

# COVID-19 Impact on Housing Stability

Housing & Community Development Division  
Office of Regional Development

## COVID-19 Pandemic increases risk for Housing Instability:

- Job Loss, Reduced Income and Health Concerns
- Housing Cost Burden
  - 290,00 Rental Households in Utah
    - 50,000 – 60,000 Rental Households at risk of eviction statewide
  - 135,000 Rental Households in Salt Lake County
    - 21,000 Households at risk of eviction in Salt Lake County

Between **20% and 25% of renters** have been negatively impacted by the COVID-19 pandemic:

- Uncertainty of Income and Housing Instability
- Rents become due January 1, 2021

# Public and Human Cost of Eviction

- Food & Housing Insecurity
- Homelessness
- Security & Safety
- Juvenile Delinquency
- Emergency Response
- Foster Care
- Health
- Lost Education
- Other Public Costs
  - Eviction Court Costs & Capacity

# Estimated Public Cost



State	Estimated Range of Renter Households Unable to Pay Rent and at Risk of Eviction	Estimated Eviction Filings by January 2021	Estimated Range of Rent Shortfall by January 2021
Utah	40,000 - 60,000	40,000	\$120M - \$160M

Assumption of future rent payments:	Federal Reserve proportional model		Stout (Low)		Stout (High)	
	Number of households at risk of eviction	i4J estimated select public costs of eviction related homelessness	Number of households at risk of eviction	i4J estimated select public costs of eviction-related homelessness	Number of households at risk of eviction	i4J estimated select public costs of eviction-related homelessness
Utah	33,516	\$299M	58,000	\$519M	73,000	\$653M

- Data Sources
  - Stout Risus Ross, International Consulting
  - Innovation for Justice Program, University of Arizona
  - The Aspen Institute
  - James Wood Kem C. Gardner Policy Institute, University of Utah
  - National Low Income Housing Coalition

## Current Mitigation:

- CARES Act provided Rental Assistance for households impacted by COVID-19 due to loss of income and/or denied unemployment
  - State of Utah allocated \$20 Million of CARES Act Funding for Rental Assistance
  - \$8.3 Million Designated for Salt Lake and Tooele Counties
  - Salt Lake County HOME Program provided tenant based Rental Assistance immediately after the April Shutdown in the amount of \$750,000
  - Salt Lake County allocated \$1.5 Million of CARES Act Funding in December due to current funding being exhausted. This additional funding will be exhausted within two weeks on the existing wait list applications for Rental Assistance

## Pending Federal Legislation:

- COVID-19 Latest Stimulus Package
  - Extension of existing moratorium to January 31, 2021
  - \$25 Billion in Rental Assistance for arrears and current rent, Utilities arrears and other related Housing Stability services

## Existing State Consideration:

- Commission on Housing Affordability submitted a request for \$7 Million to the Governor and Governor Elect for Rental Assistance for the month of January
- Evictions caused by COVID-19 seeking legislation to seal court evictions