Coronavirus, Disasters, Housing and Homelessness

Hosted by NLIHC and the Disaster Housing Recovery Coalition

September 21, 2020
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
ssaadian@nlihc.org
Guest Speaker

Senator Brian Schatz
Hawaii
United States Senate
Federal Eviction Moratorium: Impact in Communities

Jim Baker
Executive Director
Private Equity Stakeholder Project
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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

![Graph showing eviction cases filed by corporate landlords]

- **Aug 3-9**: 170
- **Sept 2-8**: 952
- **Sept 7-13**: 728
- **Sept 14-20**: 1,860
<table>
<thead>
<tr>
<th>Landlord</th>
<th>Cases Filed Since 9/2</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ventron Management</td>
<td>162</td>
<td>25 apartment buildings in FL, GA</td>
</tr>
<tr>
<td>Western Wealth Capital</td>
<td>94</td>
<td>8,800 units</td>
</tr>
<tr>
<td>Blue Magma Residential</td>
<td>87</td>
<td>10,000+ units</td>
</tr>
<tr>
<td>Crown Bay Group</td>
<td>74</td>
<td></td>
</tr>
<tr>
<td>Omni Group</td>
<td>74</td>
<td>7,200 units</td>
</tr>
<tr>
<td>River Valley Communities (MHCs)</td>
<td>62</td>
<td></td>
</tr>
<tr>
<td>GoldOller Real Estate Investments</td>
<td>54</td>
<td>40,000 units</td>
</tr>
<tr>
<td>Avila Real Estates</td>
<td>52</td>
<td>6,000 units in Atlanta area</td>
</tr>
<tr>
<td>Weidner Apartment Homes</td>
<td>48</td>
<td>58,000 units</td>
</tr>
<tr>
<td>InterCapital Group</td>
<td>47</td>
<td>17,400 units</td>
</tr>
<tr>
<td>Olive Tree Holdings</td>
<td>47</td>
<td>4,800 units</td>
</tr>
<tr>
<td>Villa Serena Communities</td>
<td>45</td>
<td>6,000 units in Houston area</td>
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<tr>
<td>The Barry Company</td>
<td>44</td>
<td></td>
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<tr>
<td>Camden Property Trust</td>
<td>43</td>
<td>REIT, 58,000 units</td>
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<tr>
<td>Pridrock Capital Management</td>
<td>39</td>
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<tr>
<td>Asia Capital Real Estate Management (ACRE)</td>
<td>37</td>
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<tr>
<td>CAPREIT</td>
<td>37</td>
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<tr>
<td>Inwood Holdings</td>
<td>37</td>
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<tr>
<td>Bridge Investment Group</td>
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<tr>
<td>Invitation Homes</td>
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<td>80,000 rental homes</td>
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<tr>
<td>Cannell Capital Partners</td>
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<td>Odin Properties</td>
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<tr>
<td>52 Capital</td>
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<td>Benedict Canyon Equities</td>
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<tr>
<td>Republic Funds</td>
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<tr>
<td>American Landmark Apartments</td>
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<tr>
<td>Eaton Vance</td>
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<td>Asset manager, 26,000 units</td>
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<tr>
<td>Steadfast Companies</td>
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<tr>
<td>Stoneware US</td>
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<tr>
<td>ColRich</td>
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## Most frequent filers (cont’d)

<table>
<thead>
<tr>
<th>Landlord</th>
<th>Cases Filed Since 9/2</th>
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<tbody>
<tr>
<td>GEM Realty Capital</td>
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<tr>
<td>Mid America Apartment Communities</td>
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<td>Northpoint Realty</td>
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<td>The Walden Group</td>
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<tr>
<td>Gables Residential</td>
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<tr>
<td>Heirs Management</td>
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<tr>
<td>Tzadik Management</td>
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<td>Pro Residential</td>
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<tr>
<td>29th Street Capital</td>
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<tr>
<td>FPA Multifamily</td>
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<tr>
<td>Bessemer Investment Group</td>
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<tr>
<td>Capital Real Estate</td>
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<td>Carroll Organization</td>
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<td>Forum Investment Group</td>
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<td>Friedlam Partners</td>
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<tr>
<td>3rd Ave Investments LLC</td>
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<tr>
<td>Highland Capital/ Nespoin Advisors, L.P.</td>
<td>20</td>
<td>Hedge fund</td>
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<tr>
<td>Jevan Capital</td>
<td>20</td>
<td></td>
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<tr>
<td>Next Round Asset Management</td>
<td>20</td>
<td></td>
</tr>
<tr>
<td>Amity Companies</td>
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</tr>
<tr>
<td>Carlyle Group</td>
<td>19</td>
<td>Large private equity firm</td>
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<tr>
<td>Meta Group</td>
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<tr>
<td>Front Yard Residential</td>
<td>18</td>
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<tr>
<td>Strata Equity Group</td>
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<tr>
<td>Sureste Communities</td>
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<tr>
<td>Sureste Property Services</td>
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<td>True North Management Group</td>
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<td>Advenir</td>
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<tr>
<td>GPI Investment</td>
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</tr>
<tr>
<td>Madera Residential</td>
<td>17</td>
<td></td>
</tr>
</tbody>
</table>
Questions or follow up:

- Jim Baker, jim.baker@PEstakeholder.org
- Pilar Sorensen, pilar.sorensen@PEstakeholder.org
Federal Eviction Moratorium: Impact in Communities

John Pollock
Coordinator
National Coalition for a Civil Right to Counsel
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The Increased Need for an Eviction Right to Counsel in the COVID-19 Era
Is Tenants’ Right to Counsel On Its Way to Becoming Standard Practice?
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 Antonino
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?)
Increased illegality

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.

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

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.”

Some landlords still locking out tenants amid Nevada eviction freeze
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.

Contact

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Federal Eviction Moratorium: Impact in Communities

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Federal Eviction Moratorium: Impact in Communities

Jim Schaafsma

Housing Law Attorney

Michigan Poverty Law Program

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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

caines@cbpp.org
Final Push for Stimulus Payments Outreach

Roxy Caines
Center on Budget & Policy Priorities

September 21, 2020
Filing Deadline

Eligible individuals have until October 15 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?

- 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

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

About 12 million Americans are missing out on the stimulus payments provided through the American Rescue Plan Act because they are neither receiving stimulus payments nor applying for them. To help address this issue, the Treasury Department and the U.S. Department of Health and Human Services (HHS) have launched a two-pronged strategy to reach out to non-filers and promote stimulus payment enrollment.

In this toolkit, you will find resources to help state and local governments, community organizations, and other stakeholders reach out to non-filers and promote stimulus payment enrollment. The toolkit includes strategies for engaging with non-filers, tools for measuring outreach efforts, and best practices for promoting stimulus payments.

CBPP Analysis

State Outreach Can Get Stimulus Payments to as Many Eligible Residents as Possible

Aggressive Outreach Can Help Connect Medicaid Enrollees With Federal Economic Impact Payments

State SNAP Agencies Can Help Connect SNAP Households With Federal Economic Impact Payments

State TANF Agencies Can Help Connect TANF Households With Federal Economic Impact Payments

Aggressive State Outreach Can Help Reach the 12 Million Non-Filers Eligible for Stimulus Payments
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 – 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 – eitcoutreach.org/advocate-eip
What to know about the Economic Impact Payments (Stimulus Checks) – 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

Did you know that millions of eligible people could miss out on their Economic Impact Payments (EIP) – commonly called “stimulus checks” – because they have not filed an online return with the IRS to give them the maximum payment? Just make sure you follow the IRS’s non-filer guidelines to get your money! (More info follows on the IRS website.)

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 us to help leverage the estimated $12 billion EIPs available for 12 million eligible people?

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
- Building Bridges for Immigrants
- CFPB’s Helping Consumers Claim their Economic Impact Payment (Guide)

Outreach tools:
- Use these resources to jump start your outreach.
- 8.5 x 11 Informational Flyer
- Social Media (graphics and posts)
- Press Release Template
- Sample Call Scripts and SMS Texts

Outreach toolkit:

Outreach toolkit for state agencies:
- This toolkit includes a sample outreach campaign plan, messaging, social media, and more!

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 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

Alison McIntosh
Policy & Communications Director
Neighborhood Partnerships
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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
 SSAADIAN@NLIHC.ORG
Next Steps
Resources
