

AUGUST 27, 2021

STATE AND FEDERAL OUTLOOK: EVICTIONS, FORECLOSURES AND RENTAL ASSISTANCE

Key Takeaways - Evictions

Federal:

- On Thursday night, the U.S. Supreme Court struck down the CDC's existing eviction moratorium, effective immediately. The order is now expired.
- [In the 6-3 ruling](#), the court ruled that the CDC did not have the authority to extend the order, finding that only the U.S. Congress could do so.

States:

- Eviction moratoriums remain active in only 7 jurisdictions nationwide, with 4 of these also prohibiting foreclosures.
- States continue to show little appetite for renewing eviction bans, leaving the issue to the federal government.

Rental/Mortgage relief programs remain available in all jurisdictions.

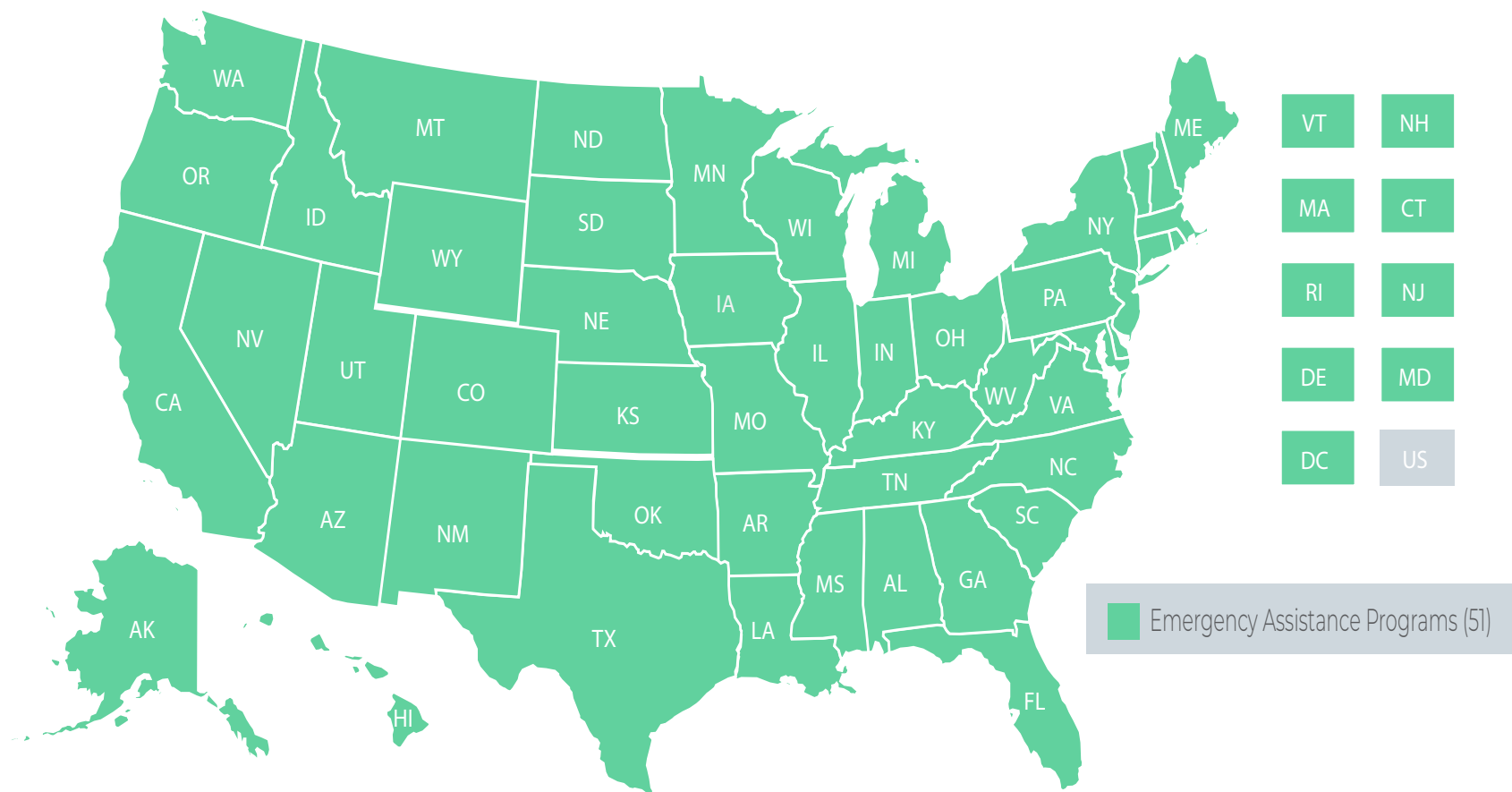
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RENTAL/MORTGAGE RELIEF PROGRAMS

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	No - Expired	July 13, 2021	No - Expired	July 13, 2021
District of Columbia	Yes	End of SOE - Phases out beginning July 25, 2021.	Yes	End of SOE - Phases out beginning July 25, 2021.
Florida	No - Expired	October 3, 2020	No - Expired	October 3, 2020
Georgia	No	-	No	-
Guam	No - Expired	July 1, 2021	No - Expired	July 1, 2021
Hawaii	No - Expired	August 6, 2021	No	-
Idaho	No	-	No	-
Illinois	Yes	September 19, 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	No - Expired	August 15, 2021	No - Expired	August 15, 2021
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	January 21, 2022, or earlier if rescinded.	Yes	January 21, 2022, or earlier if rescinded.
New Mexico	Yes	Court Order - 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
Puerto Rico	No - Follows Federal Guidance	-	No - Follows Federal Guidance	-
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	No - Expired	June 15, 2021	No - Expired	June 15, 2021

State	Eviction Moratorium?	End Date	Foreclosure Moratorium?	End Date
Virginia	No	December 31, 2020	No	-
Virgin Islands	No - Follows Federal Guidance	-	No - Follows Federal Guidance	-
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>
Guam	<u>Guam Emergency Rental Assistance Program</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>

State	Rental or Mortgage Assistance Program
Montana	Montana Rental Assistance Programs
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
Puerto Rico	Puerto Rico Rent 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
Virgin Islands	VI Emergency Rental Assistance 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