



NATIONAL LOW INCOME  
HOUSING COALITION

# **Coronavirus, Disasters, Housing and Homelessness**

Hosted by NLIHC and the  
Disaster Housing Recovery Coalition  
September 21, 2020

# Agenda



## Welcome & Updates

- Sarah Saadian, NLIHC

## Guest Speaker

- Senator Brian Schatz (D-HI)

## Federal Eviction Moratorium: Impact in Communities

- Jim Baker, Private Equity Stakeholder Project
- John Pollock, National Coalition for a Civil Right to Counsel
- Julia Orduña, Texas Housers
- Jim Schaafsma, Michigan Poverty Law Program

## 30-Day Campaign for Stimulus Payment Outreach

- Roxy Caines, Center on Budget and Policy Priorities

## Field Updates

- Dev Wakeley, Alabama Arise
- Alison McIntosh, Neighborhood Partnerships

## Latest from Capitol Hill on COVID-19 Relief & Disaster Supplemental Bills

- Sarah Saadian, NLIHC

# Welcome & Updates



**Sarah Saadian**

*Vice President of Public Policy*

National Low Income Housing  
Coalition

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

# Guest Speaker



**Senator Brian Schatz**

*Hawaii*

United States Senate

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

# Federal Eviction Moratorium: Impact in Communities



**Jim Baker**

*Executive Director*

Private Equity Stakeholder Project

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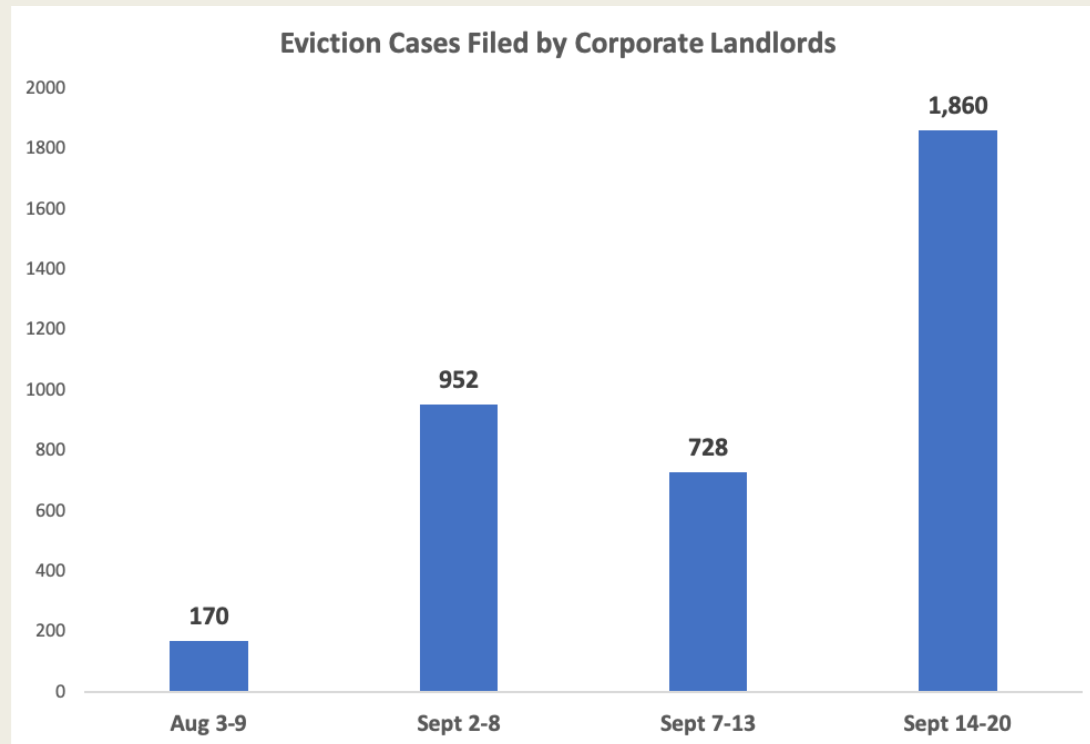
NLIHC  
[www.nlihc.org](http://www.nlihc.org)

# Tracking evictions by corporate landlords



- The Private Equity Stakeholder Project looked at eviction cases filed in multiple counties in:
  - *Arizona (Maricopa),*
  - *Texas (Harris, Tarrant),*
  - *Tennessee (Shelby),*
  - *Georgia (DeKalb, Clayton),*
  - *Florida (Miami-Dade, Broward, Palm Beach, Orange, Hillsborough, and Pinellas)*
- Tried to focus on properties owned by corporate landlords, including REITs, private equity firms, or other companies with thousands of units or more.
- Gathered publicly available court records.
- Used corporation filings, UCC filings, real estate records, and company websites to identify landlords.

# Cases have accelerated



# Most frequent filers



Landlord	Cases Filed Since 9/2	Notes
Ventron Management	162	25 apartment buildings in FL, GA
Western Wealth Capital	94	8,800 units
Blue Magma Residential	87	10,000+ units
Crown Bay Group	74	
Onni Group	74	7,200 units
River Valley Communities (MHCs)	62	
GoldOiler Real Estate Investments	54	40,000 units
Avila Real Estate	52	6,000 units in Atlanta area
Weldner Apartment Homes	48	58,000 units
InterCapital Group	47	17,400 units
Olive Tree Holdings	47	4,800 units
Villa Serena Communities	45	6,000 units in Houston area
The Barry Company	44	
Camden Property Trust	43	REIT, 58,000 units
Priderock Capital Management	39	
Asia Capital Real Estate Management (ACRE)	37	
CAPREIT	37	
Inwood Holdings	37	
Bridge Investment Group	35	
Invitation Homes	35	80,000 rental homes
Cannell Capital Partners	33	
Odin Properties	32	
S2 Capital	32	
Benedict Canyon Equities	30	
Republic Funds	29	
American Landmark Apartments	28	
Eaton Vance	28	Asset manager, 26,000 units
Steadfast Companies	28	
Stoneweg US	28	
ColRich	27	



# Most frequent filers (cont'd)



Landlord	Cases Filed Since 9/2	Notes
GEM Realty Capital	26	
Mid-America Apartment Communities	26	REIT, 100,000 units
Northport Realty	26	
The Walden Group	26	
Gables Residential	24	
Heers Management	24	
Tzadik Management	24	
Pro Residential	23	
29th Street Capital	22	
FPA Multifamily	22	
Besyata Investment Group	21	
Capital Real Estate	21	
Carroll Organization	21	
Forum Investment Group	21	
Friedlam Partners	21	
3rd Ave Investments LLC	20	
Highland Capital/ Nexpoint Advisors, L.P.	20	Hedge fund
Jevan Capital	20	
Next Round Asset Management	20	
Amity Companies	19	
Carlyle Group	19	Large private equity firm
Melo Group	19	
Front Yard Residential	18	
Strata Equity Group	18	
Sun Communities	18	
Suresta Property Services	18	
True North Management Group	18	
Advenir	17	
GPI Investment	17	
Madera Residential	17	

# Questions or follow up:



- Jim Baker, [jim.baker@PEstakeholder.org](mailto:jim.baker@PEstakeholder.org)
- Pilar Sorensen, [pilar.sorensen@PEstakeholder.org](mailto:pilar.sorensen@PEstakeholder.org)

# Federal Eviction Moratorium: Impact in Communities



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**NCCRC**

National Coalition for a  
Civil Right to Counsel



## **The Increased Need for an Eviction Right to Counsel in the COVID-19 Era**

Sept 21, 2020

# RTC before COVID-19

 **NEXT CITY**

Enter your email 

Sign Up

 **BACKYARD**  
NEXT CITY ON HOUSING EQUITY

## Is Tenants' Right to Counsel On Its Way to Becoming Standard Practice?

 **JARED BREY** DECEMBER 10, 2019

**MOST POPULAR**

A Tale of Two Community Reinvestment Act Proposals

# Eviction RTC advancements

Enacted: NYC, San Francisco, Newark, Cleveland, Philadelphia

Pending:

- Federal level: Reps. Pressley, DeLauro, Clyburn; Sens. Merkeley, Harris
- State level: CT, MA, MN
- Local level: Boulder, Los Angeles, Santa Monica

In the works: Baltimore, Central Valley CA, Charleston, Chicago, Delaware, Detroit, Jersey City, Kansas City, New York, Oklahoma City, Pennsylvania, San Antonio

# RTC successful results

- Percentage of tenants remaining in homes: NYC 84%, San Francisco 67%
- Decline in filing rate: NYC 30%, San Francisco 10%
- Decline in default rate: NYC default rate down 34%
- Increase in representation rate: NYC has gone from 1% to 38%.

# **COVID-19 evictions and the increased need for RTC**

1. Increased complexity
2. Increased risks to tenants (health if doubling up, incarceration for perjury)
3. Increased LL illegal behaviors

Additional: need for representation to access / use rental assistance



## Increased complexity: moratoria

- CDC moratorium is complex: disparate interpretation/ enforcement by courts, and declaration requirement creates perjury risk if LL attorney tries to put pro se tenant on stand for cross-examination
- State/local moratoria are complex: some stop filings, some allow filings but not hearings, some allow hearings but not executions, etc. Some require proof of COVID-19 financial connection
- Layers of federal, state, and local moratoria: layered on top of each other, constantly change, and are issued by governors, mayors, city councils, courts

## Increased complexity: restarted court processes

- Remote hearings: access issues (lack of right tech, no broadband), technical difficulties, access to interpreters, confusion about whether to show up in person vs. remotely, effective access for people with disabilities, difficulty sharing documents
- In-person hearings: health risks for immunocompromised litigants (esp. given high volume), courts defaulting people for appearing w/o masks
- Mediation: proposed as solution? Results w/o counsel (esp. that lasts beyond mediation?)



### CORONAVIRUS



# Despite Federal Ban, Landlords Are Still Moving to Evict People During the Pandemic

ProPublica found landlords in at least four states have violated the ban, which was put in place by the CARES Act but has no clear enforcement mechanism.



U.S. • COVID-19

## Renters Are Being Forced From Their Homes Despite Eviction Moratoriums Meant to Protect Them

## Increased illegality

# **Houston woman says CDC moratorium didn't stop notice to vacate**

**By** Heather Sullivan | **Published** 1 hour ago | News | FOX 26 Houston

**CDC's affidavit didn't stop eviction notice**

### **CORONAVIRUS**

## **Milwaukee family of 4 evicted despite national COVID-19 eviction moratorium**

## Increased illegality

VICE NEWS

# Landlords Can't Evict Their Tenants, So They're Shutting Off Utilities and Threatening Them Instead

"I'm certain they're aware it's illegal, and I'm certain they don't care."



**LAS VEGAS**  
**REVIEW-JOURNAL**

108°F

[NEWS](#)

[LOCAL](#)

[SPORTS](#)

[BUSINESS](#)

[OPINION](#)

[CRIME](#)

[2020 ELECTION](#)

[IN'](#)

**CORONAVIRUS UPDATES**

[Home](#) >> [Business](#) >> [Housing](#)

## Some landlords still locking out tenants amid Nevada eviction freeze

# After the CDC and state moratoria expire ....

The New York Times

The Coronavirus Outbreak >

LIVE

Latest Updates

Maps and Cases

States Reopening

Answers to Your Questions

Newsletter

## *An 'Avalanche of Evictions' Could Be Bearing Down on America's Renters*

The economic downturn is shaping up to be particularly devastating for renters, who are more likely to be lower-income and work hourly jobs cut during the pandemic.

## How the RTC movement is responding

- Federal advocacy: the “3-legged stool” of moratorium, rent relief, and right to counsel
- Continued legislative work: Boulder, Massachusetts, etc.
- Continued pilots work: Baltimore, Houston, Los Angeles, Massachusetts, Richmond, Rochester, etc.
- CARES Act funding (CDBG-CV, CRF, ESG): advocate to use some for representation (<https://bit.ly/2FAG6KZ>)

# Contact

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# Federal Eviction Moratorium: Impact in Communities



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# Federal Eviction Moratorium: Impact in Communities



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# Michigan district court responses to CDC Order

- Not accepting new eviction case filings
- Dismissing/administratively closing cases
- Adjourning cases (until January)
- Helping tenants figure out if they are eligible for Order's protections
- Refusing to inquire into the veracity of declaration forms
- Informing tenants about the Order, incl providing declaration form
- Interrogating tenants about their declaration forms
- Allowing cases to proceed up to eviction order stage
- Declaring that the Order violates "anti-commandeering" principles

# 30-Day Campaign for Stimulus Payment Outreach



**Roxy Caines**

*EITC Campaign Director*

Center on Budget and Policy  
Priorities

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

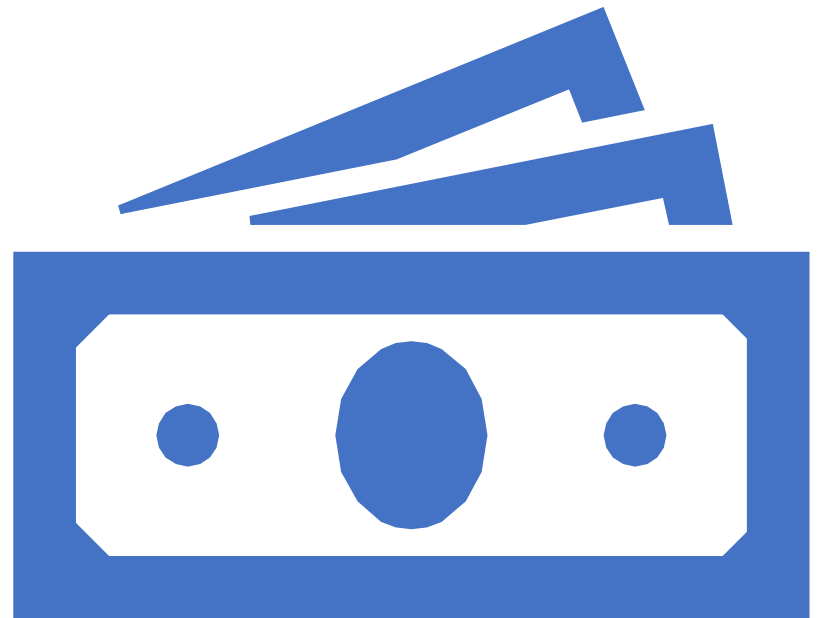
# Final Push for Stimulus Payments Outreach

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Roxy Caines

*Center on Budget & Policy Priorities*

September 21, 2020



# Filing Deadline

Eligible individuals have until



to file for their EIP to receive payment this year.

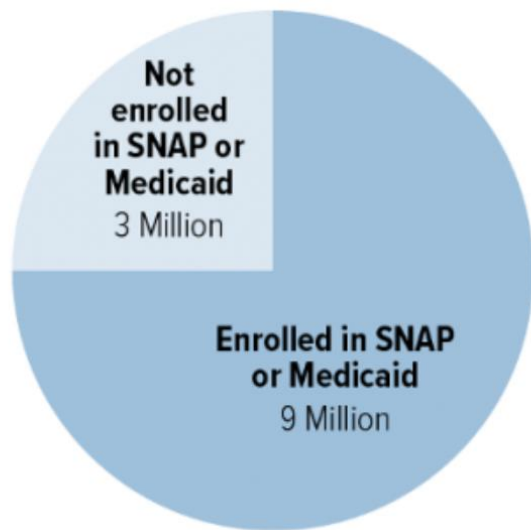
# Who Automatically Receives a Stimulus Check?

- Those who filed taxes in 2018 or 2019
- Recipients of:
  - Social Security
  - SSI
  - Disability
  - Veteran's Pension
  - Railroad Retirement



# Who DOES NOT Automatically Receive a Stimulus Check?

**States Can Use SNAP and Medicaid to Reach Most of 12 Million People Not Receiving Automatic Stimulus Payments**



- About 12 million non-tax filers or non-recipients of benefits.
- About 9 million of these eligible individuals receive SNAP and/or Medicaid, 3 million do not.



# Why is Stimulus Outreach Needed?

- Automatic payment delivery misses some people
- Answer questions that may prevent eligible people from signing up
- People need help completing the online form



# How Can You Engage in This Effort?

There are three roles:

1. Notifiers
2. Referrers
3. Assisters



# Outreach Toolkit

[www.cbpp.org/stimulus-payments-outreach-research](http://www.cbpp.org/stimulus-payments-outreach-research)


## Resources to Support State Outreach to Non-Filers Eligible for Stimulus Payments


About 12 million Americans risk missing out on the stimulus payments provided through the recent CARES Act because they, unlike millions of people who are receiving the payments automatically from the IRS, must file a form by October 15 to receive it this year, or file a 2020 tax return next year to receive it in 2021. This group includes very low-income families with children, people who have been disconnected from work opportunities for a long period, and many low-income adults not raising children in their home.


Governors and other state officials can play a vital role in reaching the 12 million eligible people, up to 9 million of whom – roughly 3 in 4 participate in SNAP or Medicaid. They can also play a role in reaching the other 3 million eligible people, who generally do not receive state or federal benefits. Public education efforts and partnerships with key stakeholder groups, such as service providers for people experiencing homelessness, will be critical to connecting people to the \$1,200 payments.


These resources can help support state outreach efforts.


### CBPP Analysis

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**POLICY BRIEF**  
**State Outreach Can Get Stimulus Payments to as Many Eligible Residents as Possible**  
JULY 16, 2020
- 

**REPORT**  
**Aggressive Outreach Can Help Connect Medicaid Enrollees With Federal Economic Impact Payments**  
JUNE 22, 2020 | JENNIFER HODGSON
- 

**REPORT**  
**State SNAP Agencies Can Help Connect SNAP Households With Federal Economic Impact Payments**  
JUNE 18, 2020 | STACY DEAN AND BRYAN KATHY-JENNINGS
- 

**REPORT**  
**State TANF Agencies Can Help Connect TANF Households With Federal Economic Impact Payments**  
JUNE 18, 2020 | LEE SCHWARTZ
- 

**REPORT**  
**Aggressive State Outreach Can Help Reach the 12 Million Non-Filers Eligible for Stimulus Payments**  
JUNE 22, 2020 | CHUCK HARR, KRIS COX, KATHLEEN BRYANT, STACY DEAN, ROSEY CARROLL, AND ARLIC SHARMAN

## Toolkit: Resources to Support State Agency Outreach to Eligible Individuals

- [Sample Campaign Sites](#) —
- [Sample Campaign Plan](#) —
- [FAQ \(English\) — \(Spanish\) —](#)
- [Messaging \(English\) — \(Spanish\) —](#)

### Social Media Assets

#### Sample Social Media and Shareable Graphics

Below are sample social media posts and downloadable social media graphics. Click on a graphic to download it.

English **Español**

#### Twitter

- 


✓ Your \$1,200 stimulus check could become cash in your pocket for groceries and more. Sign up for your economic impact payment now at [IRS.gov/EIP](#)
- 


✓ Your \$1,200 stimulus check could pay for urgent car repairs. Sign up for your economic impact payment now at [IRS.gov/EIP](#)
- 


✓ Your \$1,200 stimulus check could go toward credit card bills or rent. Sign up for your economic impact payment now at [IRS.gov/EIP](#)
- ✓ You may be eligible for a [\\$1,200 stimulus check](#) from the federal government. Payments start at \$1,200 and increase by \$500 for each eligible child. Sign up at [IRS.gov/EIP](#). #COVIDreliefIRS #WhatYouNeedMost
- ✓ A [\\$1,200 Economic Impact Payment](#) from the federal government could help cover bills and expenses during these tough times. Sign up to receive your payment at [IRS.gov/EIP](#). #CARESSA #COVIDreliefIRS #WhatYouNeedMost
- ✓ Get [\\$1,200 for \\$!hatYouNeedMost](#). To sign up for your economic impact payment, go to the "Non-Filers" page on the [IRS.gov/EIP](#) website and scroll down to the blue "Enter Your Information" button. #COVIDreliefIRS #StimulusCheck

#### Hashtags

#### Facebook and Instagram

- 

✓ Your \$1,200 stimulus check could become cash in your pocket for groceries and more. Sign up for your economic impact payment now at [IRS.gov/EIP](#)
- 

✓ Your \$1,200 stimulus check could pay for urgent car repairs. Sign up for your economic impact payment now at [IRS.gov/EIP](#)
- 

✓ Your \$1,200 stimulus check could go toward credit card bills or rent. Sign up for your economic impact payment now at [IRS.gov/EIP](#)

# Tools to Help You Help Others

Caseworker assets are available to download at:

<https://www.cbpp.org/stimulus-payments-outreach-research>

## Caseworker Scripts

 [Caseworker FAQs →](#)

 [Caseworker Scripts for Assisters →](#)

 [Caseworker Scripts for Notifiers →](#)

 [Caseworker Scripts to Refer →](#)

# Outreach Toolkit

- Launch event
- FAQs
- Talking points
- Flyer and one-pager
- Template web copy
- Template e-newsletter copy
- Template email copy
- SMS copy
- Mailer copy
- Template op-ed
- Template news release
- Caseworker FAQs
- Caseworker Scripts for Notifiers
- Caseworker Scripts for Referrers
- Caseworker Scripts for Assisters
- Radio reader
- PSA script
- Radio spot
- Videos (:30 and :15)
- Animated digital banner
- Social graphics/posts

# Stimulus Outreach Materials Hub

## **MATERIALS:**

[Stimulus Payments Outreach Resources](https://eitcoutreach.org/coronavirus) – eitcoutreach.org/coronavirus

## **GETTING STARTED:**

[Getting Started with Economic Impact Payments Outreach](#)

## **30 DAY OUTREACH PLAN:**

[Last 30 Days Push Campaign for Stimulus Payment Outreach](#)

## **FLYERS IN 5 LANGUAGES:**

[8.5 x 11 Stimulus Payments Informational Flyer](#)

## **GUIDES TO COMPLETING THE IRS NON-FILER FORM:**

[How to Fill Out the IRS Non-Filer Form](#)

[Guia Para la Herramienta Non-Filer del IRS](#)

## **FAQs:**

[A guide to Economic Impact Payments for Advocates](https://eitcoutreach.org/advocate-eip) – eitcoutreach.org/advocate-eip

[What to know about the Economic Impact Payments \(Stimulus Checks\)](https://eitcoutreach.org/stimulusfaq) – eitcoutreach.org/stimulusfaq

Sample social media graphics and posts, press release, blog template, post cards and mailer templates, and more are also available on the website.

## Stimulus Payments Outreach Resources

Home > Tax Filing Resources > Stimulus Payments...

Did you know that millions of eligible people could miss out on their Economic Impact Payments (EIP) – commonly called “stimulus checks” – because they have to file an online form with the IRS to get it? While most people get their payments automatically after filing a tax return (or based on participation in certain federally administered programs), this group of “non-filers” must take action to get their money (worth \$1,200 for adults and \$500 for qualifying children).

Eligible individuals have until **October 15th** to file for their EIP this year, so there's a lot of work to do to get the word out. (People who miss this deadline can also file a 2020 tax return next year to receive the payment in 2021.)

**Will you join efforts to help leverage the estimated \$12 billion EIPs available for 12 million eligible people?**

LAST 30 DAYS PUSH

### KEY INFO

**October 15th**  
Deadline to receive the payment in 2020

Direct people to:  
[eitcoutreach.org/stimulus](https://eitcoutreach.org/stimulus)

Get started with the  
[Quick Start Guide](#)

Last 30 Days Push: Campaign for  
Stimulus Payment Outreach

### Individual Outreach Materials

#### Background

##### Quick-start guide

Get started with EIP outreach

##### FAQ

More information for advocates about stimulus payments

##### Non-filer Form

How to Fill out the IRS Non-Filer Form

##### Virtual Training

Kick-start your outreach with this recorded webinar

##### Connect to People Experiencing Homelessness

##### Eligibility Rules for Immigrants

##### CFPB's Helping Consumers Claim their Economic Impact Payment (Guide)

#### Outreach toolkit:

Use these resources to jump-start your outreach.

- [8.5x11 Informational Flyer](#)
- [Social Media](#) (graphics and posts)
- [Press Release Template](#)
- [Sample Call Scripts and SMS Texts](#)
- [Blog Template](#)
- [Sample Website Text](#)
- [Talking Points](#)
- [Email Templates](#)
- [Postcard and Mailer](#)

Direct people to:

[Code for America's Get Your Refund service](#), which provides free, virtual tax preparation using VITA volunteers

[United Way's 211 EIP Helpline: \(1-844-322-3639\)](#), which provides live assistance to help people complete the IRS non-filer form and answer questions about eligibility.

### State Agency Outreach

- How [states](#) can help people get payments
- How [state TANF agencies](#) can help
- How [state Medicaid agencies](#) can help
- How [state SNAP agencies](#) can help

#### Outreach toolkit for state agencies

This [toolkit](#) includes a sample outreach campaign plan, messaging, social media, videos, and more!

[www.eitcoutreach.org/coronavirus](https://www.eitcoutreach.org/coronavirus)

# Help from Other Organizations

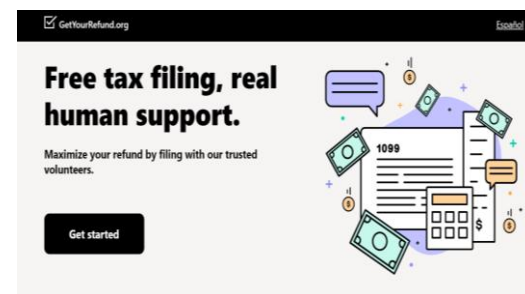
## United Way's 211 Economic Impact Payment Helpline

- (844) 322-3639
- Operates 24/7 with live agents available 10:00 AM–6:00 PM ET M-F through October 15, 2020.



## GetYourRefund.org

- A mobile-friendly website that uses IRS-certified volunteers to help individuals sign up for the stimulus or file a tax return, if needed.
- The website will be available through October 15, 2020.



## Consumer Financial Protection Bureau

- [Guide for intermediary organizations](#) to help people get EIPs





# IRS Resources

**IRS Economic Impact Payment Information Center:**

<https://www.irs.gov/coronavirus/economic-impact-payment-information-center>

**IRS tool to check the status of payment delivery:**

<https://www.irs.gov/getmypayment>

**Volunteer Income Tax Assistance (VITA) site locator** (some sites may offer help for non-filers to sign up for their EIPs):

<https://irs.treasury.gov/freetaxprep>

**IRS EIP Hotline:**

1-800-919-9835

Live agents are available 7:00 AM–10:00 PM ET M-F

# Field Updates



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# Field Updates



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NLIHC  
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# Latest from Capitol Hill on COVID-19 Relief and Disaster Supplemental Bills



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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-homelessness): National and  
Local Updates