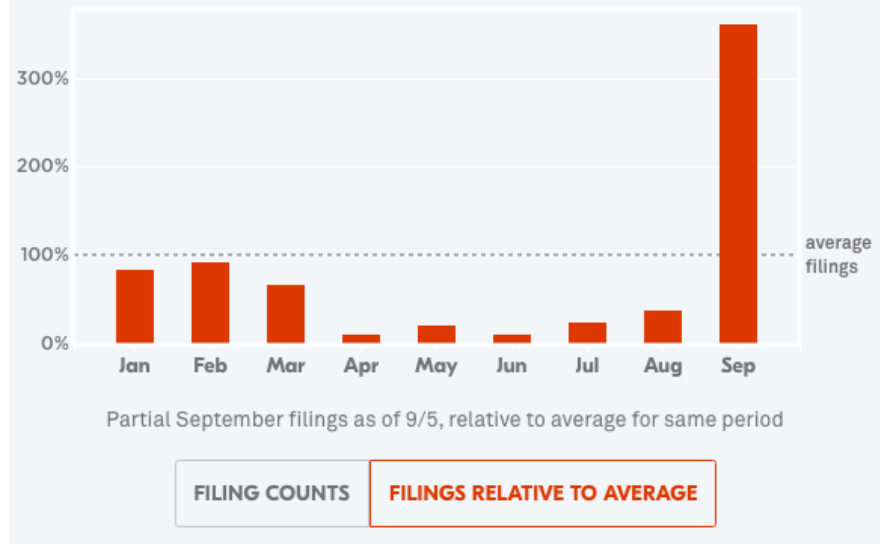
FILINGS RELATIVE TO AVERAGE

# High Filings: Richmond, VA

EViction FILINGS BY WEEK



MONTHLY EViction FILINGS RELATIVE TO AVERAGE



Thank You

[peter.hepburn@rutgers.edu](mailto:peter.hepburn@rutgers.edu)  
[matthew.desmond@princeton.edu](mailto:matthew.desmond@princeton.edu)

[evictionlab.org](http://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

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



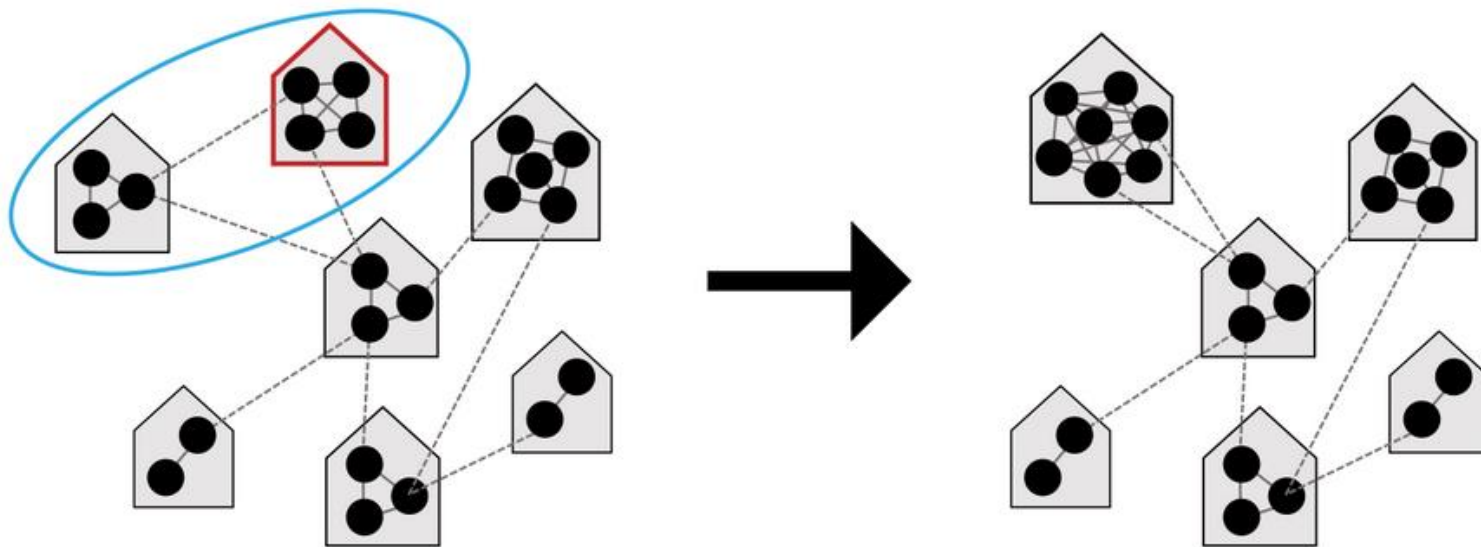
# Evictions and the Spread of Coronavirus



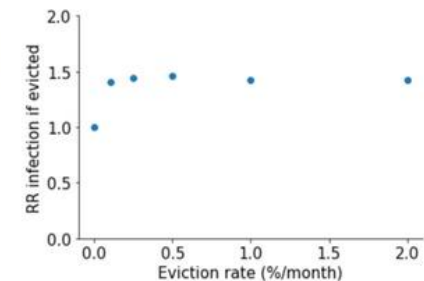
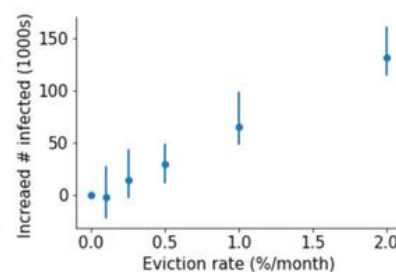
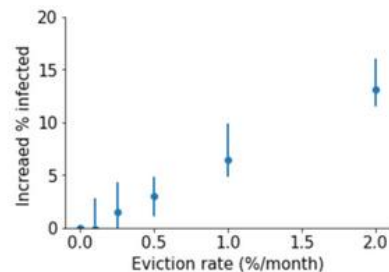
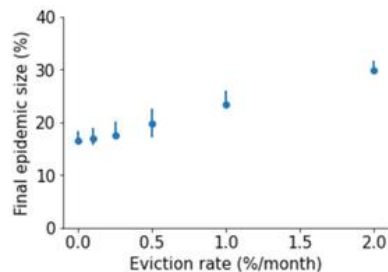
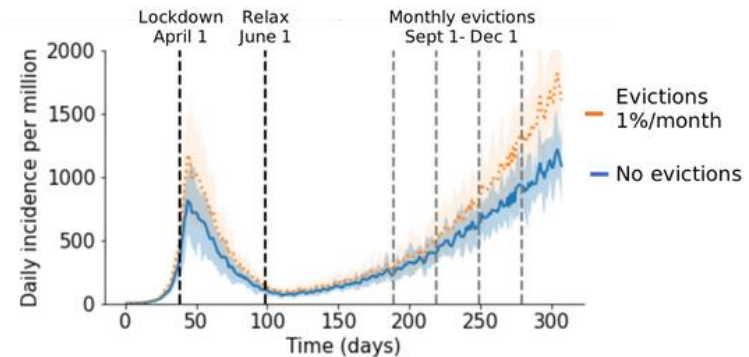
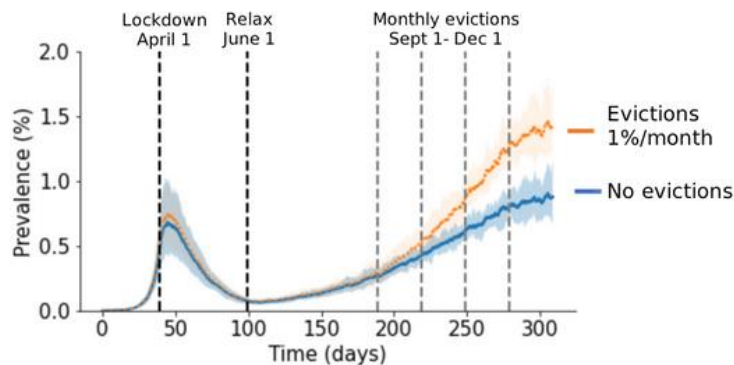
Joint work with:

- University of Pennsylvania: [Justin Sheen](#), [Mike Levy](#)
- Harvard: [Anjalika Nande](#), [Ben Adlam](#)
- University of Illinois Urbana-Champaign: [Andrew Greenlee](#), [Daniel Schneider](#)

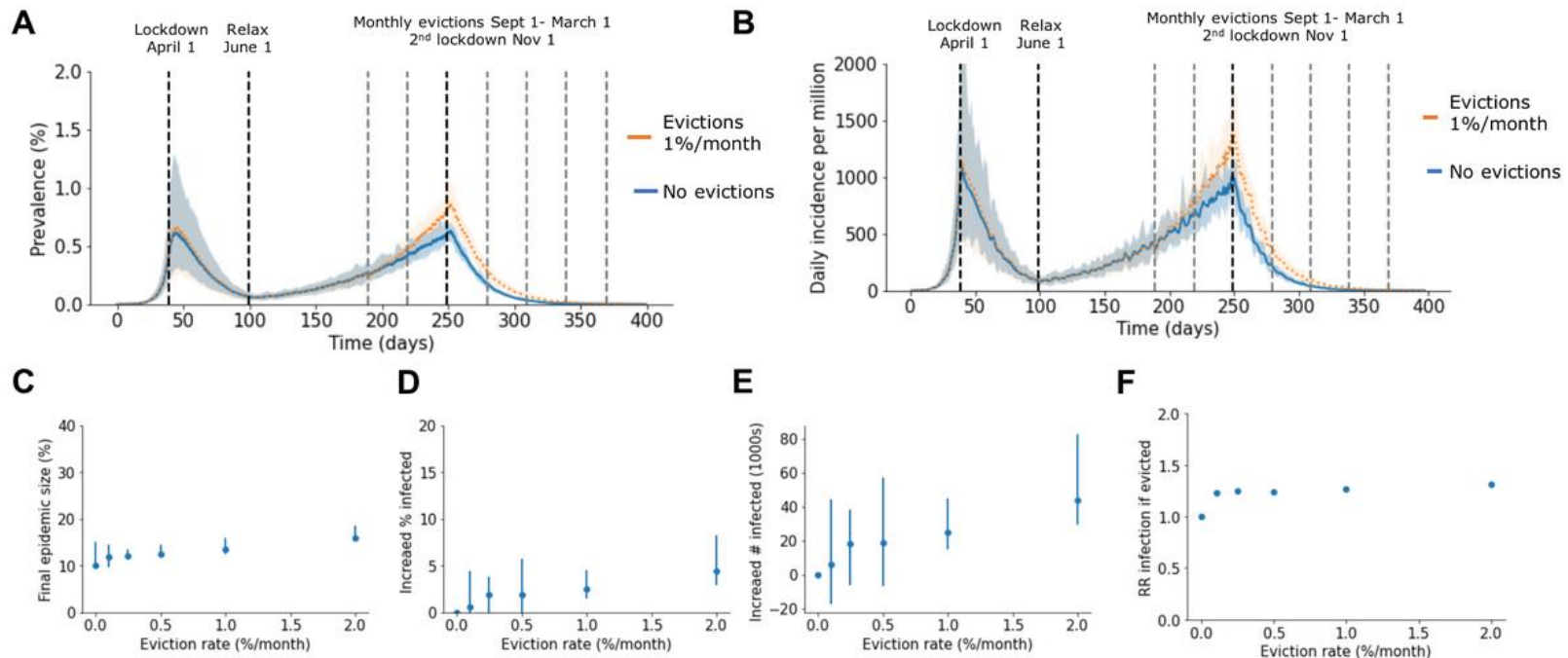
# Evictions and the Spread of Coronavirus



# Evictions and the Spread of Coronavirus



# Evictions and the Spread of Coronavirus



# Federal Eviction Moratorium



**Diane Yentel**

*President & CEO*

National Low Income Housing  
Coalition

[dyentel@nlihc.org](mailto:dyentel@nlihc.org)

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

# Federal Eviction Moratorium



**Eric Dunn**

*Director of Litigation*

National Housing Law Project

[edunn@nhlp.org](mailto:edunn@nhlp.org)

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



---

**Quick Overview of the CDC Eviction Moratorium**

Eric Dunn, NHLP Director of Litigation

Sept. 8 2020

# What is the protection?

## Temporary Halt in Residential Evictions to Prevent the Spread of Covid-19

85 Fed. Reg. 55292 (Sept. 4, 2020)

- 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

# Caveats & Questions

- 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](mailto:kjohnson@nlihc.org)

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

# Congressional Actions and Advocacy: Needed Advocacy



**Joey Lindstrom**

*Director for Field Organizing*  
National Low Income Housing  
Coalition

[jlindstrom@nlihc.org](mailto:jlindstrom@nlihc.org)

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



NATIONAL LOW INCOME  
HOUSING COALITION

# Next Steps

# 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-homelessness): National and  
Local Updates