

AUGUST 4, 2021

STATE AND FEDERAL OUTLOOK: EVICTIONS, FORECLOSURES AND RENTAL ASSISTANCE

Key Takeaways - Evictions

Federal:

- Tuesday night's CDC Order extends the national eviction moratorium through October 3, 2021.
- The CDC Order covers areas of the U.S. experiencing "substantial" or "high" levels of COVID-19 spread, currently covering approximately 90% of the U.S. population.
- Took effect immediately.

States:

- Eviction moratoriums remain active in only 9 jurisdictions nationwide, with 4 of these also prohibiting foreclosures.
- States have shown little appetite for renewing eviction bans, leaving the issue to the federal government.

Rental/Mortgage relief programs remain available in all jurisdictions

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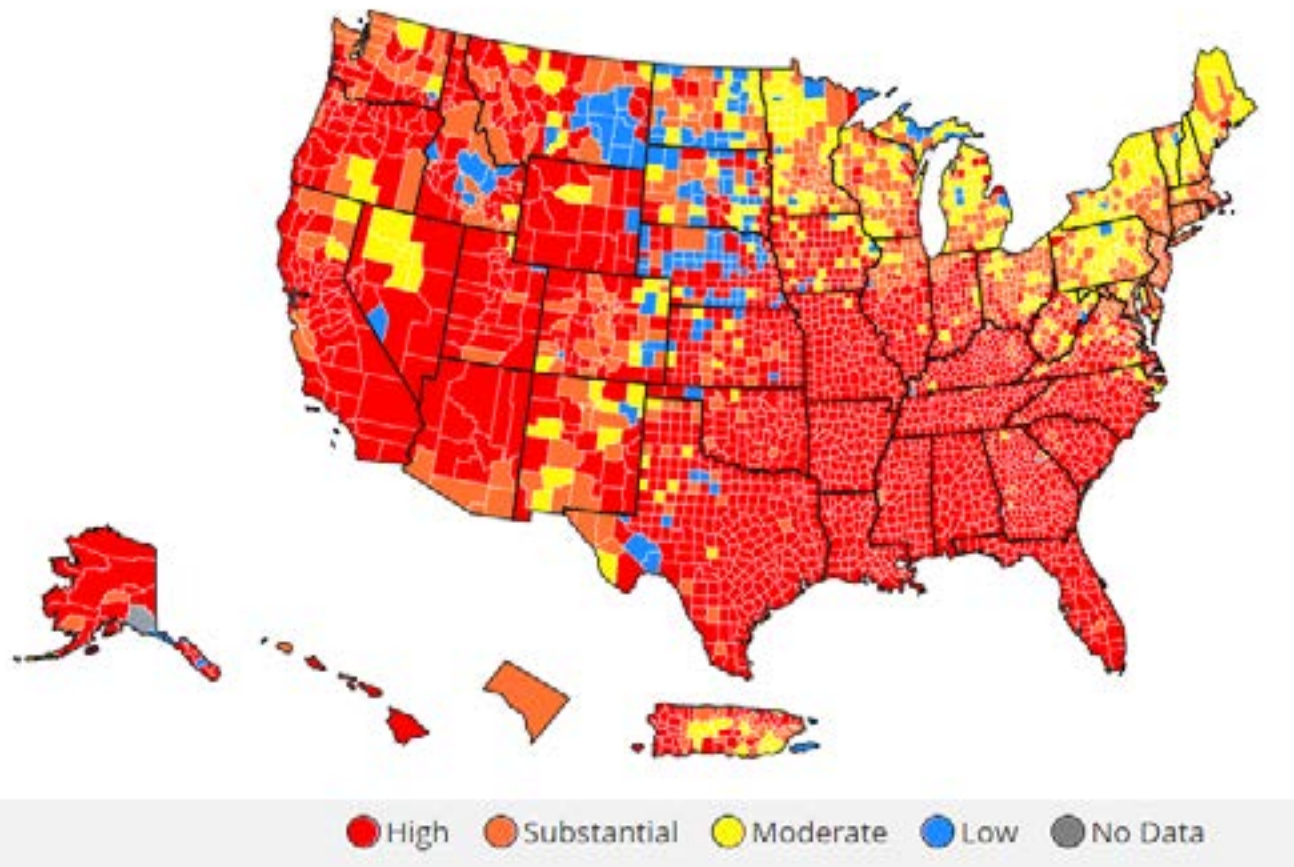
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FEDERAL EVICTION MORATORIUM EXTENSION

The CDC Order:

- Took effect immediately, on August 3, 2021, and remains in effect through October 3, 2021.
- Is NOT retroactive - does not prevent evictions already in the process.
- Only applies to counties experiencing high or substantial rates of transmission, as designated by the CDC in the map below. This data is available [here](#).
- Applies to tenants earning no more than \$99,000 annually in 2020 or 2021.
- Subject to extension, modification or recession based on public health circumstances.



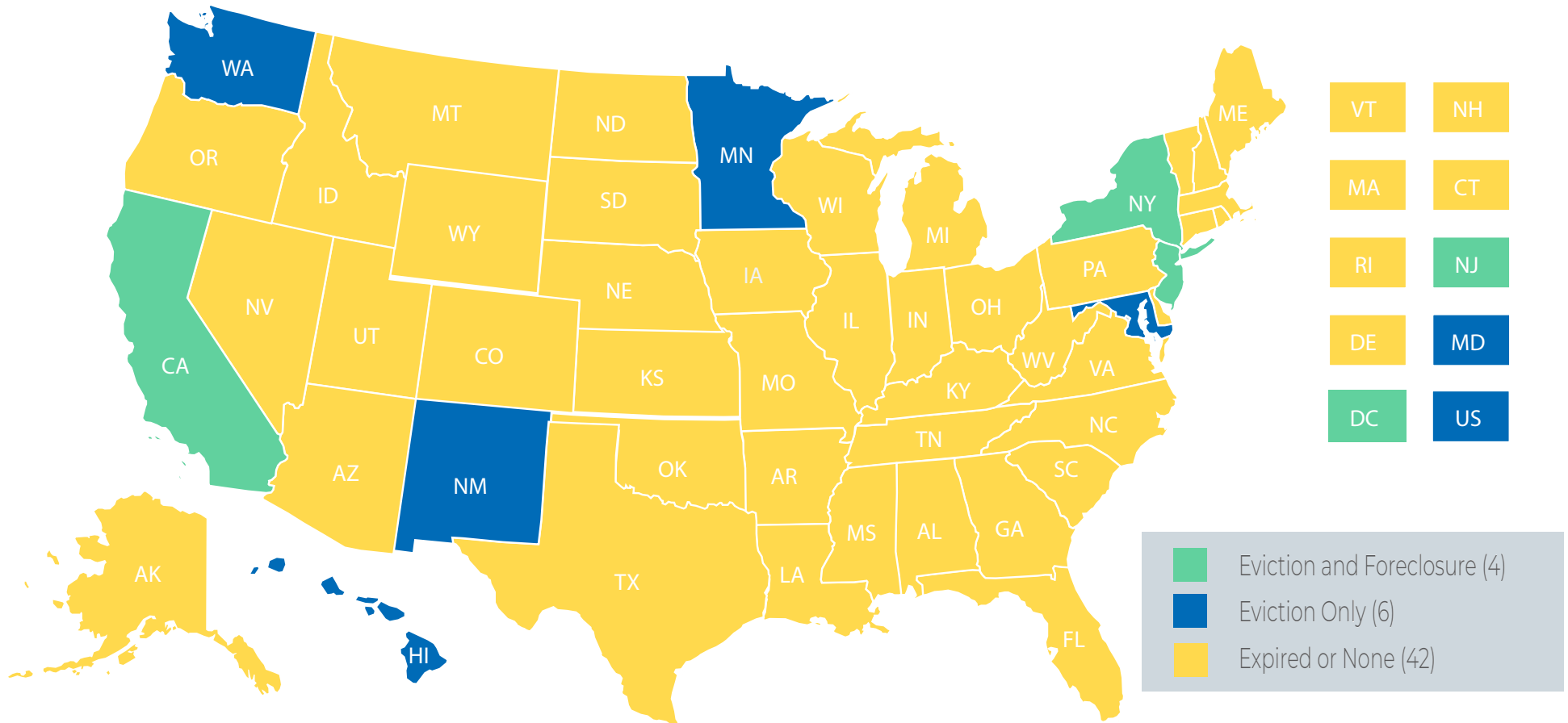
STATE-LEVEL EVICTION AND FORECLOSURE MORATORIUMS

AT A GLANCE

- 42 States currently have no eviction or foreclosure moratorium in place.
- 8 states and the District of Columbia currently have an eviction moratorium in place, with 3 states and DC also prohibiting foreclosures at this time.
- State-by-state data can be found in the table below.

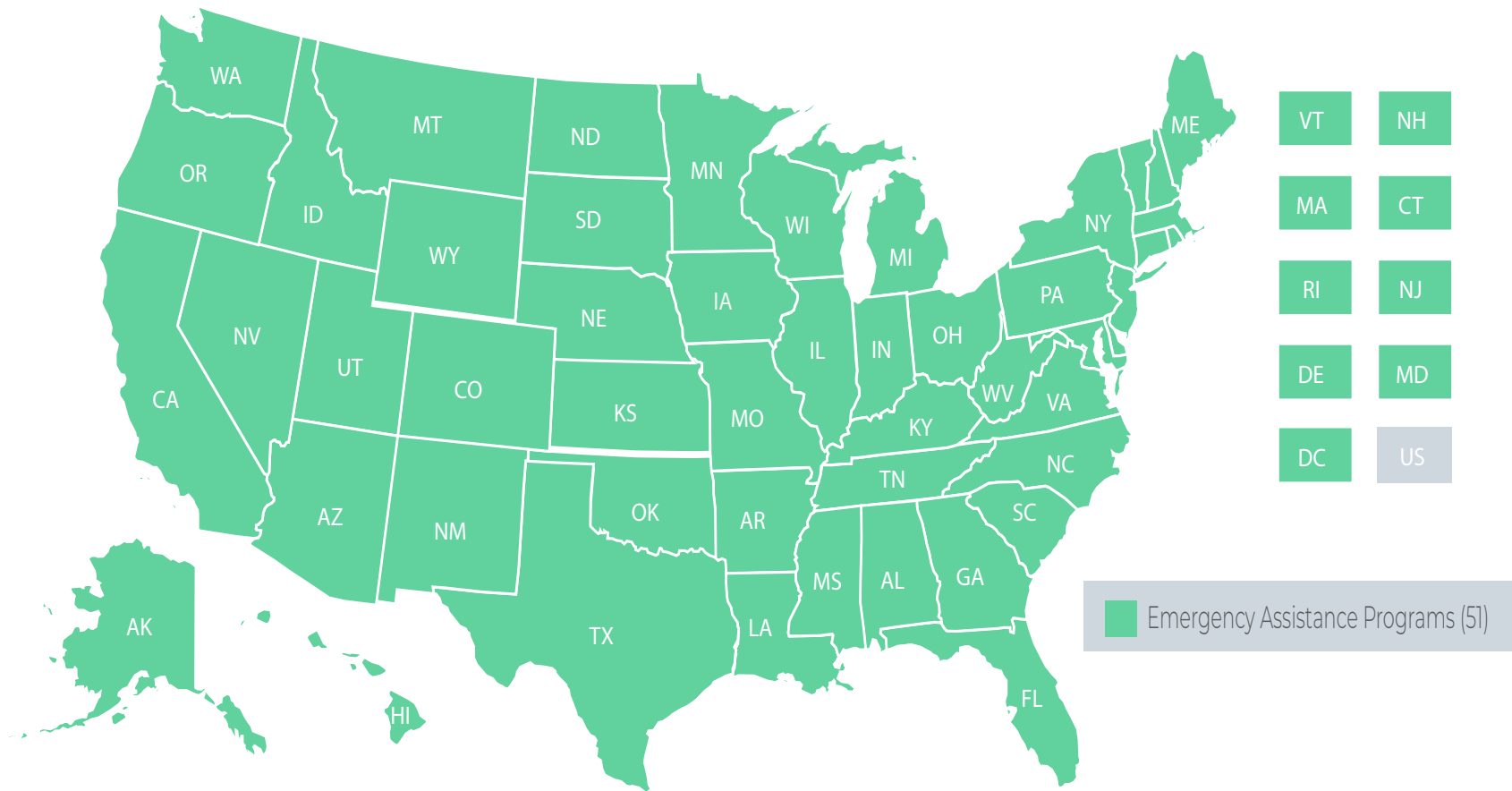
Expiring soon:

- Illinois' eviction moratorium expired on August 1, though evictions may not physically take place until August 21.
- Maryland's eviction moratorium is scheduled to expire on August 15.
- Minnesota's eviction moratorium will begin to phase out on August 13, landlords will be able to file evictions on September 12.



RENTAL/MORTGAGE RELIEF PROGRAMS

Access to emergency rental or mortgage relief programs remains available in all 50 states, according to data from the [National Council of State Housing Agencies](#). In total, over \$45 billion has been allocated by Congress to provide such assistance to the states. Information on state level programs can be found in the table below, beginning on page 8.



STATE DATA ON EVICTION AND FORECLOSURE MORATORUMS

State	Eviction Moratorium?	End Date	Foreclosure Moratorium?	End Date
Alabama	No - Expired	June 1, 2020	No - Expired	June 1, 2020
Alaska	No - Expired	June 30, 2020	No - Expired	June 30, 2020
Arizona	No - Expired	October 31, 2020	No	-
Arkansas	No	-	No	-
California	Yes	September 30, 2021	Yes	90 Days after end of SOE - Indefinite.
Colorado	No	December 31, 2020	No - Expired	June 15, 2020
Connecticut	No - Expired	June 30, 2021	No - Expired	September 9, 2020
Delaware	Yes	End of SOE – July 13, 2021	Yes	End of SOE – July 13, 2021
District of Columbia	Yes	60 days after end of SOE–May 20, 2021	Yes	60 days after end of SOE–May 20, 2021
Florida	No - Expired	October 3, 2020	No - Expired	October 3, 2020
Georgia	No	-	No	-
Hawaii	Yes	End of SOE – August 6, 2021	No	-
Idaho	No	-	No	-
Illinois	Yes	July 24, 2021	No - Expired	May 29, 2020
Indiana	No - Expired	August 14, 2020	No - Expired	August 14, 2020
Iowa	No - Expired	May 27, 2020	No - Expired	May 27, 2020
Kansas	No	May 28, 2021.	No - Expired	May 31, 2020
Kentucky	No - Expired	June 30, 2021	No - Expired	August 25, 2020
Louisiana	No - Expired	June 15, 2020	No	-
Maine	No - Expired	August 3, 2020	No - Expired	August 3, 2020
Maryland	Yes	End of SOE - Indefinite	Yes	End of SOE - Indefinite
Massachusetts	No - Expired	October 17, 2020	No - Expired	October 17, 2020
Michigan	No - Expired	July 15, 2020	No	-
Minnesota	Yes	July 14, 2021.	No - Expired	April 30, 2021

State	Eviction Moratorium?	End Date	Foreclosure Moratorium?	End Date
Mississippi	No - Expired	June 1, 2020	No	-
Missouri	No - Judicial Discretion Required	-	No	-
Montana	No	May 24, 2020	No	May 24, 2020
Nebraska	No	-	No	-
Nevada	No - Expired	May 31, 2021	No - Expired	August 31, 2020
New Hampshire	No - Expired	July 1, 2020	No - Expired	July 1, 2020
New Jersey	Yes	Two months following end of SOE - Indefinite	Yes	Two months following end of SOE - Indefinite
New Mexico	Yes	End of SOE - Indefinite	No	-
New York	Yes	August 31, 2021	Yes	August 31, 2021
North Carolina	No - Expired	June 30, 2021	No - Expired	June 29, 2020
North Dakota	No - Expired	April 22, 2020		
Ohio	No - Governor Requests No Evictions	-	No	-
Oklahoma	No	-	No	-
Oregon	No - Expired	June 30, 2021	No - Expired	December 31, 2020
Pennsylvania	No - Expired	August 31, 2020	No - Expired	August 31, 2020
Rhode Island	No - Expired	May 15, 2020	No	-
South Carolina	No - Expired	May 15, 2020	No - Expired	May 15, 2020
South Dakota	No	-	No	-
Tennessee	No - Expired	June 1, 2020	No	-
Texas	No - Expired	May 18, 2020	No	-
Utah	No - Expired	May 15, 2020	No	-
Vermont	Yes	30 days after end of SOE – June 15, 2021	Yes	End of SOE – June 15, 2021

State	Eviction Moratorium?	End Date	Foreclosure Moratorium?	End Date
Virginia	No	December 31, 2020	No	-
Washington	Yes	September 30, 2021	No	-
West Virginia	No	-	No	-
Wisconsin	No - Expired	May 26, 2020	No - Expired	May 26, 2020
Wyoming	No - Expired	May 31, 2020	No	-

STATE DATA ON RENTAL RELIEF PROGRAMS

State	Rental or Mortgage Assistance Program
Alabama	<u>Alabama Housing Finance Authority</u>
Alaska	<u>Alaska Housing Relief</u>
Arkansas	<u>Arkansas Department of Human Services</u>
Arizona	<u>Arizona Emergency Rental Assistance Program</u>
California	<u>California COVID-19 Tenant Relief Act</u>
Colorado	<u>Colorado Emergency Rental and Mortgage Assistance</u>
Connecticut	<u>Connecticut Rental Assistance Program</u>
Delaware	<u>Delaware Rental Assistance Program</u>
District of Columbia	<u>District of Columbia Housing Assistance Program</u>
Florida	<u>Florida Department of Children and Families</u>
Georgia	<u>Georgia Rental Assistance</u>
Hawaii	<u>State of Hawaii Department of Budget and Finance</u>
Idaho	<u>Idaho Housing Protection Program</u>
Illinois	<u>Illinois Rental Payment Program</u>
Indiana	<u>Indiana Emergency Rental Assistance Program</u>
Iowa	<u>Iowa Rent and Utility Assistance Program</u>
Kansas	<u>Kansas Emergency Rental Assistance Program</u>
Kentucky	<u>Kentucky Healthy at Home Eviction Relief</u>
Louisiana	<u>Louisiana Emergency Rental Assistance Program</u>
Maine	<u>Maine Emergency Rental Assistance Program</u>
Maryland	<u>Maryland Eviction Partnership Program</u>
Massachusetts	<u>Massachusetts Rental Assistance Programs</u>
Michigan	<u>Michigan COVID Emergency Rental Assistance</u>
Minnesota	<u>Minnesota COVID-19 Emergency Rental Assistance</u>
Mississippi	<u>Rental Assistance for Mississippians Program</u>
Missouri	<u>Missouri State Assistance for Housing Relief</u>
Montana	<u>Montana Rental Assistance Programs</u>

State	Rental or Mortgage Assistance Program
Nebraska	Nebraska Emergency Rental Assistance Program
Nevada	Nevada Housing Assistance Program
New Hampshire	New Hampshire Emergency Rental Assistance
New Jersey	New Jersey Department of Community Affairs
New Mexico	New Mexico Department of Finance and Administration
New York	New York State Office of Temporary and Disability Assistance
North Carolina	Housing Opportunities and Prevention of Evictions (HOPE) Program
North Dakota	North Dakota COVID-19 Emergency Rent Bridge
Ohio	Ohio Home Relief Grants
Oklahoma	OK Community Cares Partners
Oregon	Oregon Supporting Tenants Accessing Rental Relief
Pennsylvania	Pennsylvania Emergency Rental Assistance Program
Rhode Island	Rent Relief Rhode Island
South Carolina	South Carolina SHFDA
South Dakota	South Dakota Housing Assistance Program
Tennessee	Tennessee COVID-19 Rent Relief
Texas	Texas Rent Relief Program
Utah	Utah Rent Relief
Vermont	Vermont Emergency Rental Assistance
Virginia	Virginia Rent Relief Program
Washington	Washington Rent Assistance and Homelessness Prevention Programs
West Virginia	West Virginia Mountaineer Rental Assistance Program
Wisconsin	Wisconsin Emergency Rental Assistance Program
Wyoming	Wyoming Emergency Rental Assistance Program