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NLIHC’s HoUSed Campaign for Long-Term Housing Solutions
Agenda

Welcome
• Diane Yentel, NLIHC

Special Guest
• Representative Pramila Jayapal (D-WA)

Biden Administration’s Proposed Historic Investments in Affordable Housing
• Peggy Bailey, HUD

Advancing Long Term Housing Solutions: Updates & Next Steps
• Sarah Saadian, NLIHC

New Developments on CDC Eviction Moratorium
• Diane Yentel, NLIHC

Health Impacts of Evictions on Young Adults
• Morgan Hoke & Courtney Boen, University of Pennsylvania

Field Updates
• Caitlin Goldblatt & Tisha Guthrie, Baltimore Renters United
• Sybil Hebb, Oregon Law Center

Next Steps
Welcome

Diane Yentel
President & CEO
National Low Income Housing Coalition
dyentel@nlihc.org
Special Guest

Representative Pramila Jayapal

7th District of Washington

United States House of Representatives
Biden Administration’s Proposed Historic Investments in Affordable Housing

Peggy Bailey
Senior Advisor
US Department of Housing & Urban Development
Advancing Long Term Housing Solutions: Updates & Next Steps

Sarah Saadian

Vice President of Policy

National Low Income Housing Coalition

ssaadian@nlihc.org
Research on Health Impact of Evictions on Young Adults

Morgan Hoke
Assistant Professor of Anthropology
University of Pennsylvania
mhoke@sas.upenn.edu

Courtney Boen
Assistant Professor of Sociology
University of Pennsylvania
cboen@upenn.edu
The health impacts of eviction: Evidence from the national longitudinal study of adolescent to adult health

Morgan K. Hoke & Courtney E. Boen

Figure 1. Pathways from Eviction to Poor Health Outcomes. Source: Hoke et al., Social Science & Medicine, 2021.
Field Updates

Caitlin Goldblatt
Community Advocate
Baltimore Renters United
caitlin.goldblatt@gmail.com

Tisha Guthrie
Community Advocate
Baltimore Renters United
zigtgut@gmail.com
Slumlord Management

Bolton House Living Conditions under Edgewood
Tisha Guthrie
Mold - 2019
Trash - 2019
Roaches and Bedbugs - 2019
Continued deterioration into 2021!

- 55+ complaints related to mold, trash, pests and racist mismanagement from 4/2021 - 5/2021 period
  - There are just the ones that have been shared with resident association!
- City and state officials have produced conditions favorable to slumlords
  - No accountability
  - Few laws passed to protect tenants
  - Forcing advocates to focus on laws harmful to tenants RATHER than protecting tenants

Picture taken 6/6/2021 - tenant has been waiting on sink repair since 2019
Field Updates

Sybil Hebb
Director of Legislative Advocacy
Oregon Law Center
shebb@oregonlawcenter.org
Oregon Senate Bill 282
https://olis.oregonlegislature.gov/liz/2021R1/Measures/Overview/SB282

• Oregon’s eviction moratorium currently expires June 30, 2021.

• SB 282 took effect May 19th, 2021.

• SB 282 has important protections, but did not extend the moratorium.

• The bill was designed around the assumption that Oregon’s rent assistance programs would be more operational than they are.

• Extension of the moratorium is necessary to ensure the best protection against eviction until we are confident that rent assistance programs are fully operational.
Highlights of SB 282

- **Grace Period after Moratorium Expires:** SB 282 creates a “grace period” for re-payment of back-due rent accrued during the COVID period, until the end of February, 2022. No declaration is required.

- **Temporary Extension of Ten-Day Termination Notice:** Until the end of February, 2022, non-payment termination notices must give Tenants 10 days (as opposed to 72-hours) to pay before an eviction proceeding can be filed.

- **Protection Against the Use of Eviction Records, and Expungement:** The bill prohibits landlords from considering eviction records of any kind from the COVID period (April 2020 – February 2022) when screening applicants in the future, and allows tenants to request court sealing of those records. No filing fee may be charged for the request to seal records.
• **Credit History Protections:** Prohibits credit reports for rent debt protected by the moratorium or grace period, and prohibits landlords from screening tenants based on non-payment protected by the moratorium or grace period.

• **Protections for doubling-up:** Prohibits landlords from evicting tenants who have provided temporary shelter to friends or family during the COVID period. Prevents landlord-imposed guest visit limitations as a cause of eviction, until March 1, 2022.
  
  • **Note:** *Occupancy standards imposed by other law or regulation (for example, fire codes) will still apply. If a guest resides longer than 15 days, landlords may screen the guest for conduct, but not income, and may not charge more rent.*

• **Retaliation provisions:** During the moratorium, we have seen an increase in for-cause notices, and fear of retaliation. To address this, the bill temporarily extends an increased damages provision (3x rent or actuals) for retaliation violations.
New Developments on CDC Eviction Moratorium

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dyentel@nlihc.org
Next Steps

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Resources

NLIHC’s HoUSed Campaign (nlihc.org/housed): Campaign Updates