



NLIHC's HoUSed Campaign for
Long-Term Housing Solutions

June 7, 2021

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

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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

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Research on Health Impact of Evictions on Young Adults

Morgan Hoke

Assistant Professor of Anthropology

University of Pennsylvania

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Courtney Boen

Assistant Professor of Sociology

University of Pennsylvania

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The health impacts of eviction: Evidence from the national longitudinal study of adolescent to adult health

Morgan K. Hoke & Courtney E. Boen

Hoke, M. K., & Boen, C. E. (2021). The health impacts of eviction: Evidence from the national longitudinal study of adolescent to adult health. *Social Science & Medicine*, 273, 113742.



Penn
Arts & Sciences



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Population Studies Center
Penn PSC

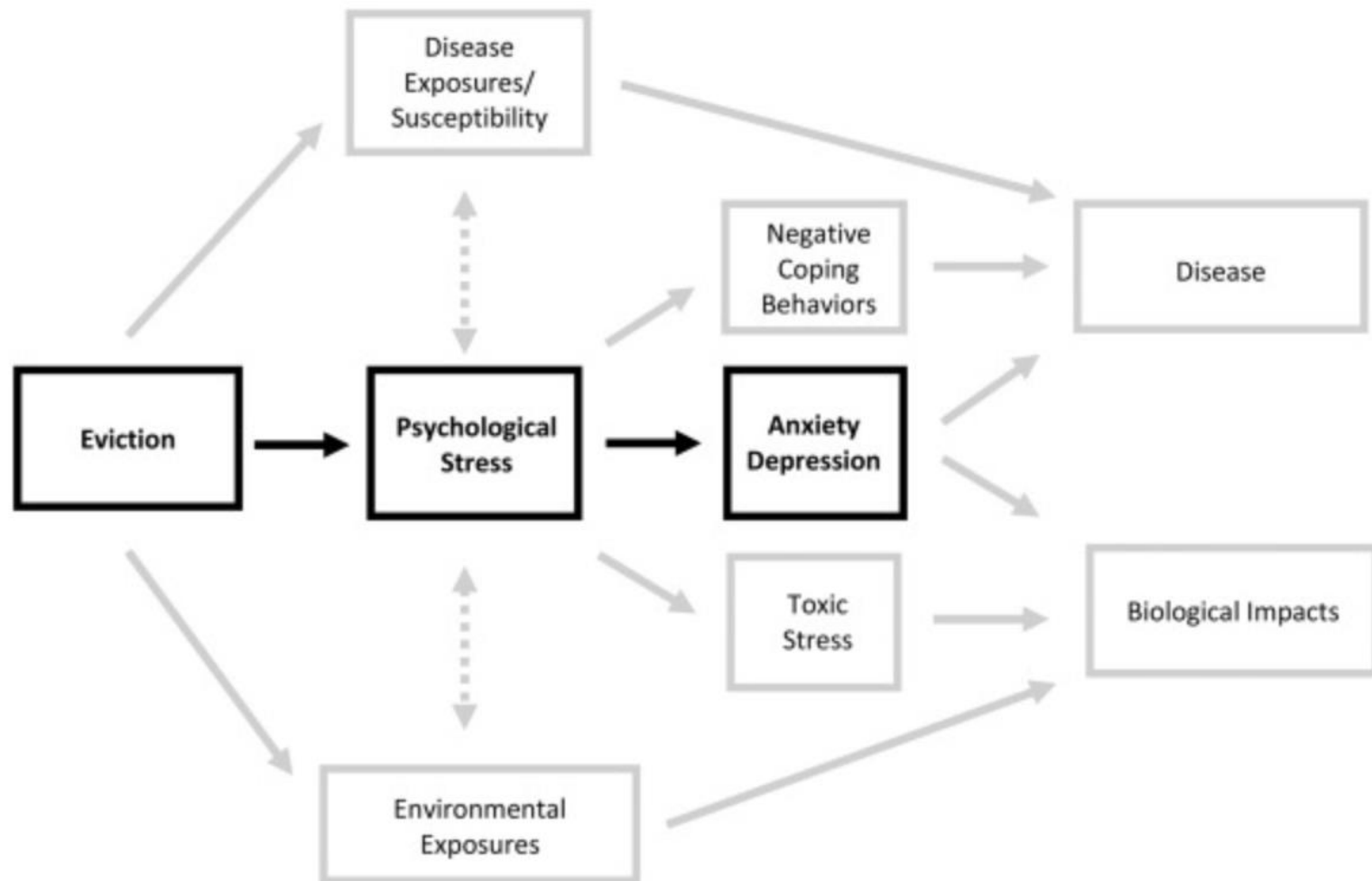


Figure 1. Pathways from Eviction to Poor Health Outcomes. Source: Hoke et al., *Social Science & Medicine*, 2021.

Field Updates

Caitlin Goldblatt

Community Advocate

Baltimore Renters United

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Tisha Guthrie

Community Advocate

Baltimore Renters United

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Slumlord Management



Bolton House Living Conditions under Edgewood
Tisha Guthrie

Mold - 2019



Disrepair - 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

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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.

Highlights of SB 282, continued

- **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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Resources

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