



## City Council Weekly Information Packet

Friday, December 11, 2020

Includes the following documents/information:

- 1) City Council Events Schedule
- 2) State and Federal Update & Grant Opportunities
- 3) Eviction Prevention Task Force Summit
- 4) Community Services Department Update
- 5) Community Development Monthly Update
- 6) Municipal Utilities Department Update



## City Council Events Schedule

December 11, 2020 thru December 14, 2020

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The Mayor and City Council have been invited to attend various community meetings and public and private events at which a quorum of the City Council may be present. The Council will not be conducting city business, nor will any legal action be taken. This is an event only and not a public meeting. A list of the community meetings and public and private events along with the schedules, dates, times, and locations is attached. Organizers may require a rsvp or fee.

DAY	DATE	TIME	EVENT
Mon	Dec 14	1:00-1:30 p.m.	<p>Ribbon Cutting for United Dairymen of Arizona</p> <p>Join us in a virtual celebration as we celebrate United Dairymen of Arizona's 60th Anniversary! We invite our members and Ambassadors to attend this unique, online event! During this event, attendees will have the opportunity to hear from United Dairymen of Arizona and introduce themselves through a 30-second commercial.</p> <p>Please register here: <a href="https://us02web.zoom.us/meeting/register">https://us02web.zoom.us/meeting/register</a></p>

# MEMORANDUM



TO: Mayor and City Council  
THROUGH: Andrew Ching, City Manager  
FROM: Marge Zylla, Government Relations Officer  
DATE: December 11, 2020  
SUBJECT: State and Federal Update & Grant Opportunities

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Below are summaries of recent actions and announcements at the state and federal level:

- USCM Federal Update
- NLC Federal Update
- Update on COVID and FY 2021 Federal Appropriations
- Senator Sinema Local Leader Meeting
- Equality Act Letter to Congress
- Governor Executive Orders
- AZ Department of Health Services COVID-19 Update
- Mayors' Letter to Expedia and Airbnb

Please let me know if there are follow-up questions for Tempe's federal lobbyist. Also, please let me know if Tempe staff members are pursuing federal grants so we can arrange for letters of support from our Congressional delegation.

## **USCM Federal Update**

*Via US Conference of Mayors Staff, 12/7/20*

Through the weekend and continuing today, we have been laser-focused on the negotiations among Senators and House members on the new \$908 billion package that all are leaning into for passage by both chambers before Congress leaves for the holiday recess.

At issue for us is the \$160 billion portion of the total package which is currently labeled in the initial discussions as 'money for state and local governments.' First, we are concerned about how these funds will be split. All three of the local government groups, including the National League of Cities, the National Association of Counties, and the United States Conference of Mayors are demanding that our groups get 40% of the 160 billion, which would amount to \$64 billion.

After you calculate the split between the state and local amounts, the even bigger challenge is the formula used and the factors used in the distribution process. Revenue lost and population are factors that are being discussed.

The HEROES Act, passed by the House of Representatives in May had a formula that ensured that all cities – large, medium, and small – would receive funds in a most targeted fashion coupled with funds that would be spent over two years toward the needed economic recovery.

No doubt, this emergency relief package before the holiday recess is not the be-all-end-all. President-elect Joe Biden has announced that a much larger stimulus proposal will come once he is sworn in. But in the interest of all Americans in need right now, Conference President Louisville Mayor Greg Fischer and all involved in this process argue that we support the compromise as long as state and local government aid is included and also, equally important, that the money does not go to the states. We must have our own share with direct funding to cities, without having to go to our county governments or state governments for economic relief. That situation just simply doesn't work for us. This economic assistance must come to Main Street America through a mechanism that mandates direct funding to our cities.

## **NLC Federal Update**

*Via National League of Cities Staff, 12/7/20*

The House Majority Leader Steny Hoyer (D-Md.) announced Monday the House will pass a one-week funding bill to give Congressional negotiators more time to work on both a funding package and a COVID-19 relief package.

The NLC team is working hard behind the scenes with key Congressional offices to ensure that cities get funding in the next COVID-19 relief package, should one come together. As a reminder, a bipartisan coalition of Senators and House members released a \$900 billion framework last Tuesday that would provide \$160 billion to states, local governments, and tribal governments. The preference for this group is that the funds be distributed similar to the SMART Act proposal.

Early this morning, NLC sent the following message to the key offices working on the state and local part of the package:

Congress can reduce the time between enactment and expenditure of state and local aid, and provide the necessary certainty for local governments that was missing from the CARES Act, by including in statute that:

1. No less than 40 percent of the total funding for states and localities will be set-aside and allocated directly to local governments.

2. Overall funding for local governments will be equally divided between municipal and county governments.
3. Every local government is entitled to receive an allocation of federal aid, regardless of population.

There has been encouraging progress on a COVID-19 relief package, and legislative text could come as soon as Wednesday.

Next Steps: The likely order of next steps are:

- The bipartisan group of senators will put out the text of the legislation this week, probably Wednesday.
- Senate Majority Leader Mitch McConnell (R-Ky.) will take the proposal to the GOP Conference to see if he can get enough support for it.
  - Hardline GOP Senators will oppose it for the reason that it gives money to “Blue” states among other reasons. Others may simply oppose additional spending.
- McConnell will need to bring along a good number of GOP senators before he puts the bill on the floor. He is not going to put a bill on the floor if only 15 or 20 GOP senators will vote for it.
- If McConnell does not outright dismiss the proposal and feels he has adequate support from the GOP Conference, House Speaker Nancy Pelosi (D-Calif.) will try to inject final changes into the bill in conversations with McConnell.
- If an agreement can be reached between the two leaders, the House next week will likely tie a government funding package—a must-pass bill—to the COVID-19 relief package, starting first in the House. It will then move to the Senate for a vote.
- Today, *Bloomberg* reported that President Donald Trump indicated he would sign a \$900 billion package.

## **Update on COVID and FY 2021 Federal Appropriations**

*Via Van Scoyoc Associates, 12/7/20*

A bipartisan group of senators and representatives that proposed the \$908 billion COVID relief framework last week continued to meet over the weekend, trying to transform a loose framework into an actual detailed bill. According to media reports, Senate Majority Leader McConnell wants to see their final work product in the next day or so. That indicates that McConnell, and perhaps Speaker Nancy Pelosi, may have given the bipartisan group a great deal of deference in their own negotiations, and perhaps leadership would take up the bipartisan bill without major changes. One of the negotiators said yesterday the hardest items to resolve are state/local funding and liability protections (the same problems since May). Pelosi and McConnell still want to have the Phase 4 bill attached to the appropriations package.

On the FY21 appropriations side, things have slowed a bit. The much-anticipated readout between the House and Senate Appropriations Committees staff, which traditionally is a key step to a final deal, did not happen over the weekend as planned. So, the timing has slowed, but they continue to exchange offers and counteroffers on the major outstanding issues. With time ticking, they are preparing a continuing resolution to extend the December 11<sup>th</sup> deadline for federal funding through December 18<sup>th</sup>. We have expected this for a long time, so that is not a setback. They hope to use the extra seven days to reach a deal on both the COVID bill and the FY21 appropriations bills.

What does all this mean? I think the big takeaways are:

- The momentum for COVID relief continues to move in a positive direction, even if things slowed down.
- Even if House and Senate leadership bless the bipartisan bill, we won't know if it can pass both chambers until we see the final product. Already, some rank-and-file senators and representatives are criticizing it for not doing enough or doing too much.

- The appropriations side of the equation has become the more time-consuming endeavor. The challenges that make appropriations agreements difficult in a regular year are reemerging now, as they always seem to do.

### **Senator Sinema Local Leader Meeting**

A Sen. Sinema staff summary from a call between the Senator and local leaders from 12/9/20 is attached. It includes information on negotiation of the next relief bill, priorities for relief efforts, The National Defense Authorization Act, vaccine distribution, and a reiterated commitment to work to provide direct funding to cities for COVID relief.

### **Equality Act Letter to Congress**

Mayor Woods joined municipal leaders across the county to sign a letter urging members of Congress to pass federal nondiscrimination legislation. This effort is part of the overall campaign to pass the Equality Act, a bill providing comprehensive protections for the LGBTQ community in employment, housing, health care and public spaces. The text of the letter is attached.

### **Governor Executive Orders**

The Governor has issued a number of Executive Orders this year. They can be found at [this link](#). No Executive Orders were issued this week.

### **AZ Department of Health Services COVID-19 Update**

*Via ADHS Staff, 12/10/20*

Thank you for your continued support and partnership in helping the Arizona Department of Health Services (Department) address COVID-19 in Arizona. The Department would like to provide a few COVID-19 updates.

- Yesterday, ADHS provided an update on COVID-19 trends and mitigation measures in Arizona. Check out this week's [report](#) and [video](#).
  - Case counts continue to rise in nearly all counties with case rates in the substantial range for all 15 counties. Arizona has experienced a 162% increase in cases over the last 5 weeks.
  - Percent positivity continues to increase in nearly all counties, with positivity in the substantial range. For the most complete week of data (the week of November 29) percent positivity was at 18%.
  - The percentage of inpatient beds in use by COVID-19 patients continues to increase and is now above 35%.
- ADHS continues to work with local jurisdictions and healthcare partners to implement [vaccine planning](#). You can view an overview presentation of vaccine plans [here](#).
  - Next week, nearly 60,000 doses of vaccine are expected to ship to Maricopa and Pima Counties with shipments occurring weekly to all local jurisdictions the week of December 20. In total, through the end of the month, we expect 383,750 doses of vaccine to arrive in Arizona.
  - Recommendations for prioritizing limited doses of vaccine based on last week's Vaccine and Antiviral Prioritization Advisory Committee meeting are [posted online](#). Through December and most of January, we expect that Phase 1A populations (healthcare workers, healthcare support occupations, and long term care facility residents) will be able to be vaccinated.
  - To date, over 1,200 healthcare provider sites have started the [onboarding process](#) to become COVID-19 vaccinators with 449 completing the onboarding process.
  - In addition, Arizona will participate in the CDC Long Term Care Pharmacy Partnership Program, which will provide vaccines to residents and staff at approximately 2000 skilled nursing and assisted living facilities in Arizona beginning the week of December 27.
- Two [dashboard](#) changes were made this week:
  - Our Laboratory Testing dashboard was updated to add a second tab. The first tab maintains the traditional view of the laboratory testing data by displaying how many unique individuals have

- been tested. The second tab is new and shows how many total tests have been conducted over time. You can read more about these changes in the [Director's blog](#).
- Our epidemiologists have identified an improvement in the way we can report ZIP code level data. A full patient address is not always available when a patient's result is initially reported to public health, resulting in a small proportion of patients being assigned on our dashboard to the ZIP code of the provider collecting their specimens rather than the patient's residence. This week, we implemented additional data processes to improve reporting on the geography of cases and tests. This will not result in any changes to the total number of lab tests or cases in Arizona, but shifts some cases and tests to a more appropriate ZIP code, and in some cases, a more appropriate county. You can read more about these changes in the [Director's blog](#).

The link below provides the most up-to-date health surveillance figures regarding COVID-19 in Arizona.

<https://www.azdhs.gov/preparedness/epidemiology-disease-control/infectious-disease-epidemiology/covid-19/dashboards/index.php>

Here are some social media posts that you may find useful:

<https://twitter.com/AZDHS/status/1336690166841294850?s=20>

<https://twitter.com/AZDHS/status/1337052453787885568?s=20>

### **Mayors' Letter to Expedia and Airbnb**

Mayor Woods joined mayors across the state in signing onto a letter to the CEOs of Airbnb and Expedia outlining concerns created by short-term rentals and requesting that the companies not block reform efforts. The letter is attached.

## **Recap of Senator Sinema's call with Arizona Mayors and County Supervisors Wednesday, December 9, 2020**

### **Senator Sinema's Updates:**

#### **COVID Negotiations/End of Year Package**

- Arizonans voted in record-breaking numbers to support pragmatic, practical leaders who will bring Americans together and heal our country's divisions. The election results represent a chance to deliver on the needs of everyday Americans, rather than a mandate to pursue partisan goals that could further divide Americans.
- Now is the time to deliver critical relief to Arizona families and employers, make health care more affordable, deliver for our veterans, and expand opportunities for Americans across the country, while keeping our nation safe and secure.
- President-elect Biden and Senator Sinema do not agree on every issue, and just as she did when working with President Trump, she will vote based on what's right for Arizona and will work with anyone to get things done for our state.
- Senator Sinema pledges to continue working across the aisle, seeking compromise instead of sowing division. Regardless of who each of us voted for, Americans deserve a government that is worthy of us and working for us.
- Right now, Congress and the Administration need to be focused on passing a fourth coronavirus relief package. The Senator has been calling for this since April 8th.
- We've been encouraged by the fact that Senators in both parties are willing to put differences aside and identify common ground. We've been working with Senators Joe Manchin - a Democrat from West Virginia - and Susan Collins - a Republican from Maine - to find a compromise proposal that gets Arizona families and small businesses the resources they need to weather this crisis.
- The details of the agreement are still being worked out, so while we don't have exact text to share, we are encouraged that many Arizona priorities are being considered - priorities that will get our public health and economic health back on track.

#### **Sinema Priorities (Health, PPP, Restaurants, UI, Stages, Rental/Mortgage Assistance)**

- Getting our economy back on track starts with getting control over the virus.
- Senator Sinema continues to call for increased access to PPE and tests for our most vulnerable communities, including long-term care facilities, schools, tribal communities, VA clinics, and community health centers.
- We're talking to Arizona stakeholders, hospitals, physicians, pharmacists, the VA, and our tribal partners to ensure our state has the information and resources we need to distribute and administer coronavirus vaccines.



- We've also asked FEMA to ensure Arizona has access to emergency health care workers, so that if Arizona hospitals are overwhelmed we have the support needed to save lives.
- To protect Arizona jobs and rebuild Arizona's economy, the Senator is advocating for a package that:
  - Strengthens support for small businesses by including the Restaurants Act, which provides direct assistance to local restaurants who are the centers of our communities and are especially hard hit - and continuing and improving the Paycheck Protection Program (PPP), which is critical to support small business owners and getting Americans back to work as this crisis passes.
  - Boosts Unemployment Insurance and direct payments under the CARES Act to ensure all eligible Arizonans get needed support to pay their bills and stay in their homes.
  - Provides direct support for Arizona towns, cities, counties, and Tribal communities with less than 500,000 residents. Relief has been delayed for too many Arizona communities that do not meet that threshold.
  - Prepares states and communities to distribute a vaccine when it is available.
  - And invests in our schools and expands broadband service. The next response bill must better equip Arizona schools to transition to distance learning, and invest in our research institutions that are innovating to educate the next generation and develop health care solutions to fight this and future pandemics.

### **Arizona Health Update**

- Coronavirus cases in Arizona and across the country are spiking. We've seen the highest rolling averages, some of the highest positivity rates, and a record number of daily cases all in the last 2 weeks. It is getting worse every day.
- As of Tuesday, Arizona reported 12,314 new coronavirus cases with 23 additional deaths.
- Arizona's documented totals are now: 378,157 COVID-19 infections and 6,973 fatalities, according to the Arizona Department of Health Services.
- What is most concerning is the strain on our hospital systems and health care workers. As of this morning, there were 3,157 inpatient COVID patients and 744 ICU beds occupied by COVID patients. Across Arizona, 88 percent of inpatient beds and 90 percent of ICU beds are filled.
- Elected leaders, and all Arizonans, must make choices now to save lives that fuel a robust economic recovery in the months ahead by slowing down another big coronavirus spike.
- Everyone is understandably tired of the disruptions to our daily lives. We all want to get back to dining inside restaurants and bars, hosting indoor gatherings, and returning to our usual work and school schedules.
- Controlling the virus and fixing our economy are the same thing - we can only start getting back to our normal lives by slowing down this spike in cases.

- We each have a role to play in slowing the spread by limiting gatherings with people outside our households, wearing face masks in public, and social distancing around others. The Senator also encourages Arizonans to get their flu shot.
- Our scientists are focused on ensuring we have a safe and effective vaccine and we are encouraged at the pace of development. Still, we have several more months before a vaccine is mass-produced and distributed to the public at large.
- The first batches of both the Pfizer and Moderna vaccines, if approved by the Food and Drug Administration under an Emergency Use Authorization, won't be enough to cover all high priority folks right away (frontline health care workers and residents of long-term care facilities).
- Arizonans should be prepared to continue best practices until summer or later in 2021, and both Arizona state leaders and Congress must take action to control the spread of the virus.
- The Senator is working to get a bipartisan coronavirus relief and recovery bill through Congress that is focused on helping Arizonans get the care they need, supports our small businesses, helps state and local leaders provide essential services, and boosts direct relief to unemployed workers and vulnerable households.
- The Senator encourages Arizona leaders to:
  - Implement a statewide mask policy, emphasize the importance of wearing face masks and require the use of masks in public places. (Studies show mask-wearing successfully slows the spread of transmission and a recent CDC study in Arizona showed that cases decreased by 75 percent following mask-wearing and other public health practices).
  - Close indoor public areas where spread is known to occur, including indoor bars and gyms, and limit indoor gatherings.
  - Ensure all communities have proper infection tracking measures in place so we can identify, isolate, and stop the spread of the virus.
  - Increase transparency about coronavirus outbreaks around the state, and share with Arizonans accurate data in a timely manner - especially in higher-risk settings such as nursing homes, assisted living facilities, and schools - so Arizonans can know their risks and make informed decisions.

## **NDA**

- We were pleased to see that negotiators found agreement on the National Defense Authorization Act, which is the federal government's annual defense spending bill.
- The bipartisan NDA gives our troops a much-deserved pay raise, strengthens our national security, and includes several wins that will boost Arizona's economy.
- We made sure every base and military asset in every corner of our state was taken care of. I'm proud of the strong funding we delivered for Luke Air Force Base, Davis-Monthan, Fort Huachuca, Yuma Proving Ground, Marine Corps Air Station Yuma, and the Arizona National Guard, ensuring our service members

have the resources to keep America safe and secure, and maintaining Arizona's leadership role in our national defense.

- Not only are these investments in our national security, but our bases also create real opportunities for Arizonans. The manufacturing, contracting, and subcontracting that come with them are critical economic engines for communities across the state.
- For veterans, Senator Sinema secured a provision in the NDAA that trains and encourages the VA to use telehealth to expand access to care. This will reduce long commute times, help mitigate the spread of the coronavirus, and ensure our veterans receive the timely, quality care they've earned. This was of particular importance to veterans living in rural areas.
- The NDAA also includes the CHIPS for America Act, of which the Senator was an original cosponsor. This legislation will restore American leadership in semiconductor development by authorizing federal grants for advanced research and development, securing the supply chain, and ensuring long-term national security and economic competitiveness.
- The Senator looks forward to working with her colleagues to swiftly pass this defense bill and make it law.

### **Questions:**

#### 1. Yuma County

Question: What are you being told about the safety of COVID-19 vaccines and will members of Congress be willing to get one?

- Senator Sinema has been briefed by leaders from Operation Warp Speed, which includes leaders from the FDA and the CDC, and has been able to get answers directly from both Pfizer and Moderna.
- Pfizer's phase 3 clinical trials involved 44,000 global participants, involving people as young as 12 and up to age 85. Pfizer's data showed a 95 percent efficacy rate, and the FDA confirmed that the vaccine was effective across different ages, racial and ethnic groups, and in people with pre-existing health conditions.
- Moderna's trials involved 30,000 participants, and more than one-third were from diverse communities; 7,000 people were over the age of 65, and 5,000 were people under the age of 65 with underlying health conditions.
- In both trials, no serious adverse reactions were found, though some participants experienced moderate side effects similar to the flu vaccine: a sore arm, headaches, or fatigue.
- Participants of these trials will be followed for a full two years after to look at long-term effects, but also to monitor how strongly people remain protected against the vaccine. What we don't know yet is if immunity will last for many years, or if this will be like a flu shot where we need annual boosters.
- The Senator believes the progress has been vigorous and appreciates that the FDA has not rushed their decision to try to meet artificial deadlines. The FDA advisory committee is slated to meet on Thursday 12/10 to discuss the Pfizer

vaccine and next Thursday 12/17 to discuss Moderna. The FDA will likely make approval decisions after each advisory meeting.

- Some members of Congress have even participated in some of these clinical trials, including Senator Rob Portman from Ohio (Johnson & Johnson) and Senator Steve Daines from Montana (Pfizer).

## 2. Town of Patagonia

Question: We are seeing a tremendous uptick in positive cases in our town and the broader county. Might you have an update on when places like Santa Cruz County would receive doses of the new COVID vaccine?

- The surge in cases across Arizona is extremely concerning and in particular the positivity rates in recent days from Santa Cruz County. Our team has worked with providers in Southern Arizona regarding testing, supply concerns, and bed availability.
- Based on our state population (adults over the age of 18), which is how the federal government is calculating how many doses to send to each state every week, Arizona expects to receive approx. 383,000 doses of vaccine by the end of the year. Since both the Pfizer and Moderna vaccines require two shots (with Pfizer being 3 weeks apart and Moderna being 4 weeks apart), Arizona's first 383,000 doses will be able to vaccinate 191,500 people.
- Based on the Arizona state plan, the first people in line for the vaccine will be frontline health care workers, first responders, and our nursing homes. Note: doses will be delivered to hospitals and nursing homes, with coordination from all county public health departments.
- Since all allocation decisions will be made by the state, we agree that it's frustrating we haven't heard from ADHS on how distribution will actually happen.
- It would be helpful if the leaders on this call could talk to their county public health departments, and if you aren't getting the answers you need from the state, please let Ben and our outreach team know at [outreach@sinema.senate.gov](mailto:outreach@sinema.senate.gov).

## 3. City of Casa Grande and Town of Jerome

Comment: Yesterday, the National League of Cities heard from a key Senate office that aid to state and local governments hangs in the balance because Senate Majority Leader Mitch McConnell said that he wants to table state and local aid until the next Congress. The reason for his tabling is supposedly because Senators are not hearing from their local elected officials. I just want to say that aid is still crucial, and I hope it will be included in any additional COVID package.

- Since the beginning of the pandemic, we've heard from all of you on these calls about the need for additional support for local governments.
- Arizona local elected officials, both Republicans and Democrats, have been clear that more support is helpful. We know this support is crucial to continue the essential public services your governments provide, including health, education, public safety, and first responders. Even the Chairman of the Federal Reserve, Jay Powell, discussed the importance of a strong public sector for a strong

overall recovery. The Majority Leader is an outlier here as many Republicans and Democrats have stated that this is an important part of any COVID deal.

- As you may remember, Senator Sinema cosponsored a bipartisan Senate bill called the SMART Act that would provide for additional local support. That bill is the basis for the ongoing bipartisan negotiations, although the funding levels are still undecided. We're going to continue to push for this in the bipartisan negotiations and make sure you all get the support you need to deliver essential services to Arizonans.

#### 4. City of Sedona

Question: Does Treasury Sec. Mnuchin plan to transfer leftover funds from the CARES Act to a general fund?

- It's unclear what Secretary Mnuchin plans to do with this money, which should be directed to help businesses and families as Congress intended. The Senator is disappointed with this decision, which was abruptly made after the election. She actually raised the issue with him directly in a hearing last week.
- Our concern is that these funds will go towards other priorities, and not helping Arizona families, businesses, and communities weather this crisis. That's not what Congress intended when it authorized this funding, and our team has asked for the legal justification for this decision. We haven't yet received an answer, but we're committed to performing robust oversight here.
- We believe these funds are important to help small businesses and provide access to credit and access to capital for larger employers in Arizona. These funds were meant to protect Arizonans' jobs, and that's what they ought to be used for.
- Senator Sinema will keep pushing for answers on this, as we also push for greater relief for Arizona families, small businesses, cities, towns, and counties.

#### 5. City of Sedona

Question: Have you spoken with the Governor about any prospect of a state mask mandate or if he would do any sort of shutdown?

- The Senator has not spoken directly with the Governor about this issue. The director of the Department of Health Services and the Governor have chosen to run a program that they feel is appropriate for Arizona and have indicated that they may not have the time or the interest to speak with Senator Sinema on the phone.
- Our staff has communicated with staff members from the Department of Health Services, and we remain committed to working with anyone, including those in state government, to protect Arizonans during the pandemic.
- It is the Senator's hope that the Governor is listening to our doctors, nurses, leaders like yourselves, and business leaders about how we can strengthen public health efforts and save lives in Arizona.

#### 6. City of Buckeye

Comment: Senator, just wanted to express the City of Buckeye's gratitude for getting the DRIP Act included in the Water Resources Development Act.

- Arizona's future depends on securing our water supply. Eradicating salt cedars will restore our waterways and ensure Arizona has the resources to address drought conditions so we can continue expanding opportunities across our state.

{Date}

Honorable Members of Congress  
United States House and Senate  
Washington, D.C. 20510

Dear Member of Congress,

As municipal leaders representing the 29 states which lack comprehensive nondiscrimination protections for our LGBTQ constituents, we urge you to take action and pass federal protections to provide security to our citizens and consistency throughout our states and nation.

All too often, lesbian, gay, bisexual, and transgender people experience discrimination in housing, health care, public spaces such as hotels and restaurants, and in other areas of public life. According to a recent study more than 1 in 3 LGBTQ Americans faced discrimination of some kind in the past year, including more than 3 in 5 transgender Americans.<sup>1</sup> That's something no American should have to face.

Where possible, mayors, city councilors, county executives and other officials have enacted a wide range of local laws and ordinances prohibiting discrimination. More than 400 local and county ordinances have been enacted in the 29 states currently lacking comprehensive protections, and more than 660 have passed in all fifty states- from Miami, Florida to Anchorage, Alaska. The list of cities and counties includes localities large and small, from major population centers such as Phoenix, Philadelphia, and Dallas, to smaller cities and towns such as Whitefish, Montana; Beckley, West Virginia; and the 334-person town of Vicco, Kentucky.

These local ordinances have helped make communities more inclusive and send the message that everyone is welcome. They've made workplaces stronger, too – because when everyone can focus on doing their jobs and providing for their families, we all thrive. However, these efforts are simply not enough.

This patchwork of protections is unworkable for LGBTQ people who are vulnerable where they live and when they travel, for national businesses who wrestle with different standards in different places, and for people on all sides of the political spectrum who support fair and consistent treatment for their LGBTQ neighbors. Even when protections exist, each time an LGBTQ resident commutes to another city for work, or visits other states, their level of protection changes, sputtering in and out like frustrating cell phone reception. Usage and enforcement of these protections can vary widely from city to city. This creates a confusing

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<sup>1</sup> Center for American Progress National Public Opinion Survey: The State of LGBTQ Community in 2020  
<https://www.americanprogress.org/issues/lgbtq-rights/reports/2020/10/06/491052/state-lgbtq-community-2020/>

tangle of local ordinances, state laws, court opinions and administrative rulings, which is nearly impossible for the average person to navigate. Landlords, employers, and businesses, especially those with multiple locations, lack a uniform landscape to inform their personnel policies and determine the scope of their obligations. Only comprehensive federal legislation can resolve this patchwork and provide clear and consistent guidelines for all to follow.

As local leaders, we've been having these conversations in our communities for years. After all, municipal leaders represent the level of government most closely connected to our communities. We see first-hand the harms that result when individuals are denied equal treatment. And when our LGBTQ constituents face the concrete and wide-ranging effects of discrimination - from eviction, to loss of a job, to denial of health care coverage - it is typically local governments providing the essential services and assistance needed to support them.

As elected officials we have the obligation to ensure through legislation that all are treated equally under the law – it's the golden rule of democracy. And in every state across the country, a supermajority of Americans support common sense protections for the LGBTQ community.<sup>2</sup> It's time for Congress to fulfill its responsibility and pass a federal law making clear that no one should face discrimination because of who they are, who they love or what zip code they call home.

It is time to pass nondiscrimination protections for LGBTQ people at the federal level. America is ready. And now, as elected officials, Congress, it's in your hands.

Thank you.

Signed,

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<sup>2</sup> Public Religion Research Institute: <https://www.prrri.org/research/americans-support-protections-lgbt-people/>



December 9, 2020

By Federal Express & Email

Mr. Brian Chesky  
CEO, Airbnb, Inc.  
888 Brannan Street  
San Francisco, CA 94103  
brian.chesky@airbnb.com

Mr. Peter M. Kern  
CEO, Expedia Group, Inc.  
1111 Expedia Group Way West  
Seattle, WA 98119  
pekern@expediagroup.com

Dear Messrs. Chesky and Kern,

As you know, Arizona's state law SB1350 gutted local authority over short-term rentals in Arizona, including the local zoning and enforcement authority that traditionally applied to such activities. We, the undersigned mayors of cities and towns across the great State of Arizona, are taking the unusual step today of sending this letter to ask that you immediately end lobbying activities designed to prevent reform of this disastrous state law which your industry promoted.

All of us can provide examples of how SB1350 is causing serious harm to our citizens and neighborhoods, and we are deeply concerned that short-term rentals operating without appropriate local government oversight are causing long-term damage to our communities and the entire state.

Brian Chesky recently admitted that "We really need to think through our impact on cities and communities." Thank you, Mr. Chesky, we agree. But your industry's actions in Arizona are inconsistent with this stated concern.

There is no question that Arizona's SB1350 weakens our communities and has left us defenseless in the face of harmful and undesirable activities. Specifically:

- Once peaceful neighborhoods suffer from unsupervised groups coming in and out for daily stays, which include unruly, disruptive and noisy large gatherings;
- Neighborhoods are experiencing dangerous criminal activity from short-term rental properties, including shootings, sexual and physical assaults, and the use of short-term rental properties as locations and staging places for other criminal activity (over the summer, looting and rioting);
- Affordable housing stocks are being gobbled up by investors who are focused on short-term commercial uses of their properties, rather than neighborhood stability and prosperity;

- Hotels and resorts, which provide jobs for our citizens and a tax base for our communities, face unfair competition under the current Arizona law while they follow a different, more responsible, set of rules.
- As bars and restaurants have been in limited service during the pandemic, short-term rentals have emerged as alternative venues. Many have hosted unsafe and unwelcome parties for hundreds of people during the closures. Cleaning standards are not uniform, if there is recommended cleaning at all, and there typically are no responsible owners present;
- The State of Arizona doesn't have the interest to monitor and identify short-term rental "hosts." Local communities experience hosts avoiding required local registration, platform fees, and taxes by booking "off-line." Local government cannot currently partner with you effectively on this mutual issue;
- Some communities have seen over half of citizen police calls relate to problems with short-term rentals. This is a direct result of our local communities' inability to enact and enforce responsible regulations.

These are just a few of the issues our communities are confronting with no relief in sight under current state law. Earlier this year, bipartisan state legislation that would have substantially returned appropriate authority and effective tools to local communities was advancing through the state legislature with our support. The legislation did not impose bans on short-term rentals, but rather restored to local governments the longstanding right and ability to protect residential neighborhoods. As you know, this is the way things work across the nation, except for Arizona. Unfortunately, the COVID-19 pandemic forced the state legislature out of session before the broadly supported bill could become law.

Your companies have actively and cynically opposed needed reform through public relations and paid lobbying efforts. Your support of Arizona's SB1350 is tearing at the fabric of our communities and is an affront to every Arizona homeowner who aspires to the "American Dream" of peaceful homeownership. The time has come for you to get on the right side of this issue and recognize that supporting our neighborhoods is also in your long-term economic interests and the long-term interests of your investors.

Your current Arizona business model is unsustainable. Until the law returns local control of short-term rentals to locally accountable elected officials, the demand from our citizens for reform will continue to amplify and become a business disruption that cannot be ignored, perhaps with unintended consequences for your companies' larger aspirations.

We believe there are ways for short-term rentals to compatibly and successfully operate in a variety of settings. We also believe that allowing local leaders to manage activities in their communities is the wise and business-savvy approach to creating a sustainable short-term rental industry. All we ask is that you end your efforts to block Arizona's needed return to local standards governing your activities in neighborhood areas.

Thank you for your attention.

Sincerely,

Scott Anderson  
Mayor, Gilbert

Mila Besich  
Mayor, Town of Superior

Jerry Bien-Willner  
Mayor, Town of Paradise Valley

Tom Brady  
Mayor, Bullhead City

Ginny Dickey  
Mayor, Town of Fountain Hills

Tim Elinski  
Mayor, City of Cottonwood

Coral Evans  
Mayor, City of Flagstaff

Kate Gallego  
Mayor, City of Phoenix

John Giles  
Mayor, City of Mesa

Kevin Hartke  
City of Chandler

Stephanie Irwin  
Mayor, Town of Pinetop-Lakeside

Mike LeVault  
Mayor, Youngtown

Georgia Lord  
Mayor, City of Goodyear

Thomas McCauley  
Mayor, City of Winslow

Craig McFarland  
Mayor, City of Casa Grande

Greg Mengarelli  
Mayor, City of Prescott

Jen Miles  
Mayor, City of Kingman

Tom Morrissey  
Mayor, Town of Payson

Frederick W. Mueller  
Mayor, City of Sierra Vista

Douglas J. Nicholls  
Mayor, City of Yuma

Eric Orsborn  
Mayor, City of Buckeye

David Ortega  
Mayor-Elect, City of Scottsdale

Rui Pereira  
Mayor, Town of Wickenburg

Les Peterson  
Mayor, Town of Carefree

Micah Powell  
Mayor, City of Eloy

Regina Romero  
Mayor, City of Tucson

Thomas L. Schoaf  
Mayor, City of Litchfield Park

Cal Sheehy  
Mayor, Lake Havasu City

Bob Teso  
Mayor, City of South Tucson

Anna Tovar  
Mayor, Tolleson

Kenneth Weise  
Mayor, City of Avondale

Joe Winfield  
Mayor, Town of Oro Valley

Corey Woods  
Mayor, City of Tempe

- cc: 1) Ms. Sara Garvin, VP – Global Communications and Corporate Brand, Expedia Group Inc.
- 2) Mr. Nick Wilkins, Director of Communications, Airbnb, Inc.



# MEMORANDUM

TO: City of Tempe Mayor and Council  
FROM: Naomi Farrell, Human Services Director  
DATE: December 11, 2020  
SUBJECT: Eviction Prevention Task Force Summit

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## **Background**

The Centers for Disease Control and Prevention (CDC) issued a nationwide order to temporarily halt residential evictions to prevent the further spread of COVID-19. The order is effective from September 4, 2020 through December 31, 2020 and requires tenants to provide an executed copy of a declaration form to invoke the CDC's order.

On November 13, 2020 Councilmembers Jennifer Adams and Lauren Kuby convened an Eviction Prevention Task Force summit inclusive of residents, nonprofit providers, City staff and other interested stakeholders (e.g. ASU, Urban Land Institute, and Vitalyst). A total of 30 individuals participated. The overall purpose of the Eviction Prevention Task Force summit was to identify specific and immediate actions to keep individuals/families housed once the moratorium ends. These facilitated discussions developed the broad recommendations for action outlined below:

### Recommendations:

- 1) Coordinating Communication to Increase Access
- 2) Consolidating Resources, Services, and Education
- 3) Building Capacity to Accelerate distribution of resources
- 4) Streamlining & Increasing access to legal resources for tenants
- 5) Using data to inform strategies that reach people where they are
- 6) Motivating landlords to prevent evictions

These recommendations have and will continue to frame the work of staff, through collaborations with interested non-profit partners moving forward not only at the current time, but as the impact(s) of COVID-19 continue to be felt by the community.

## **Status Update(s)**

Since the summit, staff has been working through the overarching recommendations listed above, and the sub points related to the individual action item (see attachment Eviction Matrix). During the meeting, concurrence was achieved that Coordinating Communication to Increase Access should be/ would be the first item addressed.

Within days of the meeting it was learned that Statewide financial resources were, all but, depleted. Staff began working with Arizona Department of Housing (ADOH) who has been compiling statewide information on eviction prevention resources to determine current availability of financial resources (see attachment Statewide Rental Assistance). A summary of the ADOH information follows:

As of December 4:

- a) Statewide \$109,889,375 (in total) was made available for eviction prevention, homelessness prevention and utility assistance, with approximately \$28,368,149 remaining. However, it is important to note that Pima County and Tucson had not reported their total expenditures as of the report pull date, and \$12,614,151 of the \$28,368,149 is an overstated availability of financial resources for that region.

- b) Maricopa County (countywide) \$70,306,973 (in total) was made available for eviction prevention, homelessness prevention and utility assistance efforts. \$10,892,618 appears to remain available; the bulk of the remaining resources are in (and for) City of Phoenix and City of Mesa with \$6,796,537 appearing to remain available.
- c) Tempe specific assistance is/was approximately \$2.5M in Federal funds; and approximately \$4.5M in funding was provided through Tempe Community Action Agency (with approximately 1,500 families served) for rental and utility assistance. Tempe Community Action Agency funding has been fully utilized, and details are found below for the City of Tempe program.

In general, application to approval time averages from 1 to 3 weeks depending upon lag between the funding entity requesting required documentation and the individual/family providing the information required to complete the eligibility determination, executing agreements, and issuing payment(s).

### **Actions Taken in the Interim**

In light of the reasonable presumption that all funding is/was and/or will be exhausted; staff has taken, or is in the process of taking, the following actions:

- 1) November 24, 2020 the City of Tempe opened the application process for the final \$2M in CARES Act funding received from HUD as rental and/or mortgage assistance for individuals/families adversely financially impacted by COVID-19. As of November 30, 2020, there were 455 applications received for assistance; and as of December 10, 2020, at 9:45am 639 applications have been received. The program is designed to, and has funding to, assist approximately 200 households with up to \$10,000 or 6 months of assistance whichever comes first. Four full time staff working +50 hours per week have been dedicated to processing applications.
  - 2) With the assistance of the PIO's office to develop an overall communications campaign related to available non-financial resources:
    - a. Communications and Media Relations can build on Tempe-specific efforts by expanding information on [tempe.gov](http://tempe.gov), sharing resource fliers and social media graphics, engaging with landlords, coordinating media outreach to Spanish language TV, and exploring possible regional strategies with partners.
      - Financial Navigator (available to all Arizona residents):
        - FAQ made available to Tempe-specific nonprofits and faith-based community members. Wider distribution to Summit participants, Arizona Multifamily Association, Arizona Department of Housing, and other partners with Valleywide reach (see attachment Financial Navigator).
      - Communication with other municipalities about availability of Financial Navigator program.
      - Provide Summit partners with short PSA filmed with Mayor Woods about Financial Navigator program, with sample social media posts. Encourage partners to post on their social media or share city's posts.
      - Media outreach:
        - Target Spanish-language TV to promote available resources such as Financial Navigator, rent and utility assistance, legal assistance, etc.
        - Explore possible regional strategies with partners such as MAG and Arizona League of Cities and Towns.
- Graphic materials:
- Share resource fliers and social media graphics, with suggested posts.
  - Explore creating a Valleywide resource flier for distribution to Summit partners, Arizona Multifamily Association and others.

### Landlord/tenant engagement:

- Tempe rent/mortgage assistance flier already shared with Arizona Multifamily Association for members and their tenants.
- Explore creating a Valleywide resource flier for distribution to members for their tenants.
- Targeted communications to former housing program participants who may be at greater risk of eviction through resource flier that can be shared with municipal partners.

Tempe.gov/GetHelp:

- Continue adding/updating available Valleywide resources and encourage Summit partners to share resources for inclusion on webpage. Promote webpage through city channels and partners.
- 3) Conduct regular communication with the Arizona Multifamily Association (AMA)
    - a. Develop a common understanding of the concerns/perspectives of member entities
      - i. Expiration of foreclosure protection(s)
      - ii. Reduced rent collection creating concerns about potential long-term viability
      - iii. Concerns about deferred maintenance due to reduction in rent collections
      - iv. Tenants not actively participating in conversations with their landlords/property managers about their inability to pay and working toward mutually beneficial solutions
    - b. Distribute flyer material about rent assistance to their member base
      - i. This has generated calls from property managers/landlords about ways to assist their tenants secure assistance
    - c. Continue collaborating on messaging and what resources (financial and non-financial) may be available to tenants of member entities.
  - 4) Staff is exploring a partnership with local justice courts to assist individuals and families currently in the eviction process.
    - a. The overarching goal is to assist individuals and families through services and resource navigation to reduce the number of evictions on the horizon by assisting at risk renters back to self-sufficiency.
    - b. Initial inquiries have been made. Staff is following up with additional contacts.
  - 5) Staff will continue to review the available information related to the severity of unpaid rent(s) and its potential broader impact(s) on the overall rental market
    - a. The National Council of State Housing Agencies (NCHSA) has published (report attached) their projections of the National and Arizona market
      - i. Prediction of a potential 150,000 eviction filings
      - ii. Estimated Arizona wide rental shortfall of between \$431-630 million by January 2021.

**Next Steps**

In the short term, Staff will continue working to execute messaging around non-financial resources, in conjunction with the PIO's office and the inclusion of non-profit partners. Additionally, staff is working to ensure the efforts are replicable and scalable in preparation for potential additional funding to be received from State or Federal Resources and having the mechanisms in place to quickly distribute the information to the broader community at large.

In the long term, Staff will continue to explore all possibilities to provide additional funding for rental and mortgage assistance. Additionally, the second consensus point of Consolidating Resources, Services, and Education will continue to be explored as a continuation of the exploration and implementation of potential action items that resulted from the summit.

Multiple attachments have been included as visual representations of the work completed and/or in process.

Entity	Budgeted	Delivered	Remaining	Source	Type of Assistance
			12/4/2020		
<b>STATE:</b>					
Arizona Dept of Housing/CAAs	\$ 7,000,000	\$ 4,342,386	\$ 2,657,614	State Housing Trust Fund/Crisis Contingency Safety Net Fund	Rental Assistance
ADOH/St Vincent de Paul	\$ 250,000	\$ 219,498	\$ 30,502	Crisis Contingency Safety Net Fund	Rental Assistance
ADES/SVdP/Flagstaff	\$ 150,000	\$ 56,564	\$ 93,436	ESG/CV1 (Homeless Prevention)	Rental Assistance
Wildfire Cares/SVdP	\$ 2,500,000	\$ 1,950,702.00	\$ 549,298	Crisis Relief Fund Cares Act	Utility and Rental Assistance
FEMA Phase 37/SVdP	\$ 32,547	\$ 32,547.00	\$ -	FEMA	Rental Assistance
FEMA Phase Cares/SVdP	\$ 67,453	\$ 67,453.00	\$ -	FEMA CARES	Rental Assistance
ADOH/CPLC	\$ 250,000	\$ 221,711	\$ 28,289	Crisis Contingency Safety Net Fund	Utility and Rental Assistance
ADES/Old Pueblo	\$ 250,000	\$ -	\$ 250,000	ESG/CV1 (Homeless Prevention)	Utility and Rental Assistance
ADES/Salvation Army No Az	\$ 150,000	\$ -	\$ 150,000	ESG/CV1 (Homeless Prevention)	Utility and Rental Assistance
ADES/DCS	\$ 500,000	\$ -	\$ 500,000	ESG/CV1 (Homeless Prevention)	Utility and Rental Assistance
ADES/CCS of Southern AZ	\$ 250,000	\$ 2,346	\$ 247,654	ESG/CV1 (Homeless Prevention)	Utility and Rental Assistance
ADES/Coalition for Compassion	\$ 150,000	\$ 18,588	\$ 131,412	ESG/CV1 (Homeless Prevention)	Utility and Rental Assistance
ADES/CCS Northern Az	\$ 150,000	\$ 89,539	\$ 60,461	ESG/CV1 (Homeless Prevention)	Utility and Rental Assistance
ADES - pending	\$ -	\$ -	\$ -	ESG/CV2 (Homeless Prevention)	Utility and Rental Assistance
<b>State Total:</b>	<b>\$ 11,700,000</b>	<b>\$ 7,001,335</b>	<b>\$ 4,698,665</b>		

<b>CITIES/COUNTIES:</b>					
Maricopa County: Includes Glendale	\$ 27,057,000	\$ 26,239,118	\$ 817,882	CARES ACT: \$30M - \$3 (admin) = \$27 Assistance. \$5.7 Glendale = \$18.3 MC. Glendale's balances are incorporated into MC reporting.	Rental Assistance
Maricopa County	\$ 158,675	\$ 19,574	\$ 139,101	CSBG (for areas outside Phoenix, Mesa, Glendale)	Utility and Rental Assistance
Maricopa County	\$ 516,666	\$ 84,198	\$ 432,468	STCS/TANF (Rent for areas outside Phoenix, Mesa, Glendale)	Rental Assistance
Maricopa County	\$ 674,223	\$ 135,536	\$ 538,687	CDBG-CV1 ( for specific communities)	Utility and Rental Assistance
Maricopa County	\$ 910,547	\$ 45,924	\$ 864,623	CSGB-CV (for areas outside Phoenix, Mesa, Glendale)	Utility and Rental Assistance
Maricopa County	\$ 6,000,000	\$ 5,513,400	\$ 486,600	CARES Act to Maricopa CAA	Utility Assistance
Maricopa County	\$ 1,755,304	\$ 1,755,304	\$ -	LIHEAP- COVID19 Utilities	Utility Assistance
Maricopa County	\$ 232,841	\$ 18,990	\$ 213,851	CSBG- Rent	Rental Assistance
Maricopa County: Mesa (Eva)	\$ 6,250,000	\$ 2,550,000	\$ 3,700,000	Cares Act from Maricopa County to A New Leaf	Rental Assistance
Maricopa County: Mesa (Eva)	\$ 143,000	\$ 48,463	\$ 96,537	Emergency Food & Shelter Program (EFSP)	Rental Assistance
Phoenix, City of	\$ 24,000,000	\$ 21,000,000	\$ 3,000,000	CARES Act through Wildfire: \$22M Rental/Mortgage/Utilities; \$3 M Refugee/Asylum Seekers; their figures appear to include admin costs. Wildfire received \$12,000,000, or 50% of the total contract, in advance payment to get the program started. To date, a second payment of \$6,000,000 was issued, totaling \$18,000,000 in life to date expenditures. To date, 2,813 households have received \$9,162,300 in rent/mortgage assistance and \$1,848,100 in utility assistance. A total of \$11,010,400 in assistance has been provided to date. Wildfire continues to provide technical assistance to all participating agencies and is monitoring expenditure patterns to ensure the full allocation is expended timely.	Rent, Mortgage, Utility Assistance
Tempe, City of	\$ 33,000	\$ -	\$ 33,000	ESG-CV2 - Homeless Prevention	Rental Assistance
Tempe, City of	\$ 15,000	\$ -	\$ 15,000	ESG-CV2 - Rent Relief	Rental Assistance
Tempe, City of	\$ 50,000	\$ -	\$ 50,000	ESG-CV2 - non profit NOFA	Rent, Mortgage, Utility Assistance
Tempe, City of	\$ 300,000	\$ 300,000	\$ -	CDBG-CV	Rent/Mortgage Assistance
Tempe, City of	\$ 1,521,991	\$ 1,521,991	\$ -	CDBG-CV3	Rent/Mortgage Assistance
Gilbert, City of	\$ 380,726	\$ 183,857	\$ 196,869	CDBG-CV. \$100,000 to Save the Family; \$280,726 +25K to AZCEND CAP/Chandler. \$150K for job training to nonprofits. \$12,300 to ANL DV court advocacy.	??
Gilbert, City of	\$ 200,000	\$ -	\$ 200,000	AZ CARES	Utility Assistance
Gilbert, City of	\$ 108,000	\$ -	\$ 108,000	AZ CARES	Utility and Rental Assistance
Pima County	\$ 6,625,000	\$ 6,625,000	\$ -	CARES Act	Rental Assistance
Pima County	\$ 300,000	\$ 300,000	\$ -	CARES Act	Utility Assistance
Pima County	\$ 422,040	\$ 422,040.00	\$ -	CDBG-CV	
Pima County	\$ 675,000	\$ -	\$ 675,000	ESG-CV1 - Homeless Prevention	Rental Assistance
Pima County	\$ 1,051,214	\$ -	\$ 1,051,214	ESG-CV2 - Homeless Prevention	
Pima County	\$ 150,925	\$ -	\$ 150,925	HOPWA-CV	
Pima County	\$ 164,156	\$ -	\$ 164,156	EFSP-CV (FEMA)	
Tucson, City of	\$ 7,580,000	\$ 7,580,000	\$ -	CARES Act Eviction Prevention	
Tucson, City of	\$ 1,667,776	\$ -	\$ 1,667,776	ESG CVI Homeless Prevention	
Tucson, City of	\$ 5,500,000	\$ -	\$ 5,500,000	ESG CVII Homeless Prevention	
Tucson, City of	\$ 109,150	\$ -	\$ 109,150	HOPWA-CV	
Tucson, City of	\$ 3,295,930	\$ -	\$ 3,295,930	CDBG-CV1	
Coconino County	\$ 236,211	\$ 93,384	\$ 142,827	LIHEAP CARES Act	Utility and Rental Assistance
Coconino County	\$ 105,000.00	\$ 85,112	\$ 19,888	CSBG Cares Act	Utility and Rental Assistance
	\$ -	\$ -	\$ -		
	\$ -	\$ -	\$ -		
<b>Cities/Countries Total:</b>	<b>\$ 98,189,375</b>	<b>\$ 74,519,892</b>	<b>\$ 23,669,483</b>		

**STATEWIDE TOTALS:** \$ 109,889,375 \$ 81,521,226 \$ 28,368,149



Eviction Matrix

Coordinating Communication to Increase access	Work in Process	Consolidating Resources, Services, and Education	Building Capacity to Accelerate Distribution of Resources	Streamlining & Increasing Access to Legal Resources for Tenants	Using Data to Inform Strategies that Reach People Where They Are	Motivating Landlords to Prevent Evictions
Create centralized communication site - Tenant side / LL side Simplified communication equity (and advertising to raise awareness)		Consolidate resources within one organization or portal (one-stop shop)	Pull in staff members from other programs and train on how to process rent applications to get the \$ out the door	Automatically connect tenants to a legal liaison (using ASU students, CLS, other resources) at the first eviction notice	Geolocate: Identify the areas of most concern (New America study of Maricopa County; water-utility data) and target, with DIRECT outreach, those most vulnerable to eviction and foreclosure (door hangers, plus going to WHERE PEOPLE ARE-- supermarkets, churches, K-12 schools, meal and food-distribution sites)	Develop a Communication Task Force - using/incentivising landlords as an access point for providers and services (e.g. mandate landlords to fully participate in the eviction process, or lower fees/rebates to landlords that have assisted their tenants in gaining resources, or attended training to educate themselves on available resources).
Increase case management capacity for assistance with tenant and landlord communications and paperwork.		Create a virtual like "Project Connect" for tenant eviction education and live assistance.	Seek volunteers to assist with processing (non-confidential items; collaborations to help get the \$ out earlier; quick training)	Landlord-tenant mediation (mandated or encouraged by judges at Justice Courts)		Prioritize assistance based on amount of funding needed; risk level of family
Reach out to those who have previously exited housing services (at higher risk) -- to tenant and landlord		Explore partnership with UHaul for moving and storage services.	Longer term -- weekly 30-min touch base call (provider steering committee) [to collaborate better similar to Pet Task Force weekly calls] Action-oriented	Encourage proactive communication - all sides(scripted)	Create bilingual (including opportunities for Congolese and Syrian, others) toolkit for tenants that includes: sample payment plans, script or talking points about how to talk with your landlord, CDC declaration form. Give people the tools to start the conversations.	Fund full rent relief for arrears acquired from March 2020 using CARES and HEROES funds-TCAA
					Technology -- simplified -- attn to limited phone/internet access	
			Engage ASU in data analyses and trend forecasting	Communicate to landlords when rental assistance is being applied for to engage/create understanding with landlord	Create strategies re: undocumented tenants (unique customized approach); including out of country students(ASU - case mgmt)	Work with landlords about applying for rent/mortgage assistance on behalf of tenants as the City of Glendale is doing with a new program. They are financially motivated and have some of the necessary documents.
						<a href="https://kjzz.org/content/1628499/glendale-launches-new-rental-assistance-program">https://kjzz.org/content/1628499/glendale-launches-new-rental-assistance-program</a>
Engage in tenant / Landlord outreach through existing networks (neighborhood associations, industry groups; faith-based orgs; law firms, Dan of Off Campus Life at ASU) (Even landlords providing tenants with information on resources)	Part of work with PIO's office.			Advocate with state and congressional delegations for the extension of the eviction moratorium and landlord assistance programs and resources. State should take responsibility to lead the educational efforts around this issue.		Incentivize landlords to NOT get the judgements (Buys time for tenants to get rental assistance
				Advocate for replenishment of Affordable Housing Trust Fund. Collaborative (vs piecemeal) effort for advocacy.		
Tempe Specific: Continue to promote engagement with the City of Tempe's Financial Navigator; one-stop free service for anyone impacted by COVID-19. Residents use a web based portal to connect with navigators in a one-on-one call.	This has and is being advertised among internal program group(s). We are working with the PIO's office for broader messaging options/techniques.			Educate landlords and tenants about CARES Act violations (Improper evictions, remove judgment from records) - court had audit data		Landlord mitigation fund
Educational outreach to non-traditional places like: grocery stores, gas stations, utility payment offices, schools, and social-justice organizations (Semillas in Tempe) and this information should also be on all of their out-facing websites, invoices, mailer inserts and social media. Target transit/bus stops - Valley Metro, Orbit	Part of the work being conducted below with PIO for broader communication plan(s)			Coordinate legislative agenda approach (multi jurisdictional and agency approach) - related also to Housing Trust Fund		
Create and distribute templates for tenants to use to communicate with landlords regarding their need for rental assistance and eviction prevention	These are currently available on the Human Services/Housing Services site and are being modified for more generalized use throughout the broader community. We are working with the PIO's office on broader messaging options/techniques.			Reach out (City Council, Marge Zylla) to AZ League of Cities and Towns re: interfacing with banking institutions about mortgage forbearance.		

Eviction Matrix

<p>Reach out, pro-actively and aggressively to Multifamily Housing Association and to landlords (in Tempe, that would mean calling them as well). Offer them flyers</p>	<p>This has already been done; and the AMA has been communicating information related to rental assistance in their communication(s) to their membership. Also working with registered rental(s) information from MAG related to landlord identification and inclusion with flyer information.</p>			<p>Legal Options: Create a city fund for pro-bono legal assistance (esp. to remove COVID-related evictions from permanent records); Create a countywide "Eviction Court" (similar to Homeless, Mental Health, Veterans Courts) to enable early outreach to renters under threat. Educate re: turning over keys personally to landlord (to keep eviction off record) Karyn Lathan has more detail</p>		
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# Frequently Asked Questions



## No-cost Financial Navigator Program

Tempe's Financial Navigator Program helps anyone in Arizona impacted by the COVID-19 pandemic connect with financial resources. Participants receive one-on-one assistance over the phone and work with navigators on a custom plan to meet their specific needs. There is no income qualification.

The program is housed at CARE 7, the City of Tempe's crisis response program.

## How does the program work?

Participants can self-refer using a secure Tempe-specific portal or can be referred, with permission, by service providers.

1. Submit basic information at: <https://finnav.org/tempe>. Participants are asked about language preference and how they wish to be contacted.
2. Participants receive a text or email with follow-up questions that allow navigators to tailor resources to specific needs. Participants will give navigators permission to call.
3. During a 30-minute call, navigators assess top needs and available resources. Navigators identify any other needs that can be met by the city.
4. The participant will receive a call summary in a PDF to detail everything discussed in the call.

## Is the city providing direct assistance to these participants?

The primary role of navigators is resource connection. However, a participant may receive direct assistance from one of our city programs depending on need.

## What areas does the navigator focus on?

- Living expenses
- Job loss or need for supplemental income
- Concern about repaying a debt
- Concern about being the victim of a scam
- Specialized services for populations such as domestic violence victims, seniors, immigrants or veterans
- General guidance on how to stay well or plan ahead

## What is an example of this assistance?

Help managing expenses by:

- Prioritizing payments and when to make them
- Guiding negotiations with creditors such as credit card companies or student loan servicers
- Determining if utilities payments can be paused without service disruption
- Considering options to leverage unemployment insurance and/or short term disability

Help maximizing income by:

- Ensuring receipt of potential future federal payments such as the Families First Coronavirus Response Act
- Providing guidance on enrollment of unemployment insurance, food security benefits, and other available resources
- Connecting to Volunteer Income Tax Assistance sites to file taxes and receive tax refunds

## Who qualifies?

There is no income qualification. While the program is based in Tempe, it is open to anyone in Arizona who has been adversely impacted by the pandemic.

## Will there be follow up appointments?

Navigators help residents triage financial issues, identify immediate action steps, and make referrals to other services. The program is not intended for long-term navigation services.

The navigator cannot call participants back once a session is complete. If participants want to speak with the navigator again, they will fill out an additional inquiry form.

## About the program:

The program is a partnership between the City of Tempe and the national nonprofit Cities for Financial Empowerment Fund <https://cfefund.org/> (CFE Fund).



For more information: [tempe.gov/CARE7](https://tempe.gov/CARE7)



# Are your tenants having trouble paying rent?



## The City of Tempe is offering emergency rent assistance.

Funds are not tied to the Housing Choice Voucher Program (Section 8)

- All qualified tenants who have been impacted by the COVID-19 pandemic can apply

Applicants can receive up to \$10,000 or six months of assistance; funds can be used for back payments.

To qualify, applicants must:

- Live or work in Tempe
- Have been impacted financially by COVID-19
- Have income at or below 80% area median income
- Provide proof of citizenship or eligible immigration status
- Live in a non-subsidized unit

Other requirements apply. Even if tenants have already received rent or mortgage assistance from another entity, they can still qualify.

Learn more: [tempe.gov/housing](https://www.tempe.gov/housing)

Application open: <https://www.waitlistcheck.com/AZ177-3193>



Need other resources? Visit [tempe.gov/GetHelp](https://www.tempe.gov/GetHelp)

Emergency assistance available through Community Development Block Grant (CDBG) and HOME Tenant-Based Rental Assistance (TBRA) funds.



# Are you having trouble paying your rent, utilities or Tempe water bill? Let us help.

Resources  
are  
available

1. Stretch your dollars. Get financial help with rent, electric, gas bills: [tempe.gov/GetHelp](https://tempe.gov/GetHelp)
2. Make a payment plan for your water bill: 480-350-8361
3. Talk with our no-cost financial navigator: [tempe.gov/CARE7](https://tempe.gov/CARE7)

COVID resources: [tempe.gov/coronavirus](https://tempe.gov/coronavirus)

*The Tempe Elementary School District neither endorses nor sponsors the organization or activity represented in this material.  
The distribution or display of this material is provided as a community service.*

## FEDERAL EVICTION MORATORIUM - FREQUENTLY ASKED QUESTIONS

### 1. Has the eviction moratorium been extended?

No. The CDC's order temporarily halts residential evictions of covered persons for non-payment of rent during September 4, 2020-December 31, 2020. As of December 10, 2020, the order has NOT been extended.

### 2. Is there a form to fill out to take advantage of the CDC order on eviction moratoriums?

Yes. A tenant, lessee, or resident of a residential property must provide a completed and signed copy of the declaration to their landlord, owner of the residential property where they live, or other person who has a right to have them evicted or removed from where they live. The declaration may be signed and transmitted either electronically or by hard copy. Each adult listed on the lease, rental agreement, or housing contract should complete the declaration. In certain circumstances, such as individuals filing a joint tax return, it may be appropriate for one member of the residence to provide an executed declaration on behalf of other adult residents party to the lease, rental agreement, or housing contract at issue. [The declaration can be downloaded here.](#)

Individuals are not obligated to use the CDC form. Any written document that an eligible individual presents to their landlord will comply with the Order, as long as it contains the same information as the CDC declaration form.

All declarations, regardless of the form used, must be signed, and must include a statement that the covered person understands that they could be liable for perjury for any false or misleading statements or omissions in the declaration.

In addition, people are allowed to use a form translated into other languages. Even though declarations with other languages may satisfy the requirement that a covered person must submit a declaration, CDC cannot guarantee that they in fact do satisfy the requirement. However, declarations in languages other than English are compliant if they contain the information required to be in a declaration, are signed, and include a statement that the covered person understands that they could be liable for perjury for any false or misleading statements or omissions in the declaration.

### 3. Will there be / can there be repercussions from their landlord for using the moratorium?

Landlords are not required to make their tenants aware of the Order and Declaration. But landlords must otherwise comply with all requirements of the Order. The Order does not preclude a landlord from challenging the truthfulness of a tenant's declaration in any state or municipal court. The protections of the Order apply to the tenant until the court decides the issue as long as the Order remains in effect.

**4. Does the moratorium take immediate effect or is there a waiting period?**

To seek the immediate protections of the Order, each adult listed on the lease, rental agreement, or housing contract should **complete and sign a declaration and provide it to the landlord** where they live. Individuals should not submit completed and signed declarations to the CDC or any other federal agency. In certain circumstances, such as individuals filing a joint tax return, it may be appropriate for one member of the residence to provide an executed declaration on behalf of other adult residents party to the lease, rental agreement, or housing contract at issue.

**5. What does it mean when a tenant has declared themselves to be a covered person under the CDC Order?**

**Covered persons located in jurisdictions in which this Order applies may not be evicted for non-payment of rent solely on the basis of the failure to pay rent or similar charges at any time during the effective period of the Order.** A landlord may continue to charge rent and accept partial payments during this time. If local laws permit, a landlord may also agree to a repayment schedule for back rent payments that have accumulated during this time. Tenants retain all existing rights and protections against eviction under applicable state law ([Arizona Residential Landlord and Tenant Act](#)).

**6. If I am a covered person, do I still owe rent to my landlord?**

Yes. Covered people still owe rent to their landlords. The Order halts residential evictions only temporarily. Covered persons still must fulfill their obligation to pay rent and follow all the other terms of their lease and rules of the place where they live. Covered persons must use best efforts to make timely partial payments that are as close to the full payment as their individual circumstances permit, considering other nondiscretionary expenses. **When the Order expires, consistent with the applicable [landlord-tenant](#) or real-property laws, a covered person will owe their landlord any unpaid rent and any fees, penalties, or interest as a result of their failure to pay rent or make a timely housing payment during the period of the Order.**

**7. How can I apply for emergency rental assistance?**

An online application for those who live or work in Tempe is available here: <https://www.waitlistcheck.com/AZ177-3193>

For additional resources, visit the City of Tempe's [GET HELP](#) online guide

**8. Should I tell my Landlord I am applying for emergency rental assistance?**

Yes, renters should communicate their inability to pay any or all of their rent to their landlord as soon as they know that to be the case. It is in a renter's best interest to let their landlord know as soon as possible their situation and that they are applying for assistance. Once an application has been submitted the renter will be provided with a letter they can provide to their landlord that verifies an application has been submitted.





# **Analysis of Current and Expected Rental Shortfall and Potential Evictions in the U.S.**

Prepared for: National Council of  
State Housing Agencies

September 25, 2020



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# Section I

## Executive Summary

The COVID-19 pandemic has created both a public health crisis and an economic crisis in the United States. As of September 21, 2020, there have been more than 6.9 million confirmed COVID-19 cases and more than 200,000 reported COVID-19 deaths in the United States.<sup>1</sup> The effects of the pandemic on the economy have been “unprecedented in scale: the pandemic has created a demand shock, a supply shock, and a financial shock all at once.”<sup>2</sup> Record levels of gross domestic product (GDP) decline and job loss were observed in the second quarter of 2020. Economists predict that the path to economic recovery will take longer than initially expected and may be “U-shaped” or “swoosh-shaped,” recognizing that economic recovery has already begun to stall.<sup>3</sup>

The hardest hit industries, especially small businesses within these industries, include Accommodation and Food Services; Educational Services; Arts, Entertainment, and Recreation; Mining, Quarrying, and Oil and Gas Extraction; and Other Services (except Public Administration).<sup>4</sup> Approximately 44% of small business respondents to the U.S. Census Bureau Small Business Pulse Survey indicated that they do not expect to return to normal (i.e., pre-pandemic) operations for six months or more.<sup>5</sup>

Along with small business owners, renters and individual landlords are also experiencing financial hardship. A monthly survey by Apartment List that started in June found that for each of the last four months, approximately 33% of American rental households did not make an on-time rent payment.<sup>6</sup> In July, more than 40% of renters making less than \$25,000 missed their rent payment.<sup>7</sup> As a result of these late or missed payments, approximately 66% of renters expressed concern about eviction within the next six months.<sup>8</sup> Renters and individual landlords – those owning a few investment properties rather than those with large real estate

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<sup>1</sup> Sangameswaran, S. “U.S. surpasses grim milestone of 200,000 COVID-19 deaths.” Reuters. September 21, 2020.

<sup>2</sup> Bauer, Lauren et al. “Ten Facts about COVID-19 and the U.S. Economy.” Brookings Institution. September 17, 2020. Referencing Triggs and Kharas 2020.

<sup>3</sup> Hannon, Paul & Chaudhuri, Saabira. “Why the Economic Recovery Will Be More of a ‘Swoosh’ Than V-Shaped.” The Wall Street Journal. May 11, 2020; Lambert, Lance. “Recovery or double-dip recession? How the U.S. economy is doing in 9 charts.” Fortune. August 17, 2020; Davidson, Paul. “What shape is the economic recovery in: U, V or W?” ABC News. August 13, 2020; Thomson-DeVeaux, Amelia & Paine, Neil. “Don’t Expect A Quick Recovery. Our Survey Of Economists Says It Will Likely Take Years.” FiveThirtyEight. May 26, 2020.

<sup>4</sup> U.S. Census Bureau Small Business Pulse Survey.

<sup>5</sup> Ibid.

<sup>6</sup> Popov, Igor et al. “32% of Americans Entered August with Unpaid Housing Bills.” Apartment List. August 6, 2020.

<sup>7</sup> Warnock, Rob and Salviati, Chris. “Missed Housing Payments Continue Piling Up In July.” Apartment List. July 8, 2020.

<sup>8</sup> Popov, Igor et al. “32% of Americans Entered August with Unpaid Housing Bills.” Apartment List. August 6, 2020.

investment companies – likely have limited access to capital and therefore are turning to making payments via credit cards, borrowing from family and friends, taking out high-interest payday loans, and depleting their emergency savings funds.<sup>9</sup> The uncertainty about whether rent payments will be made or not likely has both renter households and landlords on edge.

On September 4, 2020, the Centers for Disease Control and Prevention (CDC) issued an Agency Order to temporarily stop certain residential evictions through December 31, 2020 to prevent the further spread of COVID-19.<sup>10</sup> Stout has conducted a variety of analyses to estimate: (1) the range of renter households in the United States that are unable to pay rent and are at risk of eviction; (2) the range of rent shortfall for renter households in the United States that are unable to pay rent and are at risk of eviction; (3) the range of renter households in the United States that may experience an eviction filing by January 2021.

**Stout estimates that as of September 14, 2020 there are between 9.7 million and 14.2 million renter *households* in the United States that may be unable to pay rent and at risk of eviction. This translates to between approximately 23.3 million and 34.0 million individual renters.**

**Stout estimates that renter households have already accumulated between \$12.2 billion and \$16.7 billion of shortfall in their owed rent.**

**Stout estimates that by January 2021 the rent shortfall for these households will be between \$25.1 billion and \$34.3 billion.<sup>11</sup>**

**Furthermore, Stout estimates that by January 2021, up to 8.4 million renter households, which include 20.1 million individual renters, could experience an eviction filing.**

**Given what appears to be a slow economic recovery, it is reasonable to expect ongoing elevated unemployment, high rent burden among low-income renter households, continued accumulation of unpaid rent, and continued risk of eviction beyond January 2021.**

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<sup>9</sup> Dougherty, Conor and Friedman, Gillian. “They’re Making the Rent. Is it Costing Their Future?” The New York Times. August 21, 2020.

<sup>10</sup> 85 FR 55292.

<sup>11</sup> If one were to interpret the Week 14 Household Pulse Survey responses as relating to respondents’ confidence in their ability to pay September rent, Stout estimates the rent shortfall by January 2021 to be between \$30.7 billion and \$42.1 billion.

# Section II

## Analysis of Rent Shortfall

Stout has based its analysis largely on the Household Pulse Survey administered by the U.S. Census Bureau. The Household Pulse Survey was “designed to deploy quickly and efficiently, collecting data to measure household experiences during the coronavirus pandemic.”<sup>12</sup> The Household Pulse Survey has two phases. Phase 1 (April 23, 2020 through July 21, 2020) of the survey collected information about individuals’ employment status, access to food, housing, physical and mental health, access to healthcare, and disruption to education.<sup>13</sup> Phase 2 (August 19, 2020 tentatively through October 2020) of the survey includes many of the questions from Phase 1 to assess trends over time and additional questions about receipt of governmental benefits (e.g., unemployment, Social Security, Supplemental Security Income, Medicare), spending patterns, access to financial resources, remote working, and travel practices.<sup>14</sup>

Based on data from the Household Pulse Survey, with responses as of September 14, 2020, Stout estimates that there are between 9.7 million and 14.2 million renter households (between 23.3 million and 34.0 million individual renters) in the United States that are unable to pay rent and at risk of eviction. The 9.7 million renter households at the low end of the range are renter households that have indicated no or slight confidence in their ability to pay next month’s rent and excludes those households that receive certain forms of rental assistance (e.g., public housing, Section 8 vouchers). The 14.2 million renter households at the high end of the range are all renter households that have indicated no or slight confidence in their ability to pay next month’s rent, as well as a portion of renter households that have indicated moderate confidence in their ability to pay next month’s rent, and does not make any exclusions for the renter households that receive certain forms of rental assistance within these two sub-populations (i.e., all renter households that have indicated no or slight confidence in their ability to pay next month’s rent and a portion of renter households that have indicated moderate confidence in their ability to pay next month’s rent).

Stout estimates that the rent shortfall by the end of September 2020 for these households is between \$12.2 billion and \$16.7 billion and that this rent shortfall will increase to between \$25.1 billion and \$34.3 billion by January 2021. Unlike other estimates of back-rent owed, Stout’s estimate of rent shortfall considers that a portion of renters will make partial rent payments though they may have to rely on credit cards or other (often higher risk) mechanisms of accessing capital to do so. Stout’s estimate of rent shortfall does not include interest or fees that landlords may charge renters who are unable to pay rent during the CDC eviction moratorium. Given what appears to be a slow economic recovery, it is reasonable to expect ongoing elevated unemployment, high rent burden among low-income renter households, continued accumulation of unpaid rent, and continued risk of eviction beyond January 2021.

Stout estimates that by January, up to 8.4 million renter households (20.1 individual renters) could experience an eviction filing. The actual number of renter households that may

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<sup>12</sup> <https://www.census.gov/data/experimental-data-products/household-pulse-survey.html>

<sup>13</sup> Ibid.

<sup>14</sup> Ibid.

experience an eviction filing could vary based on renters’ awareness of the CDC moratorium and the degree to which courts are consistently applying the CDC moratorium. For example, the Texas Supreme Court ruled on September 17, 2020 that “eviction citations will have to inform renters about the moratorium requirements and include the form needed to apply for protection,” that landlords must notify the court immediately upon receiving a declaration in an already-filed case, and that the court must immediately abate the action absent certain limited exceptions.<sup>15</sup> Conversely, the Maryland District Court has stated that even after the tenant has provided the declaration to the landlord, the court will still hear eviction cases and that the court will “determine the merits of the case and/or the amount that is due for possession” but withhold entering judgment until after the CDC order expires, at which point judgment will be entered automatically.<sup>16</sup>

Stout also analyzed the data by income category. Figure A shows the estimated range of renter households (nationally) that may be unable to pay rent and at risk of eviction, estimated eviction filings by January 2021, and estimated range of rent shortfall by January 2021 for each of the six income brackets used in the Household Pulse survey. This analysis considers both reported household income and reported rent burden for each income category in estimating average household rent burden. It then applies Stout’s methodology to estimate both potential rental shortfall and eviction filings. Unsurprisingly, renter households with the lowest incomes are more likely unable to pay rent and at risk of eviction. Renter households with annual incomes of less than \$50,000 constitute 71% of the estimated eviction filings by January 2021.

<b>Income Bracket</b>	<b>Estimated Range of Renter Households Unable to Pay Rent and at Risk of Eviction</b>	<b>Estimated Eviction Filings by January 2021</b>	<b>Estimated Range of Rent Shortfall by January 2021</b>
Annual Income <\$20,000	3,040,000 - 4,530,000	2,670,000	\$3,642,000,000 - \$5,422,000,000
Annual Income \$20,000 - \$34,999	2,080,000 - 3,260,000	1,920,000	\$4,572,000,000 - \$6,778,000,000
Annual Income \$35,000 - \$49,999	1,510,000 - 2,330,000	1,380,000	\$4,413,000,000 - \$6,169,000,000
Annual Income \$50,000 - \$74,999	1,880,000 - 2,410,000	1,420,000	\$6,352,000,000 - \$7,657,000,000
Annual Income \$75,000 - \$99,999	750,000 - 980,000	580,000	\$3,098,000,000 - \$3,824,000,000
Annual Income \$100,000+	530,000 - 780,000	460,000	\$4,428,000,000 - \$6,045,000,000
<b>Total</b>	<b>9,790,000 - 14,290,000</b>	<b>8,430,000</b>	<b>\$26,505,000,000 - \$35,895,000,000</b>

Note: The income level estimates (calculated at the national level) do not directly reconcile to the state level estimates due to rounding factors in the state level estimates which are then aggregated.

**Figure A**

Provided throughout the following section is information to assist in understanding the methodology used to develop the estimates of households experiencing rental shortfall and

<sup>15</sup> Supreme Court of Texas, Misc. Docket 20-9109, *Twenty-Fifth Emergency Order Regarding the COVID-19 State of Disaster* (Sept. 17, 2020), <https://www.txcourts.gov/media/1449728/209109.pdf>.

<sup>16</sup> District Court of Maryland, Office of the Chief Judge, *Communication Regarding Landlord/Tenant Actions During Phase IV of the Maryland Judiciary’s Reopening Plan* (Sept. 4, 2020), [https://www.courts.state.md.us/sites/default/files/import/district/phaseIV\\_communication\\_landlordtenant\\_9.4.20.pdf](https://www.courts.state.md.us/sites/default/files/import/district/phaseIV_communication_landlordtenant_9.4.20.pdf)

potentially facing evictions as well as other information considered in the development of these calculations.

## Statement of Methodology

Stout's Statement of Methodology is divided into three sections: (1) Sources Underlying the Analysis; (2) Key Assumptions Driving Estimate of At-Risk Renter Households; and (3) Key Assumptions Driving Estimate of Rent Shortfall.<sup>17</sup>

### *Sources Underlying the Analysis*

This analysis relies on two primary sources of data to derive its estimates: (1) the U.S. Census Bureau's Table of Household Income by Gross Rent as a Percentage of Household Income in the Past 12 Months ("Table B25074") from its 2019 American Community Survey ("ACS"), released on September 17, 2020 and (2) the U.S. Census Bureau's Table of Confidence in Ability to Make Next Month's Payment for Renter Occupied Housing Units, by Select Characteristics for each State (Housing Table 2b) from its Household Pulse Survey ("HPS"), released weekly from June 17 through July 29, 2020 and biweekly since September 9, 2020.

The American Community Survey dataset uses a 90% confidence level to determine the margins of error for each of its point estimates.<sup>18</sup> This results in a range of between +/- 0.6% and 6.2% for the statewide estimate of the number of renter households across all income levels, depending on the state. As with any dataset, subsets of the data – by income level and rent as a percentage of income – have higher margins of error. Less than 2% of lowest-level subset of household estimates have margins of error above +/- 30%, which the U.S. Census Bureau considers the threshold for, "potentially serious data quality issues related to sampling error." Over 78% of the lowest-level subset of 2019 1-year estimates of renter households resulted in a margin of error of less than +/- 10%.

As described by the U.S. Census Bureau, the sample sizes for the Household Pulse Survey datasets, "were determined such that a two-percentage point detectable difference in weekly estimates for an estimate of 40 percent of the population would be detectable with a 90% confidence interval within each sample area. The overall sample sizes within the sampling areas were adjusted for an anticipated response rate of five percent." The results of the Household Pulse Survey for renter occupied households have demonstrated a consistent concern that renter households will be unable to make the next month's rent. This is particularly the case for

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<sup>17</sup> Stout revised this methodology in September 2020 to account for the issuance of the CDC moratorium order and its impact on eviction filings. In addition, we have refined our assumption for the exclusion of low-income households that receive rental assistance from federal data to now reflect state-level data. Due to these changes, the estimates presented in this report should not be directly compared to Stout's previously published estimates.

<sup>18</sup> Stout has not calculated confidence levels for every input. Please review the U.S. Census Bureau technical document ([https://www2.census.gov/programs-surveys/acs/tech\\_docs/accuracy/ACS\\_Accuracy\\_of\\_Data\\_2019.pdf](https://www2.census.gov/programs-surveys/acs/tech_docs/accuracy/ACS_Accuracy_of_Data_2019.pdf)) for more information about the confidence levels used for the surveys that Stout has relied on for its analysis.



the lowest income categories with approximately two-thirds of respondents only moderately confident or less.

In our analysis of rent payment confidence, we have omitted the responses to the survey indicating “No response.” The number of these respondents is relatively small, less than 1% of all estimated renter households. Similarly, those responses indicating “Payment is or will be deferred,” also 1% or less of all estimated renter households, are included in the denominator of our calculations but are not separately identified as households potentially facing a rent shortfall. We also excluded renter occupied households with non-cash rent or occupied without rent from the analysis, representing approximately 5% of the total renter households estimate, as they are not expected to be at risk of eviction nor contribute to the rent shortage.

Household Pulse data reports both household estimates as well as the number of respondents (individuals) for their Public Use File datasets. U.S. Census Table B25074 is a measure of households. We have used the proportion of estimated households across each measure of the Household Pulse data as the unit of measure is most comparable to the numbers provided in Table B25074.

It should be noted that the income categories compiled in the Household Pulse Survey results, as well as the American Community Survey, are based on the 2019 annual income levels reported by the respondents. The economic impact of COVID-19 has likely reduced that income in 2020 for many households.

Additionally, the Household Pulse Survey income categories are slightly different than the income categories reported in Table B25074 of the 2019 American Community Survey. The three lowest reported income categories in Table B25074 are “Less than \$10,000,” “\$10,000 to \$19,999” and “\$20,000 - \$34,999.” The lowest reported income category in the Household Pulse data is “Less than \$25,000” and the second income category is “\$25,000 - \$34,999.” For purposes of this analysis we used the American Community Survey income categories and have assumed that the proportions indicated in the Household Pulse Survey data for the lowest two income categories would reasonably align with those of the American Community Survey. We have also combined the two lowest income categories from Table B25074 and combined all Household Pulse Survey income categories greater than \$100,000 into a single category for reporting purposes. All other income categories are aligned.

#### *Key Assumptions Driving Estimate of At-Risk Renter Households*

We have assumed that all renter households estimated to have No or Slight confidence in the ability to make next month’s rent will have some degree of rent shortfall. Correspondingly, we have assumed that 25% of all renter households estimated to have Moderate confidence in the ability to make next month’s rent will have some degree of rent shortfall, as described below. It is possible that the proportion of respondents who indicated they have a Moderate confidence in paying next month’s rent that would have a rent shortfall could vary based on income levels or rent burden. That is, respondents at higher income levels or lower rent burden who

responded with Moderate confidence may have a lesser likelihood of having a rent shortfall. The inclusion of 25% of the households with Moderate confidence is intended to consider that certain incomes and rent burden may have a higher or lower likelihood of having a rent shortfall. A more refined analysis of this variation could cause the total estimated rent shortfall to be different – possibly higher or lower.

For purposes of determining the level of rent shortfall needed in this analysis, we have assumed that those households indicating No or Slight confidence in ability to pay next month's rent will have an average rent shortfall consistent with 50% of their monthly rent. This is consistent with further analysis of Household Pulse Survey regarding households that reported the loss of employment and any gainful work performed in the last 7 days. Likewise, we have assumed that the 25% of households indicating Moderate confidence in ability to pay next month's rent that will have a rent shortfall, will also fall short by 50% of their monthly rent owed for each month of rental arrears. As with our estimate of the proportion of Moderate confidence households that will experience a rent shortfall, our use of a 50% rent shortfall amount for Moderate confidence households is intended to consider that certain incomes and rent burden may have a higher or lower level of rent shortfall and is consistent with our analysis of other Household Pulse Survey results regarding employment impact for these households. Our analysis does not adjust for available (unused) local, state, or federal emergency rental assistance. We expect that renter household confidence will be informed by the availability of emergency rental assistance for which they may be eligible.

We have assumed that households with the greatest rent burden would be most likely to indicate they would not be able to make next month's rent. As such, we have measured the amount of rent shortfall for renter households with the greatest rent burden first. We then apply this to successive levels of lower rent burden until the total number of expected households having rent shortfall has been included – calculated separately for No/Slight confidence and Moderate confidence renter households. While it would certainly be expected that employment disruption and rental confidence has been impacted across all rent burden levels for all income categories, it is also reasonable to expect that the greatest risk would be faced by those with the highest rent burden especially at lower income levels. Therefore, certain of the income-level/rent burden cohorts in the model are displayed as having no impacted households due to the assumed application of need at the highest rent burden levels first. Modifying this assumption to distribute the impacted population across all rent burdens would reduce the estimate of rent shortfall, as the distribution of monthly rent shortfall for lower rent burdens would be modified, but would not change the overall number of households likely to experience a rent shortfall.

In considering renter households in the United States that receive some form of rental assistance, we have considered both the inclusion of these household in the calculation, as well as their exclusion under the premise that they are subsidized units for whom other forms of relief or rental adjustment may be available. Under the exclusionary scenario, we analyzed

housing data from the Center of Budget and Policy Priorities for the number of households in each state that use federal rental assistance in comparison to the American Community Survey estimates of total renter households in low-income brackets in each state. Nationally, 20% of the estimated number of low-income renter households received federal rental assistance. For the scenario excluding these households, we have calculated the percentage of low-income renter households living in federally subsidized housing in each state discretely and removed that percentage from the estimates for the three lowest income brackets. In other words, we assume, based on the ratio of subsidized units to the total number of renter households in each state for those income levels, that a certain percentage of those households that may have a rent shortfall are in subsidized units for whom other forms of relief or rental adjustment may be available and we have excluded these households from the calculation for this scenario. We have not included consideration of any other funding or relief that may be available to renter households, including CARES or unemployment compensation, or state/local rental assistance programs. Based on the timing of the survey results, it would be reasonable to expect that the survey responses have been informed by the receipt of CARES stimulus funding as well as unemployment benefits or other rental assistance programs for most households.

Additionally of note, when collecting information about rent burden the U.S Census Bureau's instructions direct the respondent to, "report the rent agreed to or contracted for, even if the rent for your home, apartment, or mobile home is unpaid or paid by someone else. Do not include any subsidy amount which may be paid by a local housing authority or other agency." Subsequently, the U.S. Census Bureau published a survey indicating that for this question, 25% of respondents are likely answering the question as it was intended to be answered, while 71% are reporting rent amounts that are less than the contract amount (reporting net of subsidy), and 4% are reporting an amount higher than the contract amount. This is relevant to consider when assessing rent burden reported, particularly by low-income levels that may be receiving rental subsidies.

To estimate the number of evictions that may occur by January 2021 resulting from the rent shortfall for these households, we first applied the percentage of respondents to the U.S. Census Household Pulse Survey who said that they were currently caught up on rent payments but had No or Slight confidence in the ability to make next month's rent – which was approximately 65% of respondents, to the total number of estimated renter households that will experience a shortfall this month, resulting in the number of renter households that are estimated to be only one-month in arrears next month. We then stratified the remaining 35% of households into two-, three-, and four-months in arrears cohorts. These calculations do not adjust for or otherwise consider the number of households that are facing a pending eviction case. Households that indicated they will not be able to pay next month's rent may already be facing a pending eviction filing.

We have assumed that, in each subsequent month, 75% of households that were only one-month in arrears will be able to pay enough to remain only one-month behind, with the other

25% falling one month further behind in rent payments. For households that were two or more months in arrears, we have assumed that a significant portion (75% or more, increasing as months in arrears increases) of each cohort of renter households in arrears will continue to fall one month further behind in rent payments.

When estimating the number of monthly eviction filings, we have assumed that in the current economic climate landlords will file an eviction notice after a tenant falls three months behind in rent payments. Pre-COVID research indicated that landlords typically filed evictions after 1.5 to 2.0 months of rental arrears (see additional supporting information and sources in Appendix A). Therefore, in each month, we assume that any households which have fallen three or more months into arrears on rent payments will receive an eviction notice. As noted above, it is important to note that Stout's assumption regarding how long a landlord may wait before filing an eviction (3 months) may be longer than what will be experienced. If landlords bring eviction filings after less than 3 months in all or partially missed rent, the number of eviction filings estimated would increase. This assumption is particularly challenging given the limited information available about landlord response in the current economic climate, as well as the economic climate that may exist by January 2021 and related months of rent shortfalls. Further, it is unclear at this time whether a significant number of eviction filings have been or will be stayed as a result of the CDC moratorium or state or local moratoriums.

Recently, the CDC issued an order establishing the first and only federal moratorium on evictions, set to remain in place until December 31, 2020. In light of this order, we have assumed that a portion of those households that would have received an eviction notice under the previously outlined criteria (three months or more in arrears) will be protected under the CDC order, deferring their eviction until January 2021. In order to be eligible for the CDC moratorium tenants must (1) fill out a form certifying that they meet certain eligibility requirements and give it to their landlord, (2) Make less than \$99,000 or \$198,000 if you file a joint tax return, (3) be unable to make full rent, "due to substantial loss of household income, loss of compensable hours of work or wages, a lay-off, or extraordinary out-of-pocket medical expenses," (4) be making an effort to make timely, partial rent payments, (5) have used your "best efforts" to seek out and apply for all available state or local rental assistance programs, and (6) be at risk of homelessness or at risk of having to double up with others in cramped, close quarters if you were evicted. Based on these requirements we have assumed that all renter households in the \$100,000 or more income level are ineligible for the CDC moratorium protection. At the time of this writing, it is unclear how courts across the country will interpret and apply the various criteria of the CDC moratorium. We have not included consideration for the incremental impact of any state or local moratoria efforts that may protect certain renter households over and above the CDC moratorium order.

#### *Key Assumptions Driving Estimate of Rent Shortfall*

We have estimated the average monthly rent using the midpoint income level and rent burden for each cohort. For the lowest and highest income and rent burden levels we have estimated a

reasonable average income and expected rent for these households. Based on the distribution of the estimated renter households at risk of eviction across each income level/rent burden cohort, and the assumed 50% rent shortfall for these at-risk renter households, we calculate a weighted average monthly rent shortfall per household for each state. This rent shortfall per household is then applied to the number of estimated renter household estimated to be in each group of rental arrears with each increasing group of months in arrears assumed to owe an additional month of rent shortfall. For each subsequent month, the weighted average monthly rent shortfall is assumed to be needed for all renter households estimated to be at risk of eviction for based on the assumed aging of rental shortfall for these households.

## Section III

# The Role of Economic Recovery in Estimating Renter Housing Stability and Rent Shortfall

When forecasting renter household stability and ability to pay rent, it is important to consider the current economic environment as well as the potential for economic recovery. A recent survey found that 54% of renters experienced job loss as a result of the economic fallout of COVID-19, and of the renters who lost their jobs, nearly half were full-time employees and 30% were part-time employees or self-employed.<sup>19</sup> The Turner Center for Housing Innovation at the University of California, Berkeley estimated that nearly 16.5 million renter households have at least one worker in an industry immediately affected by the various efforts to curb the spread of COVID-19.<sup>20</sup> This means that “nearly 50 million people live in renter households likely experiencing immediate job or income losses.”<sup>21</sup> The frequency of COVID-19-related job loss for renter households, the magnitude of renter households that are experiencing income losses, and the precarious housing situations that renter households find themselves facing may only be beginning to be mitigated by an economic recovery. The degree to which economic recovery is expected can impact the reasonable range of renter households that are unable to pay rent and are at risk of eviction, the rent shortfall for these renter households, and the range of renter households that may experience an eviction filing by January 2021.

### The Economic Impact of COVID-19

Beginning in February 2020, the COVID-19 pandemic plunged the United States economy into a recession.<sup>22</sup> In the first quarter of 2020, real GDP – an indicator of economic health – declined at an annualized rate of 5%, and in the second quarter, GDP declined by a historic 32%.<sup>23</sup> This is the largest quarterly economic contraction in U.S. record-keeping history, surpassing the previous record decline of 10% in 1958 by over three-fold.<sup>24</sup> Figure B illustrates this year’s historic GDP decline. Figure C provides a more detailed depiction of the same data for the years 2011-2020.

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<sup>19</sup> Williams, Terri. “How COVID-19 is affecting landlords and renters.” MultiBriefs: Exclusive. June 15, 2020.

<sup>20</sup> Kneebone, Elizabeth and Murray, Cecile. “Estimating COVID-19’s Near-term Impact on Renters.” Turner Center for Housing Innovation, University of California, Berkeley. April 24, 2020.

<sup>21</sup> Ibid.

<sup>22</sup> “NBER Determination of the February 2020 Peak in Economic Activity,” The National Bureau of Economic Research. June 8, 2020.

<sup>23</sup> “Gross Domestic Product, 2nd Quarter 2020 (Second Estimate); Corporate Profits, 2nd Quarter 2020 Preliminary Estimate,” U.S. Bureau of Economic Analysis. August 27, 2020.

<sup>24</sup> Boak, Josh. “U.S. economy plunged an annualized 31.7% in second quarter.” AP News. August 27, 2020



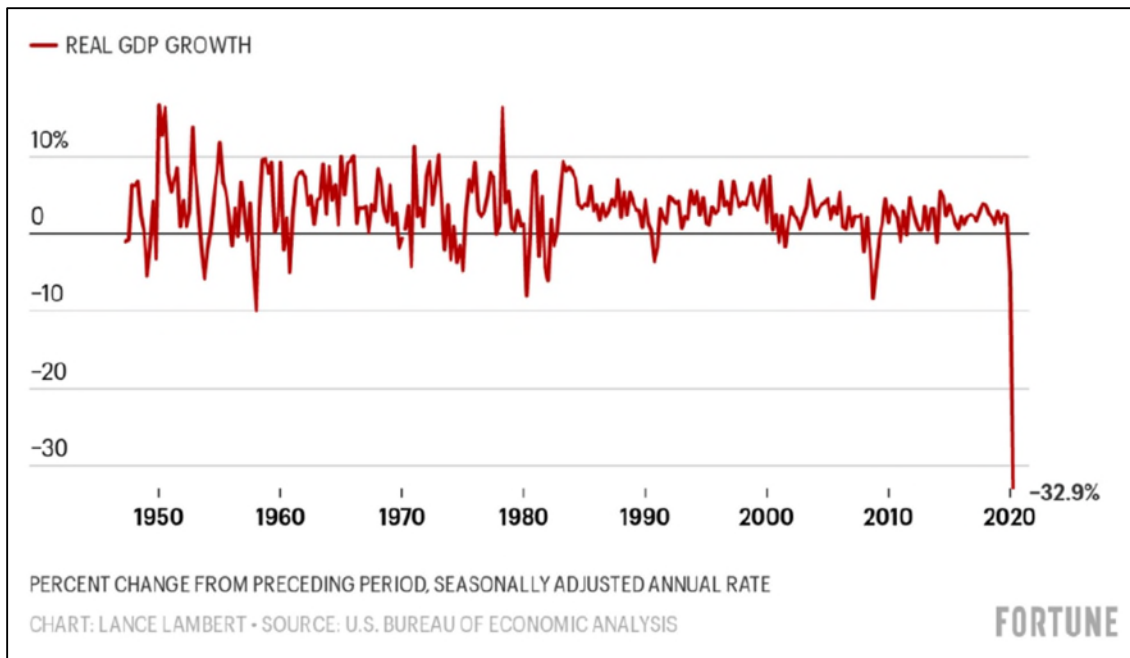


Figure B<sup>25</sup>

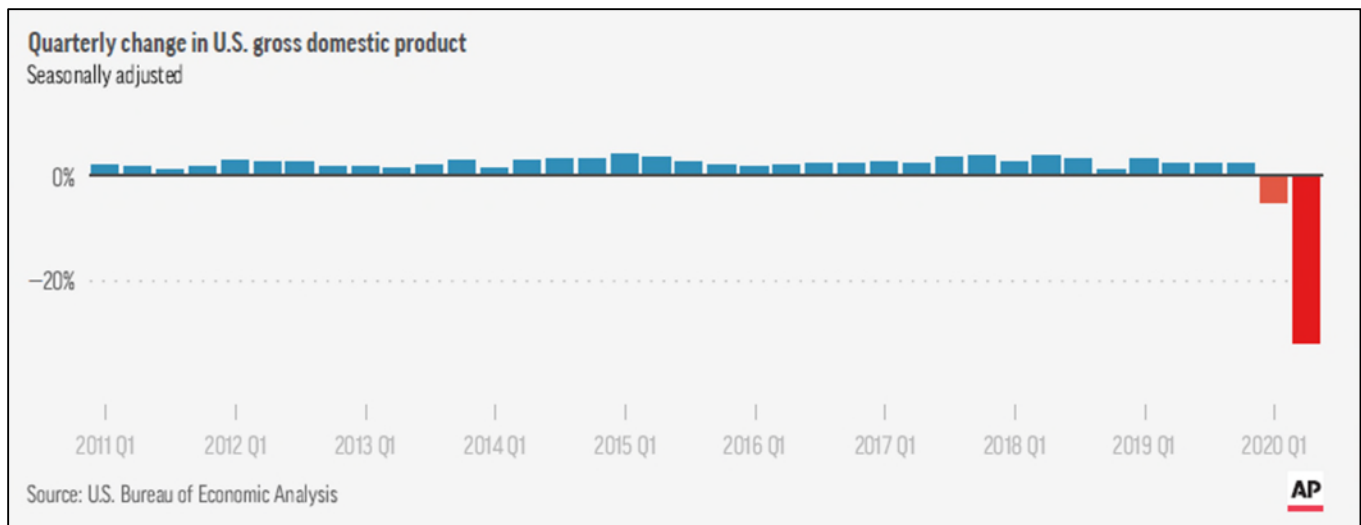


Figure C<sup>26</sup>

Unemployment is a secondary indicator of economic health. More than 17.2 million jobs were lost in March and April 2020 at the onset of COVID-19, resulting in a peak unemployment rate of approximately 15%.<sup>27</sup> Since April 2020, the U.S. labor market has exhibited signs of recovery,

<sup>25</sup> Lambert, Lance. "Recovery or double-dip recession? How the U.S. economy is doing in 9 charts." Fortune. August 17, 2020.

<sup>26</sup> Boak, Josh. "U.S. economy plunged an annualized 31.7% in second quarter." AP News. August 27, 2020.

<sup>27</sup> U.S. Bureau of Labor Statistics.



with 2.7 million jobs added in May and 4.8 million in June.<sup>28</sup> However, during July and August recovery rates decelerated, with only 1.7 million and 1.4 million jobs added, respectively.<sup>29</sup> The labor market remains more than 11 million jobs short of pre-pandemic levels, and the unemployment rate is 8.4% - more than twice the pre-pandemic rate.<sup>30</sup> Figures D and E illustrate the recent trends in the unemployment levels and rates. Figure F compares current unemployment rates to that of the previous recession.

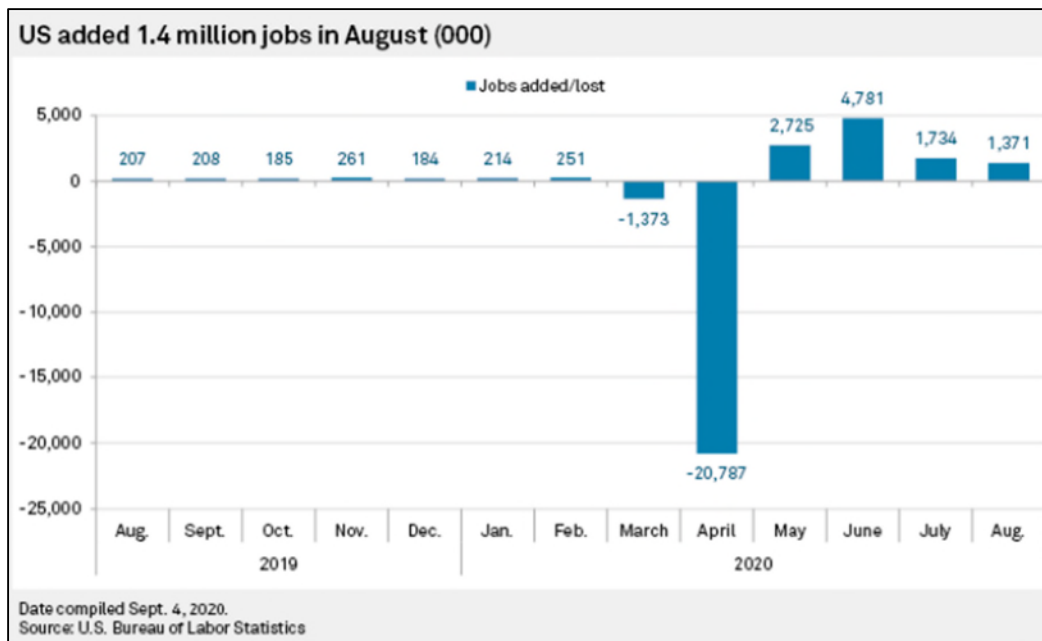


Figure D<sup>31</sup>

<sup>28</sup> Ibid.

<sup>29</sup> “Powell Says Rates Are Likely to Stay Low for Years.” The New York Times. September 18, 2020.

<sup>30</sup> Ibid.

<sup>31</sup> Fallor, Evan. “US jobs recovery seen at risk without further stimulus.” S&P Global. September 4, 2020.

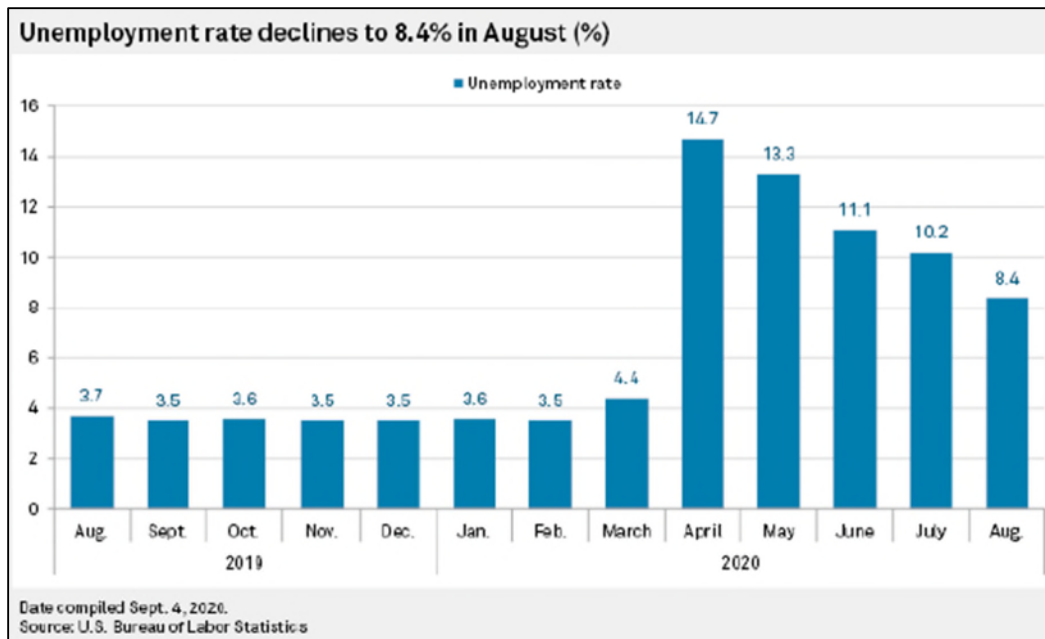


Figure E<sup>32</sup>

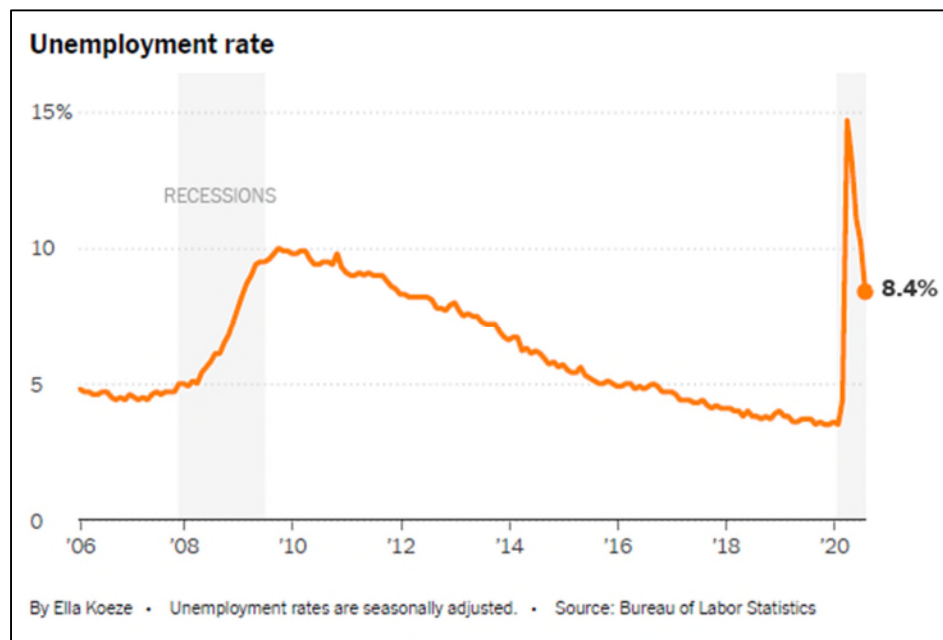


Figure F<sup>33</sup>

<sup>32</sup> Ibid.

<sup>33</sup> “Powell Says Rates Are Likely to Stay Low for Years.” The New York Times. September 16, 2020.

It is important to note that August job growth was inflated by the hiring of nearly 240,000 temporary workers for the 2020 census, most of whom will be laid off when canvassing ends at the end of September.<sup>34</sup> This puts actual job growth for the month closer to 1.1 million.<sup>35</sup>

Further analysis suggests additional weakness and stagnation in the labor market and the economy as a whole. Overall, permanent job loss has increased by approximately a third from February 2020 to August 2020.<sup>36</sup> There has also been a recent resurgence of permanent job loss, with layoffs increasing by 534,000 in August after a brief plateau in July.<sup>37</sup> Additionally, workers are experiencing significantly longer periods of unemployment, increasing from two weeks in April to 17 weeks in August.<sup>38</sup> Finally, there's been an increase in the number of individuals filing for unemployment benefits. Weekly filings reached a peak of 6.9 million in late March, which steadily declined into July, at which point improvements began to stagnate.<sup>39</sup> Since mid-July, new filings have marginally decreased from 1.4 million to 1 million in late August.<sup>40</sup> Even the improvement to 1 million filings in late August is above the pre-pandemic record of 695,000 in 1982.<sup>41</sup> Continued claims from all unemployment programs totaled 29.6 million for the week ending August 22, 2020.<sup>42</sup> During the Great Recession, continued claims peaked at 6.5 million, and approximately five years passed before continued claims returned to pre-recession levels.<sup>43</sup> Taken together, these employment metrics may be signs of long-term, structural damage to the economy.

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<sup>34</sup> "Powell Says Rates Are Likely to Stay Low for Years." The New York Times. September 16, 2020.

<sup>35</sup> Lane, Sylvan. "On The Money: Five things to know about the August jobs report." The Hill. September 4, 2020.

<sup>36</sup> Rosenberg, Eli. "The economy added 1.4 million jobs in August, and the unemployment rate fell below 10 percent." The Washington Post. September 4, 2020.

<sup>37</sup> Lane, Sylvan. "On The Money: Five things to know about the August jobs report." The Hill. September 4, 2020.

<sup>38</sup> Rosenberg, Eli. "The economy added 1.4 million jobs in August, and the unemployment rate fell below 10 percent." The Washington Post. September 4, 2020.

<sup>39</sup> Morath, Eric. "Rise in Weekly Unemployment Claims Points to Faltering Jobs Recovery." The Wall Street Journal. July 30, 2020; Mutikani, Lucia. "U.S. labor market recovery slowing; economists urge more fiscal stimulus." Reuters. August 27, 2020.

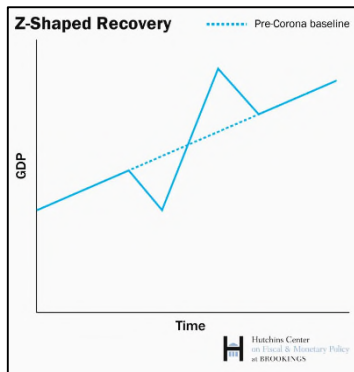
<sup>40</sup> Ibid.

<sup>41</sup> Morath, Eric. "Rise in Weekly Unemployment Claims Points to Faltering Jobs Recovery." The Wall Street Journal. July 30, 2020.

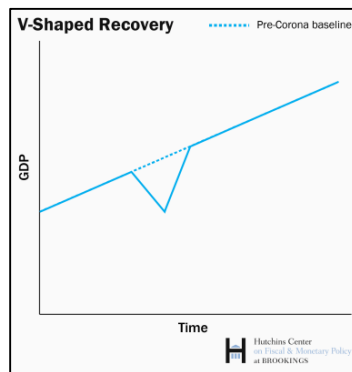
<sup>42</sup> "Tracking the COVID-19 Economy Weekly Labor Market Information." Federal Reserve Bank of Philadelphia. September 5, 2020.

<sup>43</sup> Ibid.

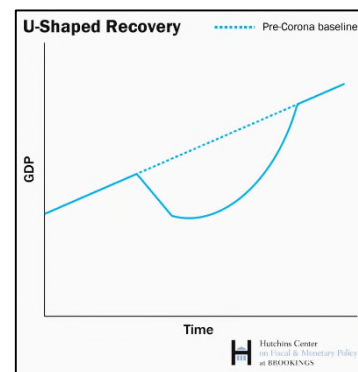
Future economic recovery is difficult to predict. The United States has never experienced a recession like this – one stemming from a public health crisis rather than a financial crisis. There are several trajectories that future economic recovery may take. Those trajectories are most commonly described as Z-shaped, V-shaped, U-shaped, swoosh-shaped, W-shaped, and L-shaped. Figures G through L illustrate these trajectories and are generally ordered from most optimistic to least optimistic.<sup>44</sup>



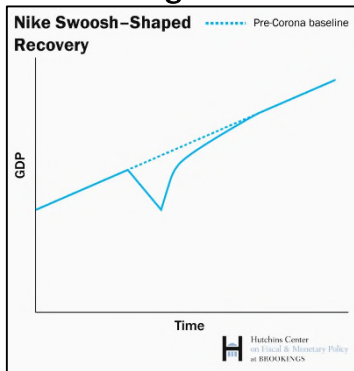
**Figure G**



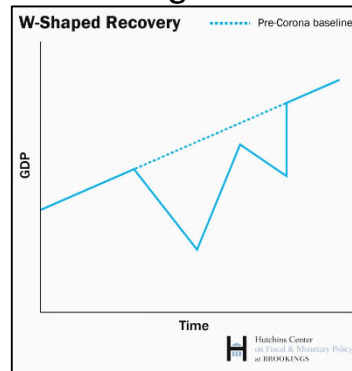
**Figure H**



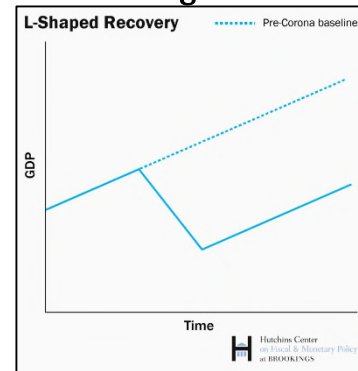
**Figure I**



**Figure J**



**Figure K**



**Figure L**

<sup>44</sup> Figures F-K sourced from Sheiner, Louise and Yilla, Kadija. “The ABCs of the post-COVID economic recovery.” Brookings Institution. May 4, 2020.

Initially, expectations regarding the path of recovery were debated, though V-shaped recovery emerged as a dominant early expectation: a sharp economic contraction followed by a quick bounce back to pre-pandemic levels of activity.<sup>45</sup> More recently, professionals are largely expecting to see a U- or swoosh-shaped recovery.<sup>46</sup> This shift in expectations reflects the realization among economists and business professionals that economic recovery is stalling. This has widely been attributed to the resurgence in the number of COVID-19 cases, which has caused some states and businesses to rollback or reverse re-openings.<sup>47</sup> Figure M depicts daily COVID-19 cases from March-September. It is notable that the timing of the increase in daily COVID-19 cases aligns with the slowing economic recovery the country has experienced since June.

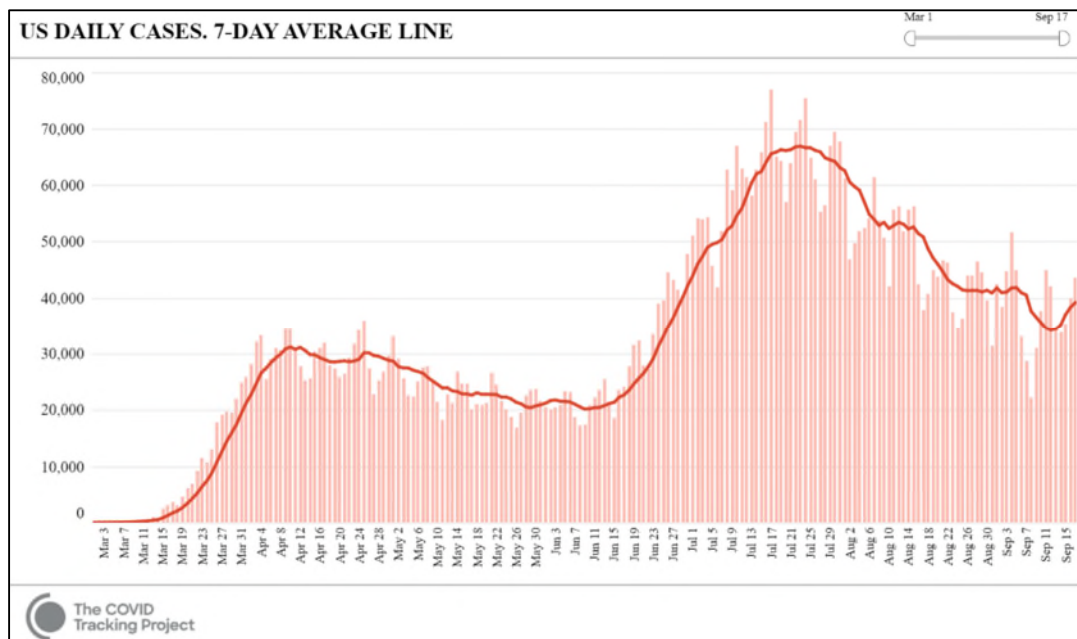


Figure M<sup>48</sup>

<sup>45</sup> Carlsson-Szlezak, Philipp; Swartz, Paul, & Reeves, Martin. “Taking Stock of the Covid-19 Recession.” Harvard Business Review. August 14, 2020; Zentner, Ellen. “2020 Midyear Economic Outlook: Embracing a V-Shaped Recovery.” Morgan Stanley. July 1, 2020.

<sup>46</sup> Hannon, Paul & Chaudhuri, Saabira. “Why the Economic Recovery Will Be More of a ‘Swoosh’ Than V-Shaped.” The Wall Street Journal. May 11, 2020; Lambert, Lance. “Recovery or double-dip recession? How the U.S. economy is doing in 9 charts.” Fortune. August 17, 2020; Davidson, Paul. “What shape is the economic recovery in: U, V or W?” ABC News. August 13, 2020; Thomson-DeVeaux, Amelia & Paine, Neil. “Don’t Expect A Quick Recovery. Our Survey Of Economists Says It Will Likely Take Years.” FiveThirtyEight. May 26, 2020.

<sup>47</sup> Marte, Jonnelle. “Fed policymakers say pickup in infections slowing U.S. economic recovery.” Reuters. August 5, 2020; Tankersley, Jim & Casselman, Ben. “A Resurgence of the Virus, and Lockdowns, Threatens Economic Recovery.” The New York Times. July 15, 2020; Egan, Matt. “The economy is in deep trouble again. Coronavirus is to blame.” CNN Business. July 23, 2020.

<sup>48</sup> The COVID Tracking Project.

Consistent with the expectation of a gradual, U- or swoosh-shaped recovery is the assumption that the economic recovery timeline will span several years. A key factor in timeline predictions is the ability to control the spread of COVID-19, which is expected to be achieved through a vaccine. Most professionals believe that a COVID-19 vaccine will be widely distributed by early- to mid-2021.<sup>49</sup> If true, it is expected that the economy will not fully recover until at least 2024, and potentially 2025 or later.<sup>50</sup> The hardest-hit industries are primarily responsible for the extended recovery time. For instance, in September, Airlines for America, which represents the largest U.S. airlines, estimates that the industry will not return to pre-pandemic levels until 2024.<sup>51</sup> Figure N shows recovery time prediction for several additional industries.



Figure N<sup>52</sup>

<sup>49</sup> Harrison, Matthew. “After the Coronavirus Peak, What’s Next?” Morgan Stanley. April 15, 2020; Nagarajan, Shalini. “Goldman Sachs lifts 2021 US GDP forecast to 6.2% and predicts a COVID-19 vaccine will be ‘widely distributed’ by mid-2021.” Business Insider. August 10, 2020.

<sup>50</sup> Bogdanova, Kelly. “How long will the economic recovery take?” RBC Wealth Management. July 30, 2020; Dua, André; Mahajan, Deepa; Oyer, Lucienne; Ramaswamy, Sree. “US small-business recovery after the COVID-19 crisis.” McKinsey & Company. July 7, 2020.

<sup>51</sup> Gangitano, Alex. “Airline industry warns it won’t rebound until 2024.” The Hill. September 3, 2020.

<sup>52</sup> Oxford Economics. McKinsey Analysis.

In July, there were greater-than-expected employment gains at restaurants, retail stores, and healthcare.<sup>53</sup> However, these industries are among the hardest-hit by the pandemic and remain at significant risk should jurisdictions need to pause re-opening.<sup>54</sup> Within these industries, many small businesses that gained jobs in July were using funds from the Paycheck Protection Program (PPP) to avoid layoffs.<sup>55</sup> At the height of PPP usage, the program was supporting 1.3 million jobs.<sup>56</sup> A reversal of the July job gains may already be happening, as evidenced by weaker employment at small businesses – the primary beneficiaries of the PPP – based on ADP payroll data.<sup>57</sup>

In response to COVID-19, the U.S. Census Bureau created and deployed a new survey intended to measure the effect of the pandemic on small businesses (i.e., businesses with less than 500 employees) across the country. Phase 1 of the survey was from April 26, 2020 to June 27, 2020, and Phase 2 began August 9, 2020 and is ongoing.

Respondents were asked questions related to difficulties they faced with business operations and finances, temporary or permanent closings, and employee terminations or lay-offs. At the conclusion of Phase 1, approximately 44% of small business respondents indicated that they did not expect to return to normal operations for six months or longer compared to approximately 31% of respondents during the first week of the survey.<sup>58</sup> Between the first and third weeks of the survey, the percentage of small businesses that reported receiving financial assistance, including Paycheck Protection Program assistance, increased from approximately 38% to approximately 67%.<sup>59</sup> As Phase 1 of the survey concluded and Phase 2 started, small businesses began responding with more optimism.

As of September 5, 2020, approximately 32% of small businesses in the United States indicated that COVID-19 has had a “large negative effect” on them, a decrease from approximately 51% at the end of April.<sup>60</sup> As the portion of small businesses responding that COVID-19 has had a “large negative effect” on them has decreased, the portion of small businesses responding that COVID-19 has had a “moderate negative effect” on them has been increasing. This relationship indicates marginal improvement in small business sentiment.

Although small business sentiment has improved marginally, from August 9, 2020 to September 5, 2020, approximately 40% of respondents indicated that they had not re-hired any paid

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<sup>53</sup> Zandi, Mark. “The Week Ahead-U.S. Europe, Asia-Pacific.” Moody’s Analytics. August 13, 2020.

<sup>54</sup> Ibid.

<sup>55</sup> Ibid.

<sup>56</sup> Ibid.

<sup>57</sup> Ibid.

<sup>58</sup> Callen, Jane A. “Census Bureau Launches Phase 2 Small Business Pulse Survey.” August 20, 2020. Referencing U.S. Census Bureau Small Business Pulse Survey.

<sup>59</sup> Ibid.

<sup>60</sup> U.S. Census Bureau Small Business Pulse Survey.



employees who had been furloughed or laid off after March 13, 2020.<sup>61</sup> Furthermore, when asked how much time they think will pass before their business returns to its normal level of operations relative to one year ago, approximately 31% of respondents indicated six or more months during the week of April 26, 2020 compared to approximate 45% during the week of August 30, 2020.<sup>62</sup>

The degree to which small businesses reported COVID-19 having a “large negative effect” on them differs by sector. As of September 5, 2020, the five sectors with the high portions of small businesses reporting COVID-19 having a “large negative effect” on them are:

- Accommodation and Food Services – 66.6%
- Educational Services – 63.5%
- Arts, Entertainment, and Recreation – 61.9%
- Mining, Quarrying, and Oil and Gas Extraction – 43.7%
- Other Services (except Public Administration) – 40.3%<sup>63</sup>

Even though small businesses are shifting from having experienced large negative effects to now experiencing moderately negative effects, there are indications that they are still struggling – the lagging re-hiring of furloughed or laid off employees and an increased portion of small businesses expecting six or more months before returning to normal operations. In addition to small business owners, renters throughout the country are facing uncertainty.

### Current Renter Household Instability

A monthly survey by Apartment List that started in June has found that for each of the last four months approximately 33% of American rental households did not make an on-time rent payment.<sup>64</sup> As a result of these late or missed payments, approximately 66% of renters expressed concerned about eviction within the next six months.<sup>65</sup> Furthermore, of the renters concerned about eviction in the next six months, two-thirds had not made a full August rent payment.<sup>66</sup> Not including August rent payments, the portion of renters owing rent to their landlords by amount owed were:

- 15% owing less than \$1,000;
- 11% owing between \$1,000 and \$2,000; and
- 5% owing more than \$2,000.<sup>67</sup>

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<sup>61</sup> Callen, Jane A. “Census Bureau Launches Phase 2 Small Business Pulse Survey.” August 20, 2020. Referencing U.S. Census Bureau Small Business Pulse Survey.

<sup>62</sup> U.S. Census Bureau Small Business Pulse Survey.

<sup>63</sup> U.S. Census Bureau Small Business Pulse Survey.

<sup>64</sup> Popov, Igor et al. “32% of Americans Entered August with Unpaid Housing Bills.” Apartment List. August 6, 2020.

<sup>65</sup> Ibid.

<sup>66</sup> Ibid.

<sup>67</sup> Ibid.



A Moody's Analytics analysis estimates that by the end of 2020, the average back-rent owed by renters in the United States will be \$5,400, accumulating to \$70 billion by the end of the year.<sup>68</sup> There appear to be several key differences between Stout's estimates and Moody's estimate. Stout assumes that some renters may be able to pay a portion of their rent or have other access to capital (as described above) in order to make a partial payment of rent each month. In addition, the Moody's estimate appears to have been completed on or before August 13, 2020 and would not have had the benefit of the most recent Household Pulse survey data incorporating renter confidence indicators from September 2 – 14, 2020. With a further review and understanding of the methodology used by Moody's in developing its estimates Stout may be able to further reconcile the differences between the conclusions.

The methods by which renters are paying their rent, whether fully or partially, include using credit cards, borrowing from friends or family, taking out high-interest payday loans, and depleting savings and emergency funds. A rent payment processing company reported that the number of tenants paying rent by credit card was 30% higher during the first week of April compared to the first week of March.<sup>69</sup> While this solution addresses the short-term need to pay rent, renters who are unemployed or underemployed may be paying double-digit interest rates and accruing debt if they are paying only the minimum payment on their credit cards.<sup>70</sup> Even renters who are working have expressed challenges with paying rent. According to an August 2020 survey conducted by a property management software firm, approximately 44% of employed renters were paying 31% to 50% of their yearly income on rent alone before COVID-19.<sup>71</sup> Any change in income or employment exacerbates the financial strain that these renters were already experiencing pre-pandemic.

To make full or partial rent payments, approximately 42% of renters indicated they are spending their savings or emergency funds.<sup>72</sup> Landlords, particularly small landlords, are also using their savings or emergency funds to pay for rental property expenses. Approximately 35% of landlords responding to the same August 2020 survey reported using savings to pay for expenses that are typically covered by rent income from tenants.<sup>73</sup> Landlords' need to use savings or emergency funds may be a function of their size. A Brookings Institution analysis found that "40% of residential property units are owned by individual investor landlords. Among those owning residential investment property, roughly a third are from low- to moderate-income households; property income constitutes up to 20% of their total household

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<sup>68</sup> Zandi, Mark. "The Week Ahead-U.S. Europe, Asia-Pacific." Moody's Analytics. August 13, 2020.

<sup>69</sup> "More plastic in the pandemic: Credit-card rental payments up 30%." The Real Deal New York Real Estate News. April 15, 2020.

<sup>70</sup> Ibid.

<sup>71</sup> Scott, Marin. "Landlords and Renters Struggling to Make Ends Meet During COVID-19 Uncertainty." Avail. September 11, 2020.

<sup>72</sup> Ibid.

<sup>73</sup> Ibid.

income.”<sup>74</sup> Figure O shows household income and share of income from rental property for landlord households.



Figure O<sup>75</sup>

These individual investor landlords, especially those with low- to moderate-incomes likely have less access to capital compared to large corporate landlords. These properties also tend to be more affordable and attract lower-income tenants, who have been disparately impacted by COVID-19.<sup>76</sup> The combination of less access to capital and having a renter-base that is disproportionately affected by the economic fallout of COVID-19 has put smaller landlords in similar situations as their renters.

### CDC Eviction Moratorium

On September 4, 2020, the CDC issued an Agency Order to temporarily stop residential evictions through December 31, 2020 to prevent the further spread of COVID-19.<sup>77</sup> In the Agency Order, the CDC states:

“In the context of a pandemic, eviction moratoria – like quarantine, isolation, and social distancing – can be an effective public health measure utilized to prevent

<sup>74</sup> Broady, Kristen E. et al. “An eviction moratorium without rental assistance hurts smaller landlords, too.” Brookings Institution. September 21, 2020.

<sup>75</sup> Ibid.

<sup>76</sup> Dougherty, Conor and Friedman, Gillian. “They’re Making the Rent. Is it Costing Their Future?” The New York Times. August 21, 2020.

<sup>77</sup> 85 FR 55292.

the spread of communicable disease. Eviction moratoria facilitate self-isolation by people who become ill or who are at risk for severe illness from COVID-19 due to an underlying medical condition. They also allow State and local authorities to more easily implement stay-at-home and social distancing directives to mitigate the community spread of COVID-19. Furthermore, housing stability helps protect public health because homelessness increased the likelihood of individuals moving into congregate settings, such as homeless shelters, which then puts individuals at higher risk to COVID-19.”<sup>78</sup>

The Agency Order does not apply to any State, local, territorial, or tribal area with a residential eviction moratorium that provides the same or greater protections than the Agency Order, and the Agency Order does not preclude any State, local, territorial, or tribal area from instituting more restrictive requirements that protect public health.

For tenants to invoke the Agency Order, they must complete and provide an executed copy of a Declaration, under penalty of perjury, to their landlord, owner of the residential property, or other person who has the right to evict or remove them.

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<sup>78</sup> Ibid.

## Conclusion

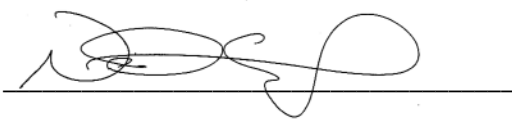
Stout estimates that there are between 9.7 million and 14.2 million renter households (between 23.3 million and 34.0 million individual renters) in the United States that may be unable to pay rent and are at risk of eviction. Stout estimates that renter households have already accumulated between \$12.2 billion and \$16.7 billion of shortfall in their owed rent. Stout estimates the rent shortfall for these households will be between \$25.1 billion and \$34.3 billion by January 2021. Given what appears to be a slow economic recovery, it is reasonable to expect ongoing elevated unemployment, high rent burden among low-income renter households, continued accumulation of unpaid rent, and continued risk of eviction beyond January 2021. Furthermore, Stout estimates that by January 2021, up to 8.4 million renter households (20.1 million individual renters) could experience an eviction filing.

## Assumptions and Limiting Conditions

This report and analysis was prepared for the National Coalition of State Housing Agencies. Stout has no affiliation or interest (financial or otherwise) in the National Coalition of State Housing Agencies. No one who worked on this report has any known material interest in the outcome of the analyses.

Any distribution of this report by the National Coalition of State Housing Agencies, or other parties, does not create a relationship with, or obligation to, any recipients or readers of the report.

Stout's analyses are based on information reviewed to date. Stout reserves the right to, but is not obligated to, change or supplement these analyses should additional information become available.



Neil Steinkamp  
Managing Director  
Stout Risius Ross, LLC

# Appendix A

## Additional Supporting Data Sources and Considerations

- A recent national online survey by the website Property Nest found that roughly 39 percent of respondents said that they would be unable to pay rent if they lost their job during the coronavirus pandemic.
- The National Association of Realtors (NAR) estimates that 42% of households across the country would struggle to pay for housing solely with unemployment benefits. Parsed further, the organization says that 31% of renters have monthly housing costs that are higher than the amount they can pay with unemployment benefits.
- An analysis of the Household Pulse Survey Public Use File (PUF) data files for Weeks 1 to 5 shows that about half of those respondents who indicated they have No/Slight confidence in making next month's rent also indicated they were unable to pay last month's rent as well.
- At a time of historically low unemployment in 2019, the Fed reported that 38% of Americans did not have the resources to pay an unexpected expenditure of \$400.
- A pre-COVID analysis of eviction filings in Rochester, NY indicates that 47% of evictions were filed based on less than 1.5 months of rent. 65% involved 2 months of rent. 77% involved 2.5 months.
- The Rochester (NY) Metro Area Poverty Initiative published data recently showing that over 30% of respondents indicate that they are unable to pay their rent, haven't paid their rent, don't know how they will pay their rent or has a landlord that is trying to evict them.
- The National Multifamily Housing Council (NMHC) and Entrata reported at the end of April that:
  - New York State had one of the lowest overall percentages in the country of units that made a rent payment as of April 22 (89.8%) and one of the highest percentages of uncollected rent.
  - This same report indicated a significant increase (nationwide) in payments being made by credit card in April and in repayment plans negotiated with tenants (note: this report has not yet been updated for May).
- A recent survey by Gracie Hill indicated "The evolution in sentiment may continue to reflect the timing of stimulus payments from the federal government. When our survey closed in mid-May, the portion of residents who said they would ask landlords to defer their rent was set to be 30%, compared to 40% in April. Sixty-eight percent reported receiving stimulus assistance, and of those 38% said it helped them feel more financially secure, whereas 49% said it made no difference. Fourteen percent of residents reported they believed they would be more financially secure in three to six months compared to how they were before COVID-19. Forty-eight percent anticipated they would be

somewhat (28%) or significantly (20%) less secure financially 3-6 months from now than they were before COVID-19.”

- This is an early indicator of the possibility of modest short-term improvement in the ability to pay rent – but also the expectation of longer-term instability as well.
- The Furman Center reports that, “About 20 percent of New York City renters live in 2-4 unit buildings. Across the nation, 34 percent of renters live in single-family homes, with an additional 17 percent in 2-4 unit buildings. Rental arrears may pose particular problems for owners of smaller buildings, placing those owners at risk of maintaining mortgage payments.”
  - A pre-COVID analysis of eviction filings in Rochester, NY indicates that 69.2% of all eviction filings in Rochester involved buildings with 4 units or less (65.1% of all rental units are in buildings with 4 units or less).
- Another Furman Center study, based on an examination of unemployment insurance claims in New York State, estimates that, “1.1 million renter households in New York State have at least one member who has lost their job due to COVID-19,” and that the related rental assistance required would amount to \$391 million for low-income households and \$743 million for all renter households in New York State.
  - While this Furman Center analysis uses a different calculation methodology, its estimates of the number of rent insecure households and the rent relief funding needed is consistent with the results of the Stout model, as described above.
- A recent survey conducted by the website Apartment List (in partnership with SurveyMonkey) found that in June 2020, 32% of American rental households missed their rent payments, of which, about two-thirds missed their full payment and one-third made only a partial payment.
  - The survey determined that delayed payments in one month was a strong predictor for missed payments in the next month with 70% of respondents who were late making May’s payment also making no or partial payment for June and 91% of respondents who made no payment for May making no or partial payment for June, more than half of which made no payment.
  - The survey showed that over one-third of renters are at least somewhat concerned that they will be served an eviction notice in the next six months with that figure climbing to 56% among those households who did not pay their full rent for the month of June.
  - The survey also reported that a majority of households that missed their rent payment at the beginning of the month were able to close the gap with late payments in the following weeks, with only about 10% of households remaining delinquent by the end of the month.

- A new study of American renter households' income, savings, and housing cost burdens by the COVID-19 Eviction Defense Project (CEDP) states that between 19 million and 23 million Americans are at risk of eviction by the end of September 2020, assuming between 25% and 30% renter unemployment.
- An article published in March by Multi-Housing News (MHN) reported that a recent study found that of the average, "\$22 billion in monthly rent collected by apartment landlords, renters may require between \$7 billion and \$12 billion in temporary assistance over the next three to six months," due to the economic freeze caused by the coronavirus. The article also states that between 15% and 26% of U.S. renters will likely be affected by COVID-19 related business closures resulting in the reported rent shortfall and required assistance funding.
- In May, the Amherst Group reported on the disparity between renter and homeowner households and the impact of COVID-19 on these households. The report notes, "that only 39% of U.S. households have received government housing relief, leaving tens of millions of renters at risk of eviction or foreclosure in the event of a prolonged downturn." The report also found that roughly 28 million renter households are estimated to be at greatest risk of eviction – 23% of all households whose homes are not owned or financed through government vehicles. The report highlights that approximately 25% of all renters spend more than 50% of their incomes on rent vs. only 11% of homeowners with a mortgage and renters who live in properties not within the government supported infrastructure are not receiving any targeted housing relief programs at the national level. As a result, the Amherst analysis indicates that, "absent additional intervention, there is a risk America will experience evictions and foreclosures in excess of the levels we saw in the wake of the Great Recession."
- In a brief published in June summarizing their findings on the level of assistance needed to support renters through the COVID-19 crisis, the Urban Institute estimated that it will cost \$5.5 billion a month - without state unemployment insurance and the CARES Act financial support - to bring renter households back to their pre-coronavirus rent-to-income levels, and \$1.8 billion a month with state and federal supplemental support. Further, the brief estimated that, "in order to alleviate housing cost burdens for the nearly half of renters who were spending more than 30 percent of their income on rent before the crisis in addition to the renters who lost income due to the COVID crisis, rental assistance of \$15.5 billion a month [without the state unemployment insurance and the CARES Act \$600 weekly supplement] would be required."
- An analysis by ApartmentList.com published on July 8, 2020 indicates:
  - "32 percent of Americans did not make a full on-time housing payment in July, up slightly from 30 percent in June.



- Missed payments continue to concentrate among renters, young and low-income households, and residents of dense urban areas.
- Compared to last month more Americans are concerned about evictions and foreclosures, even as federal and certain local displacement protections are extended.
- For the fourth straight month, a historically high number of renters and homeowners were unable to pay their full housing bill.”
- In early April, the percentage of Americans unable to make a full on-time housing payment jumped to 24 percent, then rose to 31 percent in May. This missed payment rate has since stabilized, dipping slightly to 30 percent in June before ticking back up to 32 percent in July. During the first week of this month, 19 percent of Americans had made no housing payment, while an additional 13 percent paid only a portion of their monthly bill.
- While eviction protections today vary dramatically from place to place, our survey shows widespread and growing concern about housing insecurity. From June to July, the share of renters who are either “very” or “extremely” concerned about being evicted rose from 18 percent to over 21.”

# Appendix B

## State-by-State Analysis

<b>State</b>	<b>Estimated Range of Renter Households Unable to Pay Rent and at Risk of Eviction</b>	<b>Estimated Eviction Filings by January 2021</b>	<b>Estimated Range of Rent Shortfall by January 2021</b>
Alabama	150,000 - 240,000	140,000	\$279,000,000 - \$401,000,000
Alaska	20,000 - 30,000	20,000	\$49,000,000 - \$74,000,000
Arizona	170,000 - 250,000	150,000	\$461,000,000 - \$630,000,000
Arkansas	100,000 - 140,000	80,000	\$170,000,000 - \$225,000,000
California	1,110,000 - 1,730,000	1,030,000	\$3,692,000,000 - \$5,561,000,000
Colorado	150,000 - 230,000	140,000	\$469,000,000 - \$666,000,000
Connecticut	100,000 - 160,000	90,000	\$281,000,000 - \$400,000,000
Delaware	20,000 - 30,000	20,000	\$59,000,000 - \$78,000,000
District of Columbia	20,000 - 40,000	30,000	\$80,000,000 - \$130,000,000
Florida	830,000 - 1,080,000	640,000	\$2,130,000,000 - \$2,662,000,000
Georgia	340,000 - 460,000	270,000	\$824,000,000 - \$1,052,000,000
Hawaii	50,000 - 70,000	40,000	\$224,000,000 - \$266,000,000
Idaho	40,000 - 50,000	30,000	\$73,000,000 - \$103,000,000
Illinois	350,000 - 540,000	320,000	\$857,000,000 - \$1,232,000,000
Indiana	180,000 - 250,000	150,000	\$376,000,000 - \$485,000,000
Iowa	80,000 - 120,000	70,000	\$161,000,000 - \$211,000,000
Kansas	60,000 - 80,000	50,000	\$133,000,000 - \$185,000,000
Kentucky	130,000 - 200,000	120,000	\$236,000,000 - \$350,000,000
Louisiana	150,000 - 230,000	140,000	\$281,000,000 - \$394,000,000
Maine	20,000 - 40,000	20,000	\$55,000,000 - \$81,000,000
Maryland	160,000 - 240,000	140,000	\$412,000,000 - \$599,000,000
Massachusetts	160,000 - 290,000	170,000	\$472,000,000 - \$757,000,000
Michigan	270,000 - 400,000	240,000	\$603,000,000 - \$808,000,000
Minnesota	70,000 - 120,000	70,000	\$162,000,000 - \$287,000,000
Mississippi	100,000 - 150,000	90,000	\$159,000,000 - \$225,000,000
Missouri	150,000 - 230,000	130,000	\$294,000,000 - \$417,000,000
Montana	10,000 - 30,000	10,000	\$23,000,000 - \$51,000,000
Nebraska	60,000 - 80,000	50,000	\$125,000,000 - \$162,000,000
Nevada	140,000 - 180,000	110,000	\$337,000,000 - \$431,000,000
New Hampshire	30,000 - 40,000	20,000	\$69,000,000 - \$101,000,000
New Jersey	330,000 - 480,000	280,000	\$1,009,000,000 - \$1,331,000,000
New Mexico	60,000 - 80,000	50,000	\$105,000,000 - \$153,000,000
New York	800,000 - 1,230,000	730,000	\$2,504,000,000 - \$3,437,000,000
North Carolina	300,000 - 410,000	240,000	\$632,000,000 - \$824,000,000
North Dakota	20,000 - 30,000	20,000	\$41,000,000 - \$56,000,000
Ohio	250,000 - 400,000	240,000	\$544,000,000 - \$792,000,000
Oklahoma	130,000 - 180,000	100,000	\$248,000,000 - \$323,000,000
Oregon	100,000 - 150,000	90,000	\$249,000,000 - \$378,000,000
Pennsylvania	260,000 - 400,000	240,000	\$697,000,000 - \$958,000,000
Rhode Island	30,000 - 60,000	30,000	\$77,000,000 - \$119,000,000
South Carolina	150,000 - 210,000	120,000	\$329,000,000 - \$429,000,000
South Dakota	20,000 - 30,000	20,000	\$36,000,000 - \$49,000,000
Tennessee	220,000 - 310,000	180,000	\$457,000,000 - \$599,000,000
Texas	1,120,000 - 1,460,000	860,000	\$2,819,000,000 - \$3,401,000,000
Utah	40,000 - 60,000	40,000	\$120,000,000 - \$166,000,000
Vermont	10,000 - 20,000	10,000	\$20,000,000 - \$33,000,000
Virginia	220,000 - 320,000	190,000	\$578,000,000 - \$802,000,000
Washington	190,000 - 300,000	170,000	\$600,000,000 - \$858,000,000
West Virginia	40,000 - 70,000	40,000	\$70,000,000 - \$102,000,000
Wisconsin	170,000 - 240,000	140,000	\$345,000,000 - \$465,000,000
Wyoming	20,000 - 30,000	10,000	\$36,000,000 - \$45,000,000
<b>U.S Total</b>	<b>9,700,000 - 14,200,000</b>	<b>8,380,000</b>	<b>\$25,062,000,000 - \$34,344,000,000</b>

# COMMUNITY SERVICES UPDATE

December 11, 2020

## Intergenerational Virtual Programming at Escalante

The Escalante Community Center will host an interactive holiday music performance at 10 a.m. on December 17. Facilitated by Keith Johnson, percussionist and master drummer of Sankofa Island Magic, 10 preschool-age participants from Escalante's Early Childhood Education program will receive socially distant in-person music instruction as part of a grant from the Phoenix Conservatory of Music. In addition, students will join Mr. Keith for an intergenerational virtual music performance for seniors. Staff will deliver a set of jingle bells to registered seniors so they may perform safely from their homes. Parents of the preschool students may also participate virtually.

For more information, call 480-350-5814.

### Pictured Below:

Youth Drumming at Escalante



### Pictured Below:

Drive-Through Meal Pick-Up at Cahill



## Merry 'To-Go' Round

After a successful Thanksgiving event, the Cahill Senior Center will again host a drive-through lunch service from noon to 1:30 p.m. on December 18. Prepared meals by Rosita's Fine Mexican Food in Tempe will be distributed car-side to 80 seniors while Dickens Carolers Inc. provides holiday cheer from a safe distance.

Participants must register in advance in order to receive a meal.



# MEMORANDUM



TO: Mayor and City Council  
FROM: Chad Weaver, Community Development Director  
DATE: December 11, 2020  
SUBJECT: Community Development Monthly Update

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- 1) The Tempe Development Project report that shows the status of the current monthly development/construction projects in various stages of planning and construction from entitlement to occupancy.

If you have any questions, please do not hesitate to call Chad Weaver at 480-350-8023.



COMMUNITY DEVELOPMENT ACTIVITY REPORT | DECEMBER 2020

[www.tempe.gov/projects](http://www.tempe.gov/projects)

**CERTIFICATE OF OCCUPANCY/ CONSTRUCTION FINALED**

#	*TRACK'G	PROJECT	SITE ADDRESS	PROPOSED USE	Permit Type	BLDG SF	# OF UNITS	MAX. HEIGHT
1	PL160224	Watermark Tempe [Phase 1A; Bldg. A + C]	430 N. Scottsdale Rd	Office		813,252		225'
2	PL180183	Beyond Self Storage	8303 S. Priest Dr	Commercial	DPR/ZUP	126,149		48'-4"
3	PL180280	EOS Fitness	1727 W. Ranch Rd.	Fitness Facility	ZUP/DPR	35,399		45'
4	BP191252	Research Collective	1979 E Broadway Rd	TI W/Minor Exterior - 1st Floor	TI			
5	BP191364	The Boardroom Salon	1120 E Baseline Rs	TI Suite 104	TI	9,858		
6	BP191416	Countryside Animal Hospital	8701 S Rural Rd	TI Interior only	TI			
7	BP191753	ESI Hard Dr USP 800 Room	7909 S Hardy Dr	TI Ste 106	TI			
8	BP192379	TEK Systems	2625 S Plaza	TI 4th Floor	TI			
9	BP200412	Amazon	410 N Scottsdale Rd	TI	TI			
10	PL140336	233 Roosevelt [The Block On Roosevelt ]	233 S. Roosevelt St	Single-Family		23,996	14	33'
11	PL160311	Aura Watermark [Phase 1B; Bldg. D]	430 N. Scottsdale Rd	Mixed-Use		674,580	360	85'
12	PL180244	Hyatt House + Hyatt Hotel	727 E. 6th St.	New Hotel	DPR	156,411	259	89'-7"
13	BP190289	Frys 22	1835 E. Guadalupe Rd.	Commercial	T.I.			
14	BP191214	Doc and Eddy's Sports Bar	909 E. Minton	Fire Damage Rebuild	TI	7,664		
15	BP191881	Macayos Mexican Food	650 N Scottsdale Rd	TI	TI			
16	BP192305	Conn's Home Plus	4940 S Wendler Dr	TI 2nd Floor	TI			
17	BP200104	Invitation Homes	1131 W Warner Rd	A/A Ste 102(101-104)	A/A			
18	BP200083	Marathon	1250 W Washington St	TI 4th Floor	TI			
19	BP190372	S & H Ventures	1007 E. Henry St.	New Single Family Home				
20	BP191477	Wood Elementary School	727 W Cornell Dr	New School/Replacement of Existing School	New			
21	BP191945	Bob's Discount Furniture	1270 W Elliot Rd	TI	TI			
22	PL170363	The Collective	704 S. Myrtle Ave	Mixed-Use		321,215	269	245'

DPR: Development Plan | PAD: Planned Area Development | ZON: Zoning Map Amendment | GPA: General Plan Amendment | ZUP: Use Permit | VAR: Variance | T.I.: Tenant Improvement | A/A: Addition & Alteration | A.Reuse: Adaptive Reuse | PLAT: Subdivision Plat

**BUILDING PERMIT ISSUED / CONSTRUCTION UNDERWAY**

#	*TRACK'G	PROJECT	SITE ADDRESS	PROPOSED USE / DESCRIPTION	Permit Type	BLDG SF	# OF UNITS	MAX. HEIGHT
1	PL170143	Mirabella Asu	105 E. University Dr	Mixed-Use		606,466	307	250'
2	PL170296	Tempe Fire Station No. 7	8707 S. McClintock Dr	Municipal		10,699		30'
3	BP180398	Estrada Park	1801 E Palomino Dr	Recreation				
4	PL170320	The Muse	1020 E. Spence Ave	Single-Family		36,984	16	37'
5	PL170238	Westin Tempe	11 E. 7th St	Hotel	PAD & DPR	276,558	290	225'
6	BP181760	Camelot Lift Station	1818 E. Bell De Mar Dr		T.I.			
7	PL180245	Hayden House Rehab	1 W. Rio Salado Pkwy.	Historic Rehab	DPR			
8	PL170166	Park Place [Report]	1201 E. Apache Blvd	Mixed-Use		573,483	285	69'
9	PL170166	Park Place [Plans]	1201 E. Apache Blvd	Mixed-Use		573,483	285	69'
10	PL160248	The Pier	1190 E. Vista Del Lago Dr	Mixed-Use		1,345,926	586	283'
11	BP190689	SWG-CNG Vehicle Fueling System	5705 S. Kyrene Rd.	Install Vehicle Fueling System	A/A			
12	PL180095	Broadway Apartments	1980 E. Broadway Rd	Multi-Family	ZON/DPR	100,064	90	44'
13	PL170358	Farmer Arts District [Parcel 1 / Lot 1]	707 S. Farmer Ave	Multi-Family	DPR/PAD	246,565	171	85'
14	BP190858	Wells Fargo Papago	1150 W. Washington St.	Additions and Alterations	TI - Level 2			
15	BP190956	WeWork	410 N. Scottsdale Rd.	TI - 10TH & 11TH FL	TI			
16	PL180082	Tempe Crossroads	1010-1044 E. Orange St	Mixed-Use	Plat			
17	BP191500	Fox Technology Center	2010 E Centennial Cir	Structural Mod/Underground/Roof Reno	TI/AA			
18	PL170198	Sound + Lighting Fx	1245 N. Miller Rd	Warehouse	DPR	18,105		35'
19	BP191223	Clementine	6720 S. Clementine Ct.	TI	TI	71,404		
20	PL180204	Lofts On 8Th	1403 E. 8th St	Multi-Family	ZUP/DPR	27,144	28	36'
21	BP191660	Comfort Suites	1625 S 52nd St	AA Canopy and Lobby Addition	AA			
22	BP191531	Carvana HQ3 - PH 3	1305 W 1st St	TI W/Rooftop A/C - 1st Floor	TI			
23	BP191676	Gold Canyon - Fit Up Package	443 W Alameda Dr	TI Fit Up Package - Ste 175	TI			
24	BP191731	Fox Technology Center	2010 E Centennial Cir	TI To include mechanical yard	TI			



25	BP180450	Lai International	708 W. 22nd St	Manufacturing	T.I.			
26	PL190156	The Hub	2626 S Hardy Dr	Remodel of existing building	TI			
27	BP191928	Zero Mass Water	7825 S Hardy Dr Ste 110	TI To include mechanical yard	TI			
28	PL180100	777 Tower @ Novus	777 E. Packard Dr	Office	DPR	170,00		105'
29	PL180002	Precision Fleet Services	360 S. Smith Rd.	New Warehouse with Sales Area	PAD/ZUP	89,578		55'
30	PL180298	University Business Center	624 S. River Dr.	Parking	DPR	66,923		34'4 7/8"
31	BP191451	Friendship Village Tempe - Phase 1	2645 E Southern Ave	5 Story Independent Living	DPR			
32	BP191426	University Business Center - Bldg C and D	2080 E University Dr	Shell bulding Additions	AA			
33	BP191425	University Business Center Shell Building A	632 S River Dr	New Shell Building A				
34	BP191754	ESI Rio Salado Accredo Expansion	2400 W Rio Salado Pkwy	TI Ste 101	TI			
35	BP191850	International Polymer Engineering	1706 W 10th PL	TI	TI			
36	BP191742	Amat Tool Hook UP	7700 S River Pkwy	TI	TI			
37	BP191742	Biocare	2826 S Potter Dr	TI W/Exterior Modifications	TI			
38	BP190503	Stericycle Medical	245 W. Lodge Dr		T.I.			
39	PL180295	B1 Renovation and Addition	1625 W. 3rd St	12,479 sqft Addtion	DPR	47,345		25'
40	PL190157	Olive Garden	1010 W Elliot	Repaint and Exterior Modifications	TI			
41	BP191800	Evbom	2050 W Rio Salado Pkwy	TI W/Exterior	TI			
42	PL190136	999 Playa Del Norte	999 Play Del Norte Dr.	6 Story Office Building	PAD/SBD/DPR			
43	BP200370	ASU School of Design	777 S Novus	TI part of first flr and all of second	TI			
44	BP200103	Door Dash	1033 W Roosevelt Way	TI Floors 2, 3, and 8	TI			
45	BP192358	Fieldhouse	5000 S Arizona Mills Cir Ste 313	TI - Suite 313	TI			
46	PL180353	Francis and Sons Carwash	2121 W. University Dr	Construct New Carwash	DPR			
47	BP192363	Sephora@Tempe MarketPlace	2000 E Rio Salado	TI - Suite 1011	TI			
48	PL190320	Tobian Residence	415 W 5th St	Two dwelling units.	DPR/SBD		2	
49	PL180288	Camden Hayden II	600 E. Curry Rd.	Multi-Family	DPR	489405	397	62' - 10"
50	PL190176	Salad and Go	7800 S Priest Dr	New Building New Drive Through	DPR			
51	BP192295	Education Models	1525 E Apache Blvd	TI				
52	BP200242	SW Microwave	9055 S McKemy St	TI	TI			
53	PL180235	The Level	915 S. Smith RD.	Multi-Family	DPR/PAD/ZUP/ZON/PLAT	86,208	80	30'
54	PL190046	Bakers Acre Motel	1620 E Apache Blvd	Interior TI W/MEP	TI			
55	PL180101	Aspen Heights	767 E. 6th St	Mixed-Use	DPR	515,928	262	95'
56	PL190054	Daybreak Apartments	1935 E Apache Blvd	Construct new apt Buildings	AA		52	
57	PL190025	1436 S TERRACE ROAD	1436 S Terrace Rd	New Multi Family			11	
58	BP191968	Buss Pull Out at Tempe Library	3500 S Rural Rd	Bus Pull Out with Landscaping				
59	PL190146	Chapman Kyrene Bodyshop	5301 S Kyrene Rd	8,448 square foot addition	DPR	8,448		
60	PL190188	Aspen Heights Mixed Use	767 E 6th St	Major amendment to development plan	DPR			
61	PL190223	707 South Forest Apartments	707 S Forest Ave	20 Story Mixed-Use	DPR		252	
62	BP192468	JGMWTP Reservoir Improvements	255 E Marigold Ln	Oth-Reservoir Imp an Tank Containment				
63	BP192467	STWTP Reservoir Improvements	6000 S Price Rd	New Reservoir Roof and Tank Containment				
64	BP200146	Pierside Properties	7200 S Priest Dr	A/A	A/A			
65	PL190040	Best Western	670 N. Scottsdale Rd.	Addition of porte cochere and relocate pool	DPR			
66	BP200370	ASU School of Design	777 S Novus Pl	TI Part of 1st Fl & all of 2nd floor	TI			
67	BP200340	Tempe Market Place	2000 E Rio Salado Pkwy	Exterior renovations	TI			
68	BP200418	Opendoor Labs Inc	410 N Scottsdale Rd	TI Floor 14,15,16	TI			
69	PL180236	Mill And Rio - One Hunderd Mill	100 S. Mill Ave	Mixed-Use	PAD/DPR/Plat			
70	BP191432	Lowry's Inc	441 W Geneva DR	TI W/Minor Elevation Mod	TI			
71	BP191786	Black Rock Coffee	1202 W Broadway Rd	TI W Minor exterior	TI			
72	PL190130	South Mountain Retail	2415 W Baseline Rd	DPR for 2 CSS				
73	BP191769	Spec Suite 110 (105-110)	7929 S Hardy Dr	TI-Office Warehouse	TI			
74	BP191759	Novus Innovation Corridor	760 E University Dr	Private Street Lights	AA			
75	BP191571	Edgeconnex	3011 S 52nd St	AA Exterior Modifications	AA			
76	PL190166	Roosevelt Corner	305 S Roosevelt St	6 new 3 story townhomes	DPR		6	
77	PL170380	The Roosevelt Phase II	225 S Roosevelt St	19 new three-story attached single family	DPR/PLAT/SBD		19	
78	PL190195	Raising Canes	5201 S McClintock Dr	New restaurant with drive-through	DPR			
79	PL190131	In-N-Out Burger	2401 W Baseline Rd	New 3,867 square-foot commercial building				
80	BP200289	Knox sewage pump station	892 E Knox Rd	Sewage puomping station rehab	TI			
81	BP200364	Verizon Wireless Tempe MSC7	126 W Gemini Dr	AA Exterior	AA			
82	PL190166	Roosevelt Corner	305 S Roosevelt St	New Office	Plat/SBD			
83	PL190320	Tobian Residence	415 W 5th St	New Multi Family Two Units	DPR/SBD			
84	PL190276	Del Taco	1331 N Scottsdale Rd	New 2,053 s.f. restaurant				

85	PL180192	Hudson Lane Condos	55 W. Hudson Ln	Multi-Family	DPR	21,259	11	26'2"
86	PL200009	Salad and Go	1804 E Elliot Rd	New restaurant with drive through	DPR	758		
87	PL200068	Tempe Crossings 2 Lot 1	9895 S Priest Dr	Retail	DPR			
88	PL190233	Twin Peaks	2050 E Rio Salado Pkwy	New restaurant with patio	DPR			
89	PL190085	Parc Broadway	711 W. Broadway Rd.	New mixed use housing	ZON/PAD/DPR/GPA		324	

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### IN PLAN REVIEW FOR BUILDING PERMIT

#	*TRACK'G	PROJECT	SITE ADDRESS	PROPOSED USE / DESCRIPTION	Permit Type	BLDG SF	# OF UNITS	MAX. HEIGHT
1	PL180108	Aoufe Building	3231 S. Mill Ave.	Major remodel with minor exterior	T.I./ZUP			
2	PL180333	Pueblo Anozira	1849 E. Guadalupe Rd.		A/A			
3	BP190466	Gentle Dental	6601 S. Rural Rd.		T.I.			
4	BP190681	Evbom	2050 W. Rio Salado Pkwy.	Site Modifications	T.I.			
5	PL180306	Grand At Papago Phase 4 Office And Structure	1121 W. Washington St	Office	DPR	593,410		112'
6	BP191001	UPS	1975 E. Wildermuth AV	Replacement of Tank and Dispensers	DPR			
7	PL190044	The Twins Duplex	109 S. Roosevelt St.	New Construction Residential Duplex	DPR			
8	PL180315	Ascend Church	1585 E. Guadalupe Rd.	New Bldg and Interior remodel of existing blgs	DPR	16,043		30'
9	BP191730	Level Up	2424 W University Dr	TI Dispensary Suite 119	TI			
10	PL180037	Khan On Spence	1117 E. Spence Ave	Multi-Family	DPR		6	
11	PL190007	Tempe Micro Estates	1443 S Rita Ln	Multi-Family	ZON/PAD/DPR		13	
12	PL180308	Kyrene and Elliot Shops	550 W Elliot Rd.	New Retail and Restaurant	DPR/ADM	6,360		28'
13	PL190092	Salubrious Wellness Clinic	520 S Price Rd	Site Work, Mech Equip Add, TI & Ext Door	TI			
14	PL190094	Hilo Tempe	701 S. Mill Ave.	11 Story Mixed Use	PAD/DPR		122	
15	BP192220	East Valley Bus	2050 W Rio Salado Pkwy	Replace/repair existing shade canopies				
16	BP192159	Native Grill and Wings	1301 E Broadway Rd	TI/W Minor Exterior Modifications	TI			
18	BP192507	Tesla	7015 S harl Ave	A/A	A/A			
19	BP200330	Corbell Park	7300 S Lakeshore Dr	Playground Improvements	TI			
20	BP200251	The Beam on Farmer	433 S Farmer Ave	Commercial office building				
21	BP200246	Fry's 101	3232 S Mill Ave	TI	TI			
22	PL190277	Discovery Business Center Phase III	7400 S Price Rd	New 3 Story Office Building				
23	PL180314	Omni Tempe	7 E. University Dr.	Hotel	DPR	270,584	331	179'4"
24	PL190313	Loeding Lofts	431 W 6th St	3 new single family homes	DPR/ZUP		3	
25	PL190161	Vib Tempe	511 S Farmer	New Hotel	DPR			
26	PL190140	Tempe Market Station	1953 E. Rio Salado Pkwy	RETAIL Commercial/Retail/Restaurant	DPR/PAD			
27	PL190127	Agave Center Self Storage	1791 W. Greentree Dr	Self Storage Facility	DPR/ZUP			
29	PL190200	One Hundred Mill Hotel	120 S Mill Avenue	13 Story hotel containing 237 keys	DPR			
30	PL190315	The 5th Apartments	1027 W 5th St	Increase ht for 28 unit development	ZUP/DPR		28	
31	PL190138	Tempe Market Station	1953 E. Rio Salado Pkwy	HOTEL Commercial/Retail/Restaurant	ZUP/PAD/DPR			
32	PL190150	Gem Apartments	2063 E Lemon St	3 story 11 units	DPR		11	
33	PL190059	Eastline Village - Phase I	2025 E Apache Blvd	3 story mixed use dwelling & commercial	DPR		180	
34	PL190217	430 W 7th St Apartments	430 W 7th St	New multi story multi family apartments	DPR/PAD		7	
35	PL190270	3 On Hardy Townhomes	325 S Hardy Dr	New SFR				
36	PL190059	Eastline Village Phase 1	2025 E Apache Blvd	Multi-Family				
37	PL200066	Salad and Go	3229 S 48th St	New Restaurant	DPR			
38	PL200086	Habitat for Humanity (Victory)	2539 E Victory Dr	Two SFR development				
39	PL200109	Habitat for Humanity (Don Carolos)	1969 E Don Carlos	6 Single Family Lots	DPR		6	
40	PL190263	Circle K	1900 N Scottsdale Rds	New 3,867 square-foot commercial building				
41	PL190297	Tempe Street Car TPS#4	1839 E Apache Blvd	Traction Power Substation and Signal House	DPR/SBD			
42	PL190232	Lemon St Single Family Residences	2001 E Lemon St	DPR for 7 Single Family Homes	DPR/ZUP			

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### PLANS APPROVED / ENTITLED / COMPLETED

#	*TRACK'G	PROJECT	SITE ADDRESS	PROPOSED USE / DESCRIPTION	Permit Type	BLDG SF	# OF UNITS	MAX. HEIGHT
1	PL200047	Howe Ave Project (Phase II)	2173 E Howe Ave	4-Plex Apartment	DPR		4	
2	PL170081	Hayden Lane Condos	1917 E. Hayden Ln	Multi-Family	PAD & DPR	9,736	4	30'
3	PL160429	Apache + Oak	1461 E. Apache Blvd	Mixed-Use	DPR/ZUP	18,582	22	37



4	PL180175	Tempe Student Housing	1432 S. Bonarden Ln	Multi-Family	DPR/ZUP	12,000	5	26'
5	PL190154	George Drive Bungalows	807 S George Dr	New single family homes allow in CSS	DPR/ZUP		10	
6	PL190153	BH Properties The Center-South Structure	2881 S 48th St	Addition of above grade parking deck	DPR			
7	PL190070	6th and College Hotel - New Hotel	580 S. College Ave	Hotel	PAD/ZUP/IDPR			
8	PL190265	Service First	505 W Warner Rd	8,968 sq.ft vehicle service facility	DPR			
9	PL190298	19th Street Residences	667 W 19th St	Setback reduction 4 new sgl family homes	ZUP/DPR		4	
10	PL190201	Staybridge Suites	93 S Rockford Dr	Hotel	PAD/ZUP/IDPR		109	
11	PL190319	Novus Phase III	700 S Novus PL	New six story office building	DPR			
12	PL200037	Velocity Comercial Complex	660 W Warner Rd	Plat	Plat			
13	PL190067	Fair Lane Business Park	3202 S Fair Ln	Office	Plat			
14	PL190130	South Mountain Retail	2415 W Baseline Rd Rd	Retail	Plat			
15	PL190249	Blue at Eastline Village	2058 E Apache Blvd	Mixed Use development -Comm/Multi-Fam	ZON/DPR/PAD/GPA		187	
16	PL200115	Residence Inn	1724 Greentree Dr	New Hotel	DPR		106	
17	PL200055	University Park Addition	122 E 5th St	Lot Split				
18	PL200114	Uhaul Tempe Town Lake	500 N Scottsdale Rd	3 story building	DPR/ZUP			

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### IN REVIEW FOR PLANNING ENTITLEMENTS

#	*TRACK'G	PROJECT	SITE ADDRESS	PROPOSED USE / DESCRIPTION	Permit Type	BLDG SF	# OF UNITS	MAX. HEIGHT
1	PL190111	Bliss on 5th St	408 S Roosevelt St	11 Single Fam Attached Res	DPR		11	
2	PL190330	Tempe Depot	300 S Ash Ave	New mixed use development	DPR/PAD/ZUP			
3	PL190093	First and Farmer	206 S Farmer Ave	New Office	Plat			
4	PL200095	X Tempe	901 S Rural Rd	PAD Amendment	PAD/DPR			
5	PL200108	Habitat for Humanity (Roosevelt)	3606 S Roosevelt St	3 Single Family Lots	DPR,SBD,ZUP		3	
6	PL200129	Smith & Rio Apartments	1965 E Rio Salado Pkwy	New 5 Story Apartment Building	DPR/PAD/ZON/GPA			
7	PL200132	Uhaul Loop 202	800 N McClintock Rd	3 story building	DPR/ZUP/Var			
8	PL190059	Eastline Village	2025 E Apache Blvd		Plat			
9	PL190139	Tempe Metro	1811 E Apache Blvd	Plat Amedment	Plat			
10	PL200128	Banyan North Tempe	1255 E Curry Rd	Mixed Use development	DPR			
11	PL200194	Best Western Tempe	690 N Scottsdale Rd	Plat	Plat			
12	PL190221	Sound & Lighting FX	1245 N Miller Rd	Plat	Plat			
13	PL200217	Kyrene and Guadalupe	6375 S Kyrene Rd	New Restaurant	DPR			
14	PL200088	Baseline & Mill Amended Plat	5030 S Mill Ave	Subdivision Plat	SBD			
15	PL200239	Price & Baseline Roads	2160 E Baseline Rd	New multi-family development	DPR/PAD/ZON/GPA		200	
16	PL200225	Quantum Surgical Center	4611 S Lakeshore Dr	New Surgical Center	DPR/ZUP			
17	PL200220	Fry's Fuel Center	1831 E Baseline Rd	New Fuel Center with Small Kiosk	DPR/ZUP			
18	PL200251	Rio East	98 S River Dr	New Mixed-use development	DPR/PAD/ZON			
19	PL200245	Tempe Market Station	1929 E Rio Salado Pkwy	Minor DPR and PAD Amendment	DPR/PAD			
20	PL200246	Whataburger	1800 W Elliot Rd	New restaurant with drive-thru	DPR/ZUP			
21	PL200232	Superstar Car Wash	1139 W Broadway Rd	New car wash	DPR/ZUP			
22	PL200262	McClintock 11 Homes	1006 S McClintock Dr	New single-family attached homes	DPR/ZUP			
23	PL200263	Aura Apache	1820 E Apache Blvd	New Mixed-use development	DPR/PAD/ZON/GPA/ZUP			

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### USE PERMITS

#	*TRACK'G	PROJECT	SITE ADDRESS	PROPOSED USE / DESCRIPTION	Permit Type	BLDG SF	# OF UNITS	MAX. HEIGHT



## Zero Waste Day

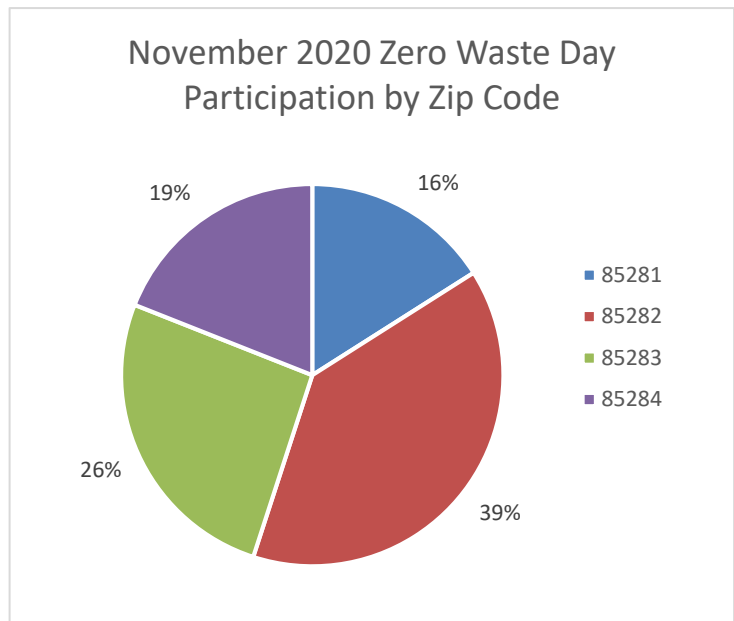
Terry Piekarz, Municipal Utilities Director, 480-350-2660, [terrance\\_piekarz@tempe.gov](mailto:terrance_piekarz@tempe.gov)

Tempe’s Municipal Utilities Department (MUD) hosted the 38<sup>th</sup> Zero Waste Day on November 21, 2020. This event provided residents a means by which to donate usable items to local organizations for reuse, recycle items that are not accepted in the blue bin for reuse or repurposing and properly dispose of household hazardous wastes. The event provides an opportunity for residents to clear unwanted household items without sending them to the landfill.

MUD’s Environmental Health and Safety and Solid Waste Sections organized the event, which welcomed 559 residents from Tempe and Guadalupe, displayed by zip code in the graph to the right.

Through collaboration with numerous local partners, MUD was able to provide alternative disposal methods for a number of items that would have otherwise been sent to the landfill. Items collected include:

- **Paper for shredding:** Residents have the opportunity to bring office paper, mail, magazines and paper documents with personal information to be securely shredded.
- **Building materials:** Building materials that are in good condition, such as kitchen cabinets, doors and windows and working appliances can be donated, salvaged and resold through one of the City’s local partner organizations.
- **Tires:** Automobile tires are collected and recycled into various items including crumb rubber (used in asphalt).



- **Clothing and household items:** Books, cooking accessories, housewares, musical instruments, sports equipment, clothing, purses, towels and similar items in good condition are collected and donated or sold through the City's partner Goodwill of Central Arizona.
- **Household hazardous waste:** Various chemicals, cleaners, paint, automotive fluids and other household wastes are repurposed and redistributed as useable products back to Tempe residents. Wastes that cannot be recycled are disposed of properly and safely.
- **Electronics and computer equipment:** Working and non-working computers, cell phones, stereos, TVs, electrical cords and related items are collected by one of the City's local partners for recycling.
- **Scrap metal:** Copper wire and tubing, steel, aluminum brass, wire scrap and related items are collected by one of the City's local partners for recycling.
- **Recycle-a-Bicycle:** Secondhand or new bikes, repair stands or parts can be donated to benefit Gililand Middle School through a partnership between a number of City departments and the school. In addition to bike repair and maintenance, students learn about bike safety, biking as a form of sustainable transportation and the corresponding health benefits.

The next Zero Waste Day event is scheduled for January 30, 2021, from 7:00 a.m. to 1:00 p.m. The event will be held at the Tempe Fire Training Center, located at 1340 E. University Drive, north of the Household Products Collection Center. Visit [tempe.gov/hhw](https://tempe.gov/hhw) for more information, including the items that will be accepted at the January event.

