



NATIONAL LOW INCOME
HOUSING COALITION

Coronavirus and Housing/Homelessness

Hosted by NLHHC 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

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www.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:

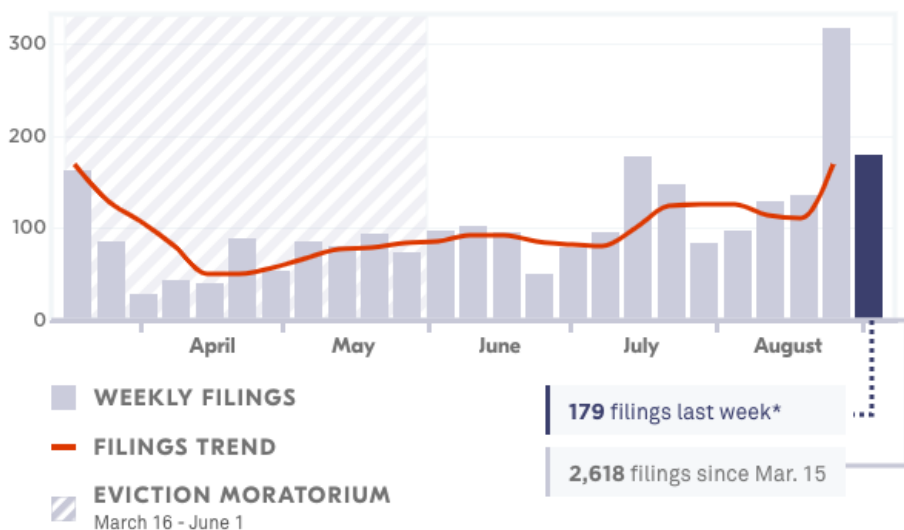
- 46,758 eviction filings since 3/15
- 3,331 eviction filings in the last week

Three groups of cities

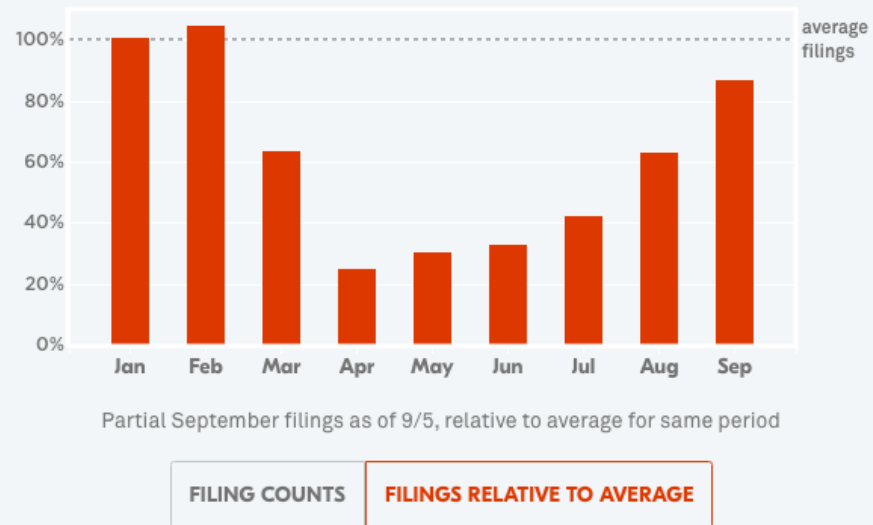
| Sustained Low Filings | Rising Filings | High Filings |
|-----------------------|----------------|------------------|
| Austin, TX | Cincinnati, OH | Columbus, OH |
| Boston, MA | Cleveland, OH | Fort Worth, TX |
| Bridgeport, CT | St. Louis, MO | Gainesville, FL |
| Hartford, CT | | Houston, TX |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

Rising Filings: Cincinnati, OH

EVICTON FILINGS BY WEEK

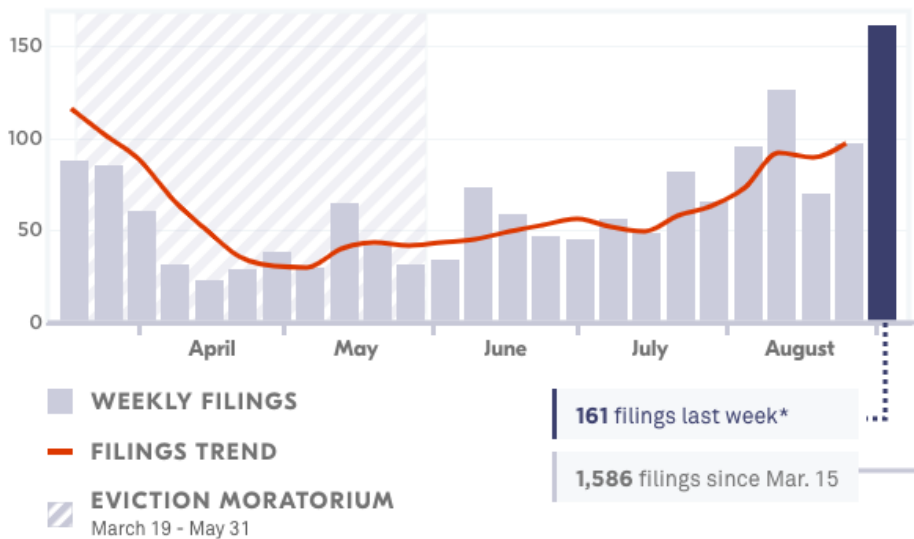


MONTHLY EVICTON FILINGS RELATIVE TO AVERAGE

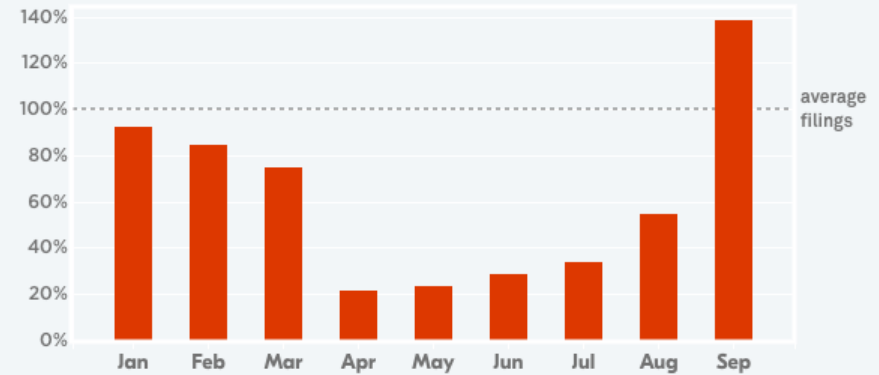


High Filings: Kansas City, MO

EVICTON FILINGS BY WEEK



MONTHLY EVICTON FILINGS RELATIVE TO AVERAGE



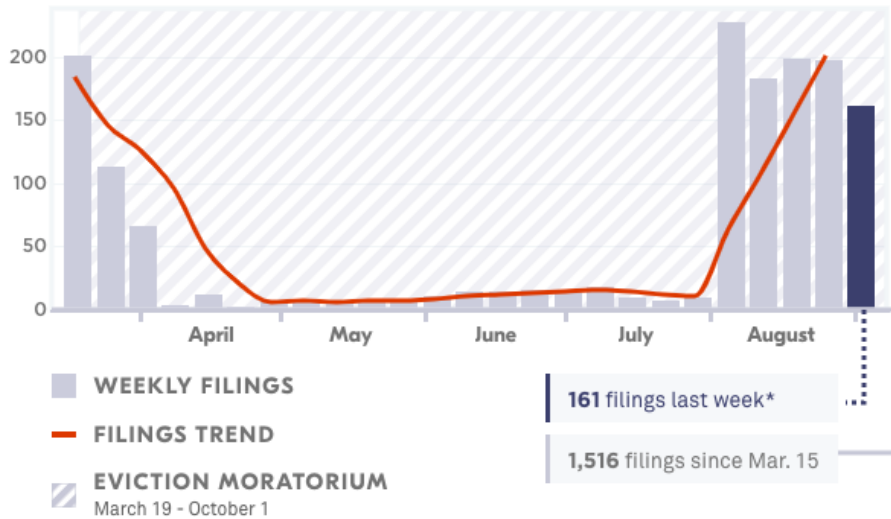
Partial September filings as of 9/5, relative to average for same period

FILING COUNTS

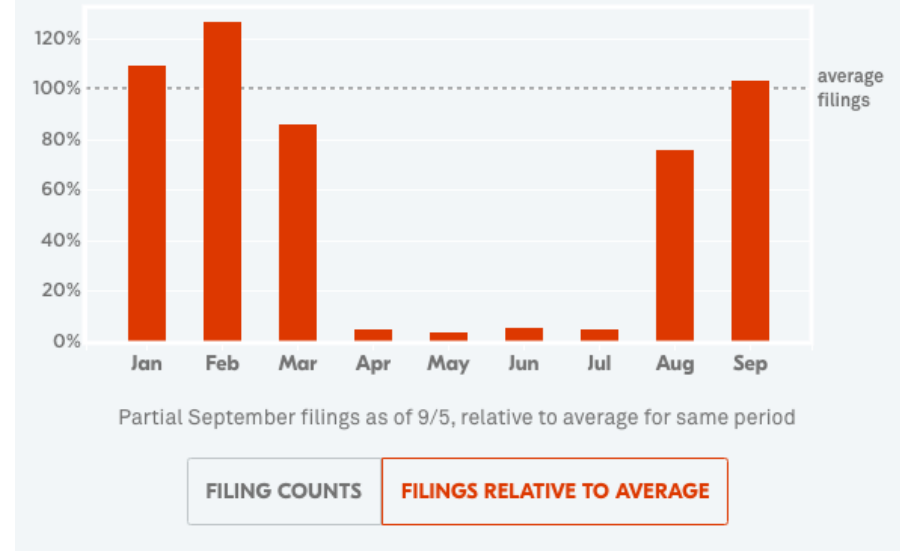
FILINGS RELATIVE TO AVERAGE

High Filings: Jacksonville, FL

EVICTION FILINGS BY WEEK

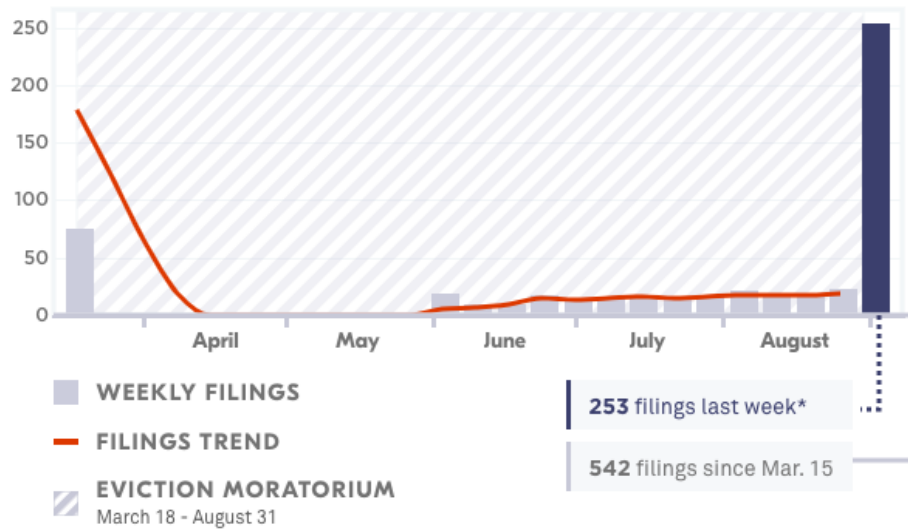


MONTHLY EVICTION FILINGS RELATIVE TO AVERAGE

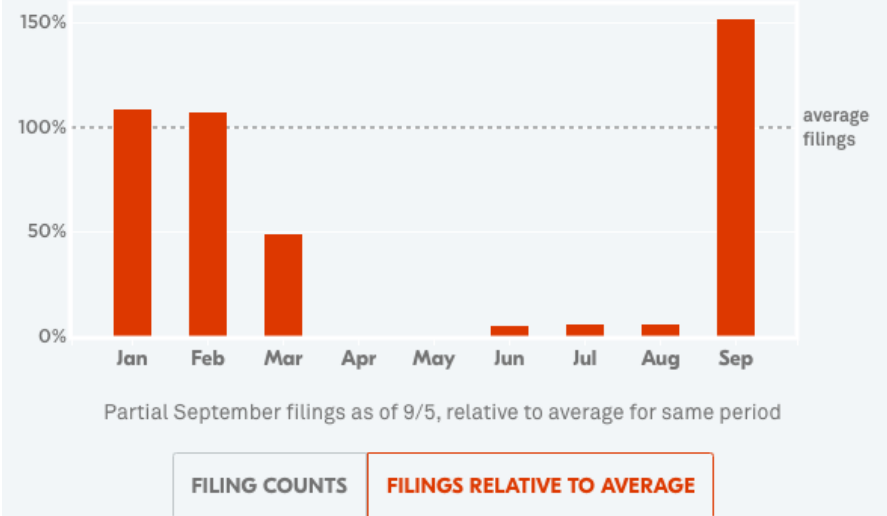


High Filings: Pittsburgh, PA

EVICTON FILINGS BY WEEK

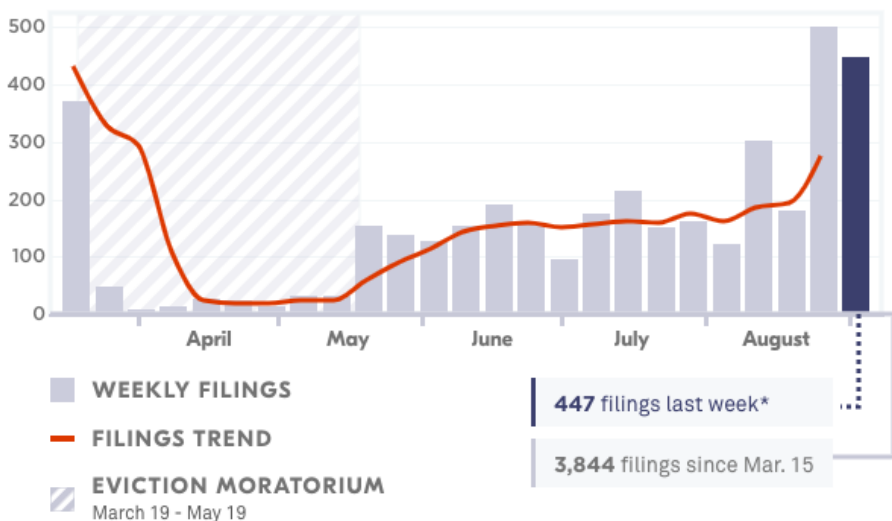


MONTHLY EVICTON FILINGS RELATIVE TO AVERAGE

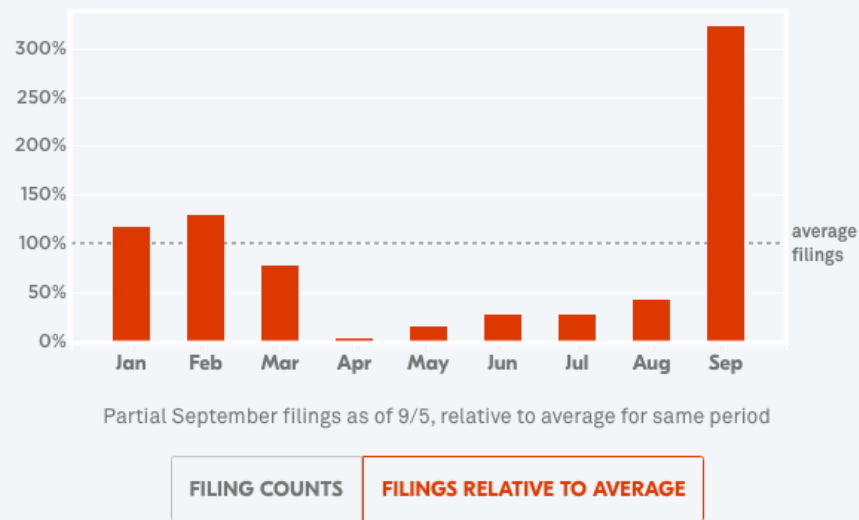


High Filings: Fort Worth, TX

EVICTON FILINGS BY WEEK

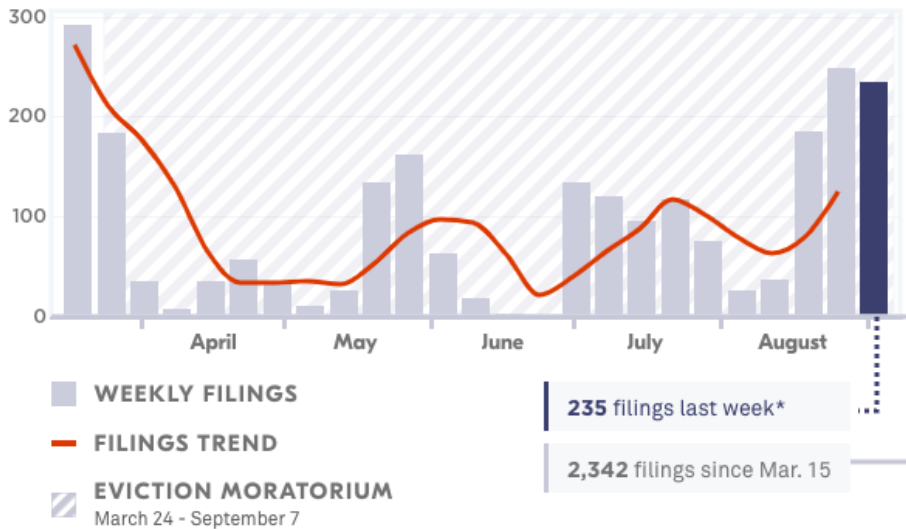


MONTHLY EVICTON FILINGS RELATIVE TO AVERAGE

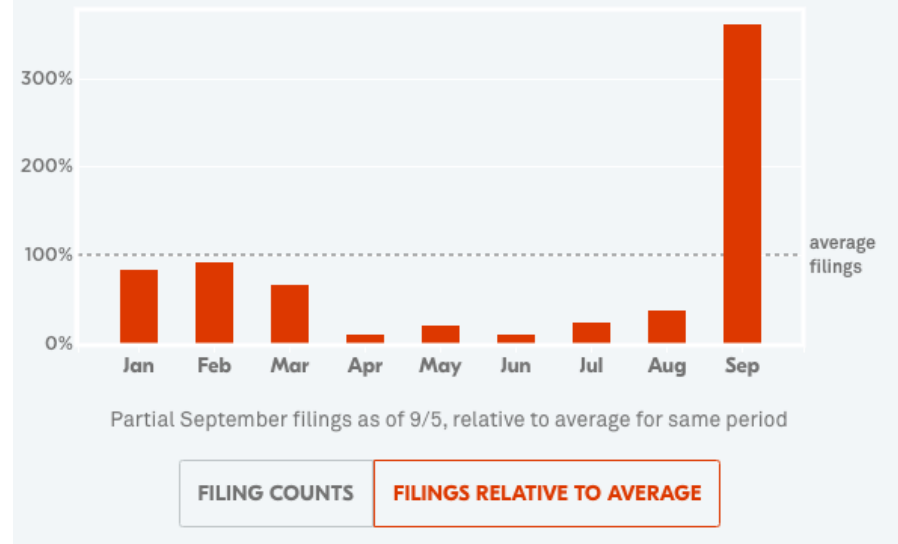


High Filings: Richmond, VA

EVICTON FILINGS BY WEEK



MONTHLY EVICTON FILINGS RELATIVE TO AVERAGE



Thank You

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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

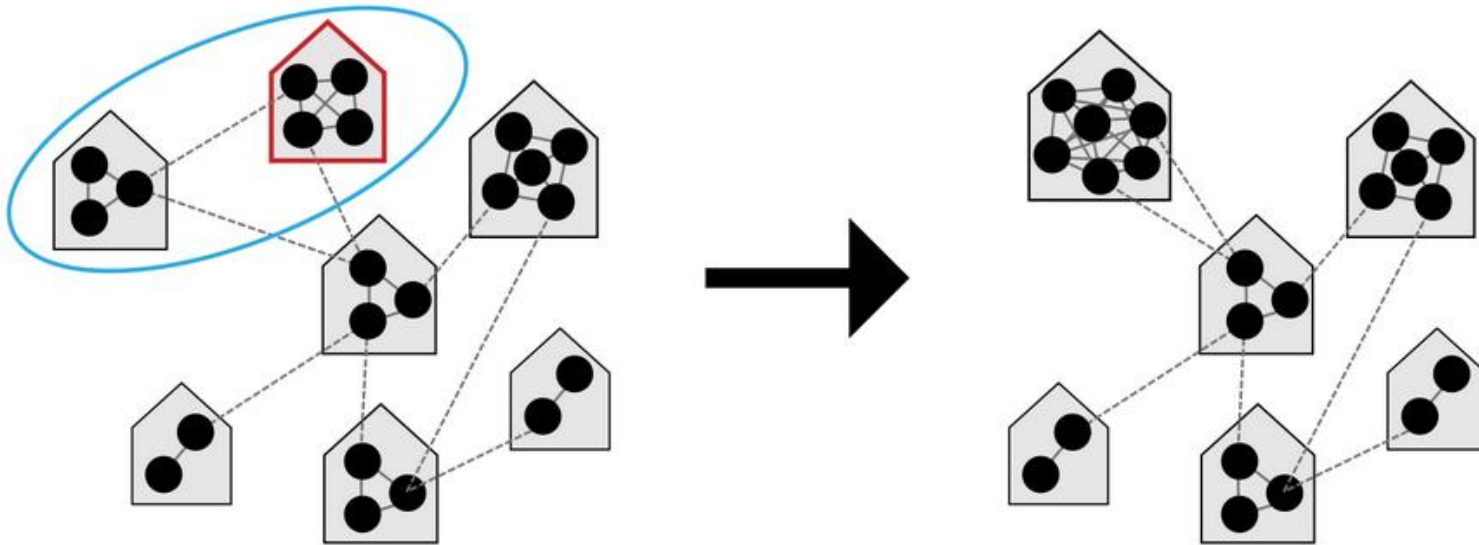
Evictions and the Spread of Coronavirus



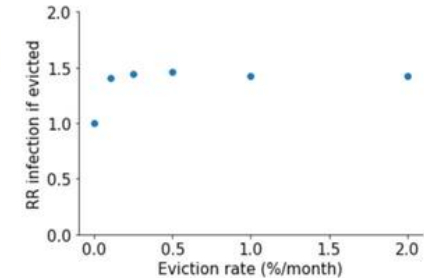
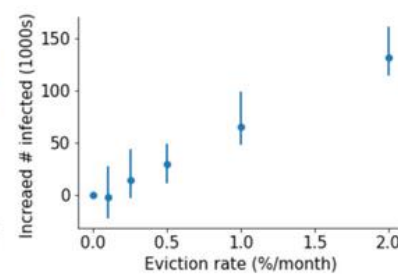
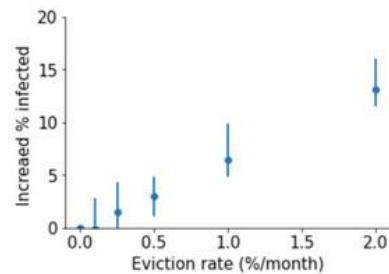
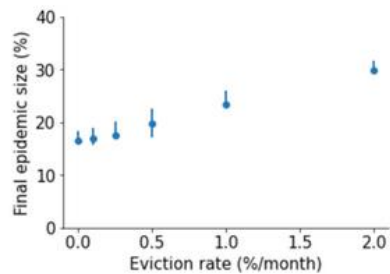
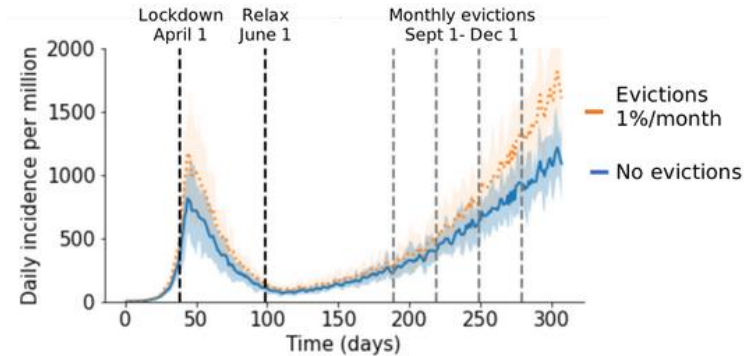
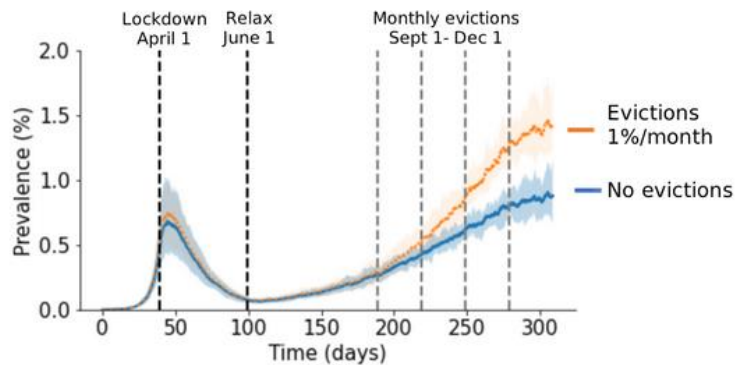
Joint work with:

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

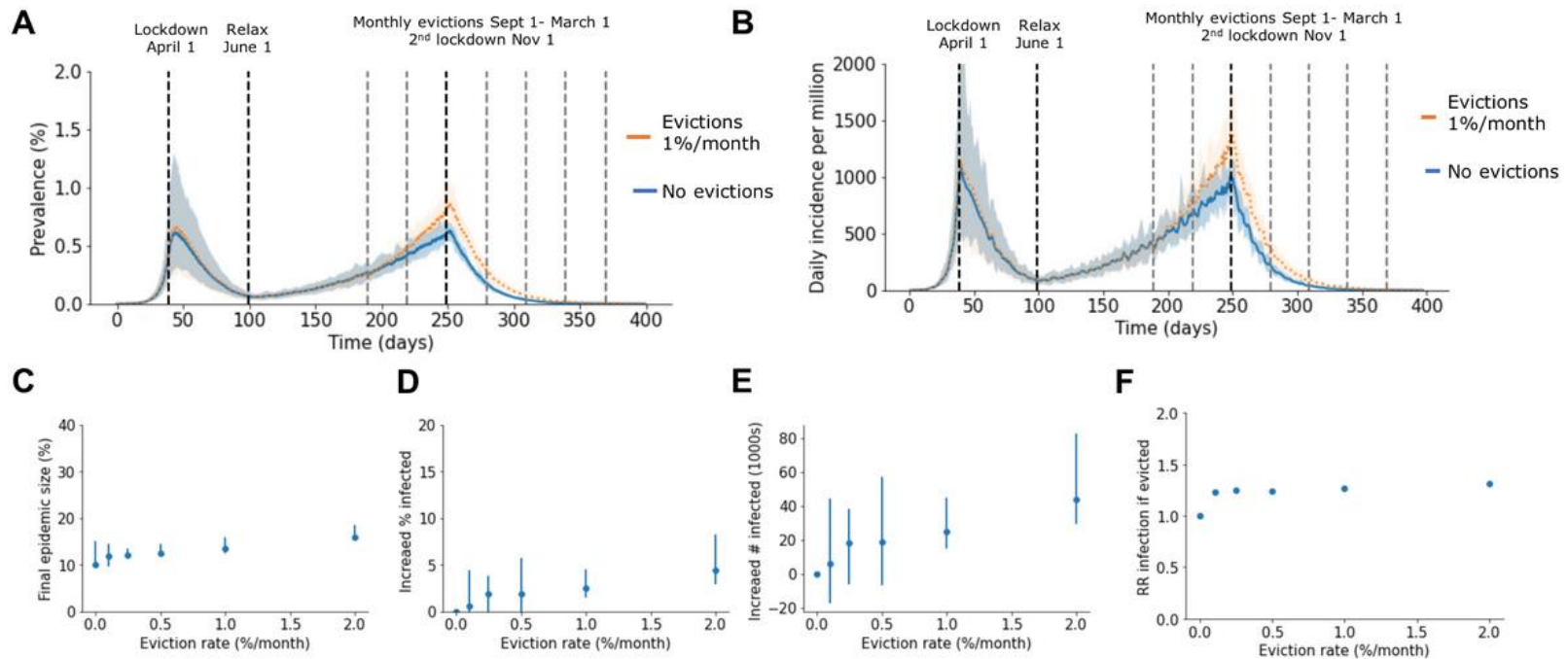
Evictions and the Spread of Coronavirus



Evictions and the Spread of Coronavirus



Evictions and the Spread of Coronavirus



Federal Eviction Moratorium



Diane Yentel

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Federal Eviction Moratorium



Eric Dunn

Director of Litigation

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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



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Congressional Actions and Advocacy: Needed Advocacy



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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-housing-homelessness): National and
Local Updates