

# AUGUST 30, 2021

## STATE AND FEDERAL OUTLOOK: EVICTIONS, FORECLOSURES AND RENTAL ASSISTANCE

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### 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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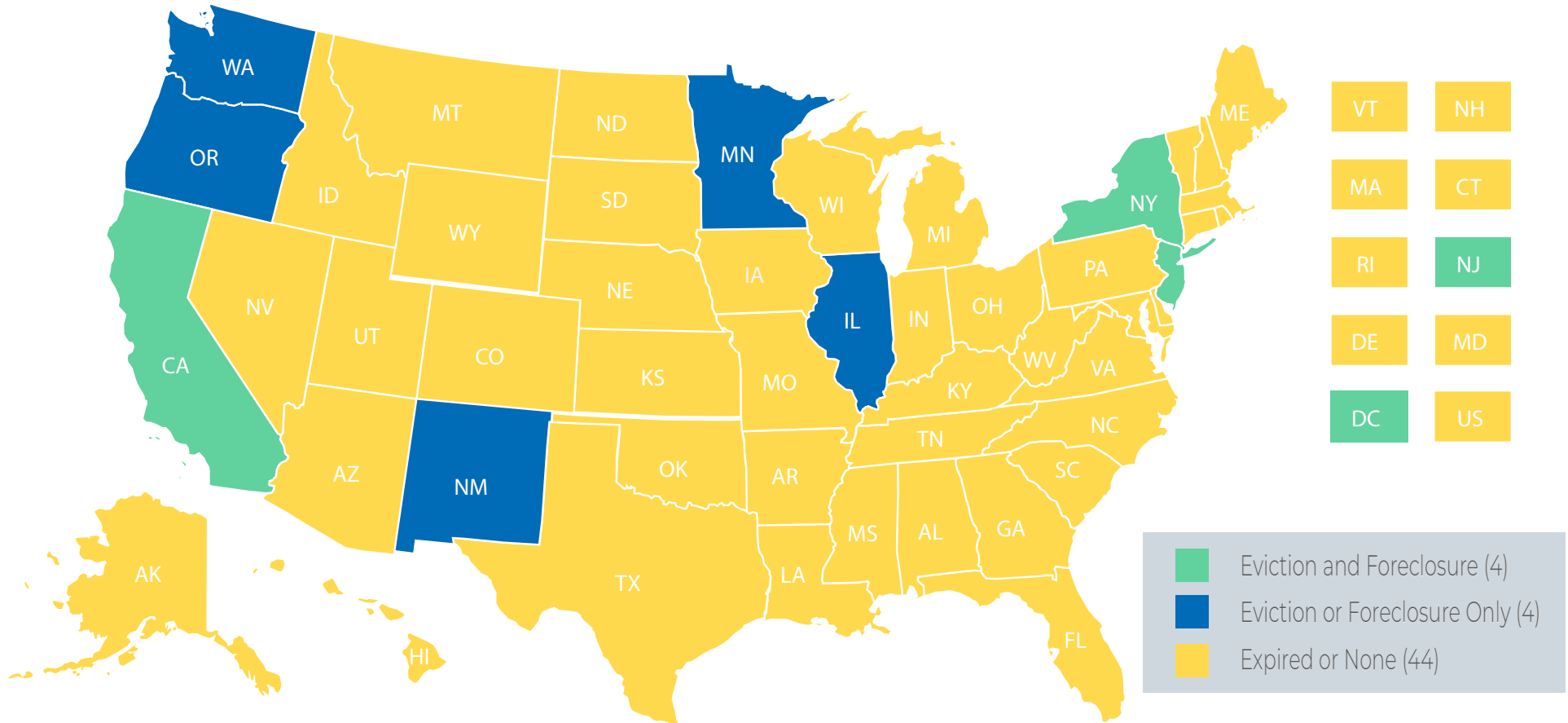
# STATE-LEVEL EVICTION AND FORECLOSURE MORATORIUMS

## AT A GLANCE

- 43 States and the federal government currently have no eviction or foreclosure moratorium in place.
- 7 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.

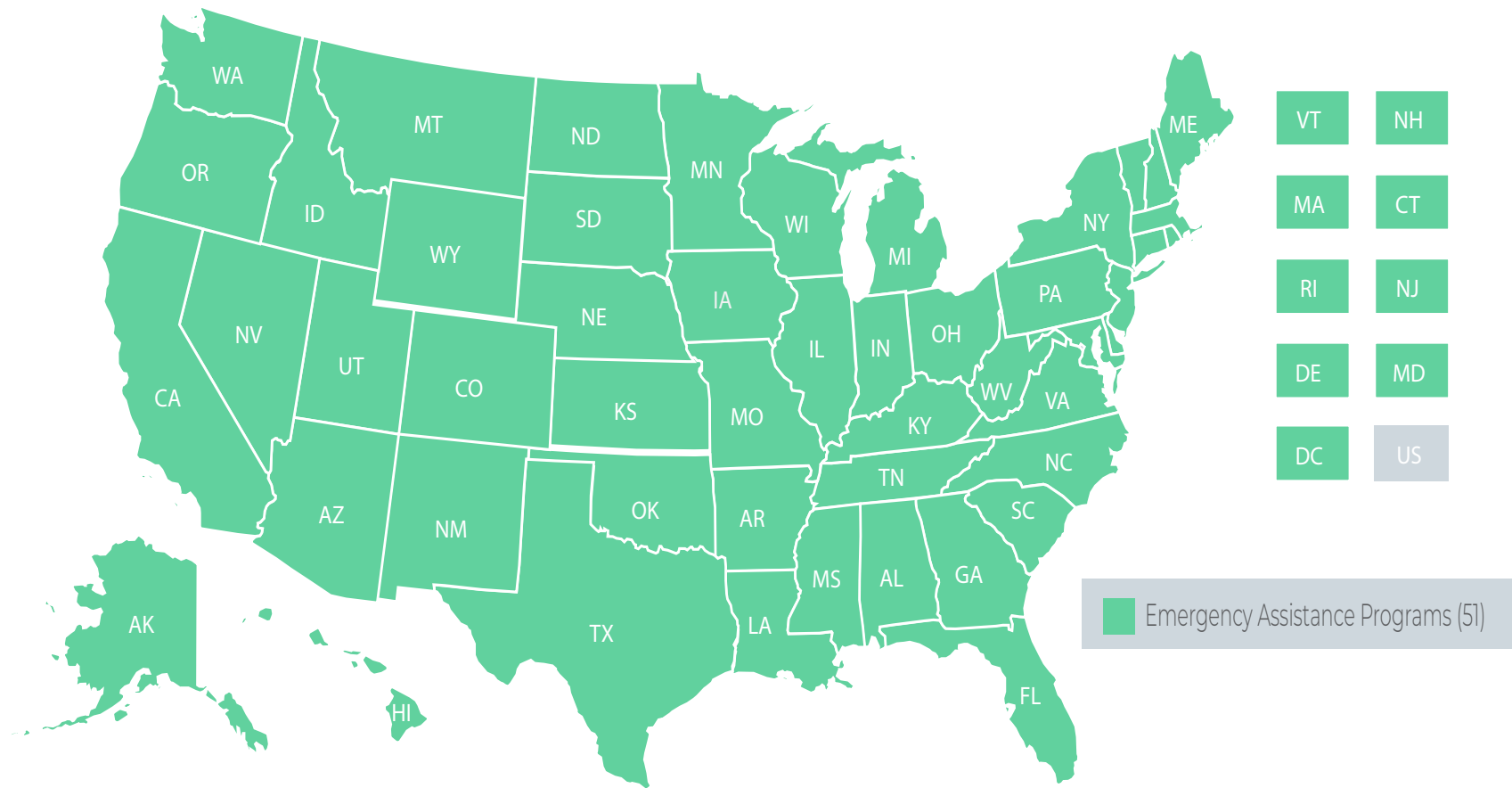
### Recent updates:

- Illinois' eviction moratorium was extended through September 19.
- Maryland's eviction moratorium expired on August 15.
- Minnesota's eviction moratorium began to phase out on August 13, landlords will be able to file evictions on September 12.
- New York's eviction and foreclosure moratorium will expire August 31.
- New Mexico's eviction moratorium has been [extended indefinitely](#) by the state Supreme Court.
- Oregon's foreclosure moratorium [was extended](#) through December 31, 2021.



# 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	<a href="#">No - Expired</a>	June 1, 2020	<a href="#">No - Expired</a>	June 1, 2020
Alaska	<a href="#">No - Expired</a>	June 30, 2020	<a href="#">No - Expired</a>	June 30, 2020
Arizona	<a href="#">No - Expired</a>	October 31, 2020	No	-
Arkansas	No	-	No	-
California	<a href="#">Yes</a>	September 30, 2021	<a href="#">Yes</a>	90 Days after end of SOE - Indefinite.
Colorado	No	December 31, 2020	<a href="#">No - Expired</a>	June 15, 2020
Connecticut	<a href="#">No - Expired</a>	June 30, 2021	<a href="#">No - Expired</a>	September 9, 2020
Delaware	<a href="#">No - Expired</a>	July 13, 2021	<a href="#">No - Expired</a>	July 13, 2021
District of Columbia	<a href="#">Yes</a>	End of SOE - Phases out beginning July 25, 2021.	<a href="#">Yes</a>	End of SOE - Phases out beginning July 25, 2021.
Florida	<a href="#">No - Expired</a>	October 3, 2020	<a href="#">No - Expired</a>	October 3, 2020
Georgia	No	-	No	-
Guam	<a href="#">No - Expired</a>	July 1, 2021	<a href="#">No - Expired</a>	July 1, 2021
Hawaii	<a href="#">No - Expired</a>	August 6, 2021	No	-
Idaho	No	-	No	-
Illinois	<a href="#">Yes</a>	September 19, 2021	No - Expired	May 29, 2020
Indiana	<a href="#">No - Expired</a>	August 14, 2020	<a href="#">No - Expired</a>	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	<a href="#">No - Expired</a>	June 30, 2021	<a href="#">No - Expired</a>	August 25, 2020
Louisiana	<a href="#">No - Expired</a>	June 15, 2020	No	-
Maine	<a href="#">No - Expired</a>	August 3, 2020	<a href="#">No - Expired</a>	August 3, 2020
Maryland	<a href="#">No - Expired</a>	August 15, 2021	<a href="#">No - Expired</a>	August 15, 2021
Massachusetts	<a href="#">No - Expired</a>	October 17, 2020	<a href="#">No - Expired</a>	October 17, 2020
Michigan	<a href="#">No - Expired</a>	July 15, 2020	No	-
Minnesota	<a href="#">Yes</a>	July 14, 2021.	<a href="#">No - Expired</a>	April 30, 2021

State	Eviction Moratorium?	End Date	Foreclosure Moratorium?	End Date
Mississippi	<a href="#">No - Expired</a>	June 1, 2020	No	-
Missouri	<a href="#">No - Judicial Discretion Required</a>	-	No	-
Montana	No	May 24, 2020	No	May 24, 2020
Nebraska	No	-	No	-
Nevada	<a href="#">No - Expired</a>	May 31, 2021	<a href="#">No - Expired</a>	August 31, 2020
New Hampshire	<a href="#">No - Expired</a>	July 1, 2020	<a href="#">No - Expired</a>	July 1, 2020
New Jersey	<a href="#">Yes</a>	January 21, 2022, or earlier if rescinded.	<a href="#">Yes</a>	January 21, 2022, or earlier if rescinded.
New Mexico	<a href="#">Yes</a>	Court Order - Indefinite	No	-
New York	<a href="#">Yes</a>	August 31, 2021	<a href="#">Yes</a>	August 31, 2021
North Carolina	No - Expired	June 30, 2021	<a href="#">No - Expired</a>	June 29, 2020
North Dakota	No - Expired	April 22, 2020		
Ohio	No - Governor Requests No Evictions	-	No	-
Oklahoma	No	-	No	-
Oregon	<a href="#">No - Expired</a>	June 30, 2021	<a href="#">Yes</a>	December 31, 2021
Pennsylvania	<a href="#">No - Expired</a>	August 31, 2020	<a href="#">No - Expired</a>	August 31, 2020
Puerto Rico	No - Follows Federal Guidance	-	No - Follows Federal Guidance	-
Rhode Island	<a href="#">No - Expired</a>	May 15, 2020	No	-
South Carolina	No - Expired	May 15, 2020	No - Expired	May 15, 2020
South Dakota	No	-	No	-
Tennessee	<a href="#">No - Expired</a>	June 1, 2020	No	-
Texas	<a href="#">No - Expired</a>	May 18, 2020	No	-
Utah	<a href="#">No - Expired</a>	May 15, 2020	No	-
Vermont	<a href="#">No - Expired</a>	June 15, 2021	<a href="#">No - Expired</a>	June 15, 2021

State	Eviction Moratorium?	End Date	Foreclosure Moratorium?	End Date
Virginia	<a href="#">No</a>	December 31, 2020	No	-
Virgin Islands	No - Follows Federal Guidance	-	No - Follows Federal Guidance	-
Washington	<a href="#">Yes</a>	September 30, 2021	No	-
West Virginia	No	-	No	-
Wisconsin	<a href="#">No - Expired</a>	May 26, 2020	<a href="#">No - Expired</a>	May 26, 2020
Wyoming	<a href="#">No - Expired</a>	May 31, 2020	No	-

# STATE DATA ON RENTAL RELIEF PROGRAMS

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

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