Renters and Rental Market Crisis Working Group

Note to participants:
Please keep your camera turned off until the facilitated discussion
Renters and Rental Market Crisis Working Group
COVID-19 AND RACIAL DISPARITIES IN RENTAL HOUSING

Shena Ashley
Vice President, Nonprofits and Philanthropy

Monique King-Viehland
Director, State and Local Housing Policy

Solomon Greene
Senior Fellow
A look at the numbers before COVID-19
People of color are disproportionately renters

### Share of Renters and Their Financial Status, by Race or Ethnicity

<table>
<thead>
<tr>
<th></th>
<th>White</th>
<th>Black</th>
<th>Hispanic</th>
<th>Asian</th>
</tr>
</thead>
<tbody>
<tr>
<td>Renter share</td>
<td>27.8%</td>
<td>58.3%</td>
<td>52.5%</td>
<td>40.5%</td>
</tr>
<tr>
<td>Median income</td>
<td>$43,000</td>
<td>$30,000</td>
<td>$39,000</td>
<td>$58,500</td>
</tr>
<tr>
<td>Median liquid assets</td>
<td>$9,000</td>
<td>$1,600</td>
<td>$2,808</td>
<td>$9,300</td>
</tr>
<tr>
<td>Unemployment rate</td>
<td>4.1%</td>
<td>7.2%</td>
<td>4.4%</td>
<td>3.1%</td>
</tr>
</tbody>
</table>

**Sources:** 2018 American Community Survey and 2019 US Financial Health Pulse data.
And are more likely to have difficulty paying rent

Do You Experience Difficulty Paying Rent?
By race or ethnicity

Source: 2019 US Financial Health Pulse data.
Black renters experience high rates of evictions

How has the pandemic affected existing racial disparities in rental housing?
Historic High Rates of Unemployment

Note: For civilian Americans, seasonally adjusted. White, black and Asian categories are not exclusive of Hispanic ethnicity.

Source: Labor Department

THE WASHINGTON POST
Latinx and Black workers are overrepresented in industries affected by COVID-19

Share of Adults Ages 18 to 64 Whose Families Lost Jobs, Work Hours, or Work-Related Income during the Pandemic, by Race and Ethnicity, March and April 2020

- All nonelderly adults: 42%
- Hispanic: 57% ***
- Non-Hispanic Black: 41%
- Non-Hispanic white: 38%
- Other: 35%

Source: The Health Reform Monitoring Survey for the first quarter of 2020. The survey was conducted between March 25 and April 10, and 74.5 percent of respondents completed the survey by March 31.

Notes: “Other” includes non-Hispanic adults who are not Black or white or who are more than one race.

* / ** / *** Estimate differs significantly from reference group (*) at the 0.10 / 0.05 / 0.01 level, using two-tailed tests.
48 million people will live in families with a worker who experiences a COVID-19 related job loss in the last three quarters of 2020.

Latinx and Black workers are experiencing greater job loss.
Initial policy responses seemed to have helped mitigate some hardships for some. However, many families who lost jobs may not fall into poverty, but will still struggle to make rental payments.

Even more families will find their resources strained if the supplemental UI ends on August 1st.
Black and Latinx people overrepresented in COVID-19 deaths

COVID-19 Deaths by Age and Race

Source: CDC COVID-19 Provisional Death Count data (Feb 1, 2020 – June 6, 2020)
Black and Latinx renters were more likely to miss rent in May.
Larger share of Black and Latino families with no or little confidence they can pay their rent next month

* Data through June 23
The Experience Varies Widely by City
In Boston...
In Chicago...
So what can we do about it?

Leverage timely, disaggregated data to inform race-conscious and anti-racist policy solutions.
Renters and Rental Market Crisis
Working Group
Erasing New Jersey’s Redlines

Laura Sullivan, PhD
Director, Economic Justice
New Jersey Institute for Social Justice
lsullivan@njisj.org
Where are we now?

- Inequality in homeownership is a major source of wealth inequality by race and ethnicity
  - Access and home values
- Racial wealth gap in New Jersey is significantly greater than in U.S. overall
Racial wealth gap in US & NJ

US Median Household Wealth

- Black: $17,600
- Latina/o: $20,700
- White: $171,000

NJ Median Household Wealth

- Black: $6,100
- Latina/o: $7,300
- White: $352,000

Source: Federal Reserve; Prosperity Now 2018 (adjusted for inflation) and 2020 Scorecards
Renters make up majority of residents in New Jersey’s urban centers

- Renters make up a majority of residents in New Jersey’s major cities
- Communities of color still facing impacts of Great Recession including loss of home ownership
- Wealth disparities by race/ethnicity lead to greater economic vulnerabilities during downturns

How did we get here?

- Slavery and unequal access to land ownership
- Racially restrictive covenants
- Inequality in the GI Bill
- Redlining
- The Great Recession & predatory lending
Where do we go from here?

- Create new fund to meaningfully invest in redlined communities
  - New Jersey Affordable Housing Trust Fund
- Evaluation of existing housing programs using racial equity lens
- Proactive investigations of housing discrimination and predatory lending
State-Level Policy and Advocacy to Protect Renters During Pandemic

- Current moratorium on lock outs lifts 60 days after public health emergency ends
- Online lottery for rental assistance program
- Coalition work on ongoing eviction filings (15,000)
  - Protecting due process
  - CARES Act compliance
- A4226 – “People’s Bill” – Assemblywoman Timberlake
Questions
Renters and Rental Market Crisis Working Group