Agenda

Welcome & Updates
- Diane Yentel, NLIHC

Framework for an Equitable COVID-19 Homelessness Recovery
- Nan Roman, National Alliance to End Homelessness

Landlord Intimidation of Renters
- Max Weinstein, Office of Massachusetts Attorney General Maura Healey

Increased Eviction Filings by Corporate Landlords
- Jim Baker, Private Equity Stakeholder Project

Field Updates
- Ariadna Michelle Godreau-Aubert, Ayuda Legal Puerto Rico
- Pam Atwood, North Carolina Housing Coalition
- Matthew Cavanaugh, Nebraska Housing Developers Association
- Phyllis Chamberlain, Housing Alliance of Pennsylvania

Latest from Capitol Hill on COVID-19 Relief & Disaster Supplemental Bills
- Sarah Saadian, NLIHC
Welcome & Updates

Diane Yentel
President & CEO
National Low Income Housing Coalition
dyentel@nlihc.org
Framework for an Equitable COVID-19 Homelessness Response

Nan Roman
President & CEO
National Alliance to End Homelessness
nroman@naeh.org
A FRAMEWORK for COVID-19 HOMELESSNESS RESPONSE

October 26, 2020

Nan Roman
President & CEO
National Alliance to End Homelessness
The implementation of this Framework, and the development of additional tools and materials, is being collaboratively guided by the following partners:

Center on Budget and Policy Priorities • National Alliance to End Homelessness
National Innovation Service • National Healthcare for the Homeless Council
National Low Income Housing Coalition • Urban Institute
Barbara Poppe and associates • Matthew Doherty Consulting
- 1/3 added beds – 1/3 reduced beds
- 80% say more people asking for help
- 2/3 say unsheltered up
- 2/3 more equity re housing
- 1/3 taking no steps on equity
- Unsheltered people getting less help
- 90% say if no additional funds unsheltered homelessness will increase
FRAMEWORK UPDATES

➢ Cultural competence
➢ Rural strategies
➢ Subpopulations
➢ Framework for Equity-Based Decision-Making (NIS)
➢ Centering equity
➢ Serving highest need first
➢ Housing, not just shelter
➢ Permanent partnerships*
➢ Non-congregate shelter?
➢ Real estate opportunities?
NATIONAL ALLIANCE TO END HOMELESSNESS
www.endhomelessness.org

FRAMEWORK for an EQUITABLE COVID HOMELESSNESS RESPONSE
https://housingequityframework.org

RESOURCES for the FRAMEWORK
https://housingequityframework.org/resources
Landlord Intimidation of Renters

Max Weinstein
Chief of Consumer Protection Division
Office of Massachusetts Attorney General Maura Healey
Increased Eviction Filings by Corporate Landlords

Jim Baker

Executive Director

Private Equity Stakeholder Project

jim.baker@pestakeholder.org

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.
11,500+ cases filed since Sept 2

- At least 11,500 eviction actions filed by large corporate landlords since CDC moratorium was announced.

- More than 4,000 filings in last two weeks (since CDC/HHS posted FAQ on moratorium).
11,500+ cases filed since Sept 2

<table>
<thead>
<tr>
<th>Week</th>
<th>AZ</th>
<th>FL</th>
<th>GA</th>
<th>TN</th>
<th>TX</th>
<th>Grand Total</th>
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<tbody>
<tr>
<td>Aug 24-30</td>
<td>16</td>
<td>60</td>
<td>295</td>
<td>120</td>
<td>411</td>
<td>902</td>
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<tr>
<td>Aug 31-Sept 6</td>
<td>367</td>
<td>213</td>
<td>427</td>
<td>192</td>
<td>325</td>
<td>1,524</td>
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<td>Sept 7-13</td>
<td>223</td>
<td>192</td>
<td>141</td>
<td>13</td>
<td>217</td>
<td>787</td>
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<td>Sept 14-20</td>
<td>374</td>
<td>465</td>
<td>804</td>
<td>38</td>
<td>345</td>
<td>2,026</td>
</tr>
<tr>
<td>Sept 21-27</td>
<td>335</td>
<td>632</td>
<td>367</td>
<td>129</td>
<td>235</td>
<td>1,699</td>
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<tr>
<td>Sept 28-Oct 4</td>
<td>179</td>
<td>320</td>
<td>201</td>
<td>38</td>
<td>250</td>
<td>988</td>
</tr>
<tr>
<td>Oct 5-11</td>
<td>210</td>
<td>312</td>
<td>248</td>
<td>28</td>
<td>235</td>
<td>1,033</td>
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<tr>
<td>Oct 12-18</td>
<td>442</td>
<td>427</td>
<td>835</td>
<td>20</td>
<td>381</td>
<td>2,105</td>
</tr>
<tr>
<td>Oct 19-25</td>
<td>573</td>
<td>467</td>
<td>523</td>
<td>55</td>
<td>330</td>
<td>1,948</td>
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<tr>
<td>Grand Total</td>
<td>2,719</td>
<td>3,088</td>
<td>3,841</td>
<td>633</td>
<td>2,729</td>
<td>13,012</td>
</tr>
</tbody>
</table>
11,500+ cases filed since Sept 2

Affiliates of some of the largest landlords in the country have filed to evict tenants since the CDC moratorium was announced on September 1, including

- **Greystar Real Estate Partners** (693,000 apartments managed, 140,000 owned),
- **Mid America Apartment Communities** (100,000 apartments),
- **Invitation Homes** (80,000 rental homes),
- **Starwood Capital** (75,000+ apartments and rental homes), and
- **Yes! Communities/ Stockbridge Capital** (56,000 mobile home sites).
Different responses by different landlords

- **Blackstone** (80,000+ units) – Report they have halted evictions for nonpayment of rent until at least the end of the year.

- **Invitation Homes** (80,000 rental homes, previously owned by Blackstone) – Have filed at least 134 eviction actions since CDC moratorium was announced.
Different responses by different landlords

- Some large landlords have sharply increased filings since Oct 9 Q&A from CDC/ HUD
- **Greystar** (693,000 apartments managed, 140,000 owned) – Filed small number of cases at owned properties until Oct 11, has filed at least 65 cases since, mostly for nonpayment of rent.
11,500+ cases filed since Sept 2

- The companies that have filed evictions since the CDC eviction moratorium was announced also include affiliates of a number of large asset managers with trillions of dollars in assets combined, including The Carlyle Group, Morgan Stanley, Eaton Vance, Prudential, UBS, JPMorgan, New York Life, Nuveen/TIAA-CREF, LaSalle Investment Management, Highland Capital, Angelo Gordon & Co, and AEW Capital Management.

- In some counties, eviction filings by private equity firms and other corporate landlords have accounted for the overwhelming majority of cases in recent weeks. For example, in DeKalb County, Georgia, large landlords filed at least 550 of the 656 eviction cases (84%) filed there during the week of Sept 14-20.
# Most frequent filers

<table>
<thead>
<tr>
<th>Landlord</th>
<th>Filings since Sept 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ventron Management, LLC</td>
<td>308</td>
</tr>
<tr>
<td>Western Wealth Capital</td>
<td>287</td>
</tr>
<tr>
<td>Tides Equities</td>
<td>193</td>
</tr>
<tr>
<td>Olive Tree Holdings</td>
<td>179</td>
</tr>
<tr>
<td>Onni Group</td>
<td>176</td>
</tr>
<tr>
<td>Crown Bay Group</td>
<td>154</td>
</tr>
<tr>
<td>River Valley Communities</td>
<td>144</td>
</tr>
<tr>
<td>Blue Magma Residential</td>
<td>142</td>
</tr>
<tr>
<td>Villa Serena Communities</td>
<td>137</td>
</tr>
<tr>
<td>Invitation Homes</td>
<td>134</td>
</tr>
<tr>
<td>Landlord</td>
<td>Filings since Sept 2</td>
</tr>
<tr>
<td>----------------------------------------------</td>
<td>----------------------</td>
</tr>
<tr>
<td>Carroll Organization</td>
<td>133</td>
</tr>
<tr>
<td>InterCapital Group</td>
<td>123</td>
</tr>
<tr>
<td>Madera Residential</td>
<td>120</td>
</tr>
<tr>
<td>Mid-America Apartment Communities</td>
<td>116</td>
</tr>
<tr>
<td>Weidner Apartment Homes</td>
<td>114</td>
</tr>
<tr>
<td>S2 Capital</td>
<td>113</td>
</tr>
<tr>
<td>Asia Capital Real Estate Management (ACRE)</td>
<td>112</td>
</tr>
<tr>
<td>Front Yard Residential</td>
<td>104</td>
</tr>
<tr>
<td>Progress Residential</td>
<td>99</td>
</tr>
<tr>
<td>Camden Property Trust</td>
<td>98</td>
</tr>
</tbody>
</table>
Most frequent filers (cont’d 3/3)

<table>
<thead>
<tr>
<th>Landlord</th>
<th>Filings since Sept 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Avila Real Estate</td>
<td>96</td>
</tr>
<tr>
<td>Bridge Investment Group</td>
<td>93</td>
</tr>
<tr>
<td>Greystar Real Estate Partners</td>
<td>88</td>
</tr>
<tr>
<td>ColRich</td>
<td>85</td>
</tr>
<tr>
<td>Goldoller Real Estate Investments</td>
<td>83</td>
</tr>
<tr>
<td>McKinley, Inc.</td>
<td>80</td>
</tr>
<tr>
<td>American Landmark Apartments</td>
<td>77</td>
</tr>
<tr>
<td>Advenir</td>
<td>74</td>
</tr>
<tr>
<td>Read Property Group</td>
<td>73</td>
</tr>
<tr>
<td>The Barry Company</td>
<td>73</td>
</tr>
</tbody>
</table>
Questions or follow up:

What other geographies should we add to list of places we are tracking?

Let us know if you want access to shared spreadsheet of eviction filings

- Jim Baker, jim.baker@PEstakeholder.org
- Pilar Sorensen, pilar.sorensen@PEstakeholder.org
Field Updates

Ariadna Michelle Godreau-Aubert

Executive Director

Ayuda Legal Puerto Rico

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Field Updates

Pam Atwood
Director of Housing Policy
North Carolina Housing Coalition
patwood@nchousing.org
# CDBG-Coronavirus (CDBG-CV)

<table>
<thead>
<tr>
<th>Tranche</th>
<th>Amount</th>
<th>Uses</th>
<th>Administration</th>
<th>Status</th>
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</thead>
<tbody>
<tr>
<td>Entitlement</td>
<td>Non-entitlement</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>#1 - 3/27/20</td>
<td>$18.6 M</td>
<td>$28.5 M</td>
<td>Normal CDBG uses with waivers on certain restrictions; Varies by locality</td>
<td>Entitlement jurisdictions; NC Dept. of Commerce (non-entitlement)</td>
</tr>
<tr>
<td>#2 -</td>
<td>None</td>
<td>$28.3 M</td>
<td>Rental &amp; Utility Assistance</td>
<td>NCORR</td>
</tr>
<tr>
<td>#3 (rolling basis)</td>
<td>$ 23.8 M</td>
<td>$23 M</td>
<td>Rental &amp; Utility Assistance</td>
<td>NCORR</td>
</tr>
<tr>
<td>TOTAL</td>
<td>$42.4 M</td>
<td>$79.8 M</td>
<td>STATEWIDE: $122.2 million</td>
<td></td>
</tr>
</tbody>
</table>

See [https://bit.ly/3m7RwGi](https://bit.ly/3m7RwGi) for amounts to specific entitlement jurisdictions
HOPE – Housing Opportunities & Preventing Evictions

$117 Million in rental & utility assistance administered by NC Office of Recovery & Resiliency (NCORR)

**Eligibility:** Households with incomes between 50-80% of Area Median Income (AMI)

**Covered Expenses:**
- **Rent:** No more than 6 months worth of payments with no cap on total dollar amount, including arrearages
- **Utilities:** Past due amounts only, including alternative payment plan arrangements; “Essential” utilities only, such as electricity, natural gas, propane, water, and sewer; Amounts due from April 1, 2020 onward

**Application Process:** 2-1-1; Applicants self-certify that they have been financially impacted by COVID-19 (i.e. job loss, wage loss). Government-issued ID, proof of address/rental, landlord/utility info
Field Updates

Matthew Cavanaugh
Executive Director
Nebraska Housing Developers Association
matthew@housingdevelopers.org
Latest from Capitol Hill on COVID-19 Relief and Disaster Supplemental Bills

Sarah Saadian
Vice President of Public Policy
National Low Income Housing Coalition
ssaadian@nlihc.org
Resources
