

July 2020

How Much Assistance Is Needed to Help Renters Impacted by COVID-19?

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Methodology

- Use BLS data on job loss, by state and by industry, to simulate job loss and benefits dispersed.
- For each state, randomly sample workers in each industry based on change in job loss from February to [June](#).
- Then, assume a 65 percent take-up rate of benefits: randomly assign 65 percent of those with simulated job loss to receive unemployment insurance.
- In the following results, we show how different amounts of supplemental assistance (\$600/week, \$400/week, and \$200/week) affect the cost of assistance and the amount of rent burden.

For more information on the methodology, see the technical appendix to the brief [here](#).

Six million renter households are experiencing job loss

Household income	Households with at least one job loss	Share of households
Below 30% of AMI	701,355	6.8%
30–50% of AMI	814,576	11.6%
50–80% of AMI	1,282,578	14.7%
80–100% of AMI	710,370	16.2%
100–150% of AMI	1,282,923	18.5%
150%+ of AMI	1,242,883	19.9%
Total	6,034,685	13.8%

Notes: AMI = area median income.

In the [brief](#), we used BLS data from April and estimated that 8.9 million households had at least one job loss. The number and share of households with a job loss has decreased as the economy recovered slightly in May and June.

The cost of assistance

Monthly cost of returning renters to their prior rent burden, with a 30% cap, through income supports

Households with job loss	With no benefits	With basic UI benefits	With supplemental \$600/week	With supplemental \$400/week	With supplemental \$200/week
6,034,685	\$14,589,380,532	\$5,921,584,823	\$3,286,279,750	\$4,224,232,458	\$10,842,468,657

Monthly cost of returning renters to their prior rent burden, with a 30% cap, through rent supports

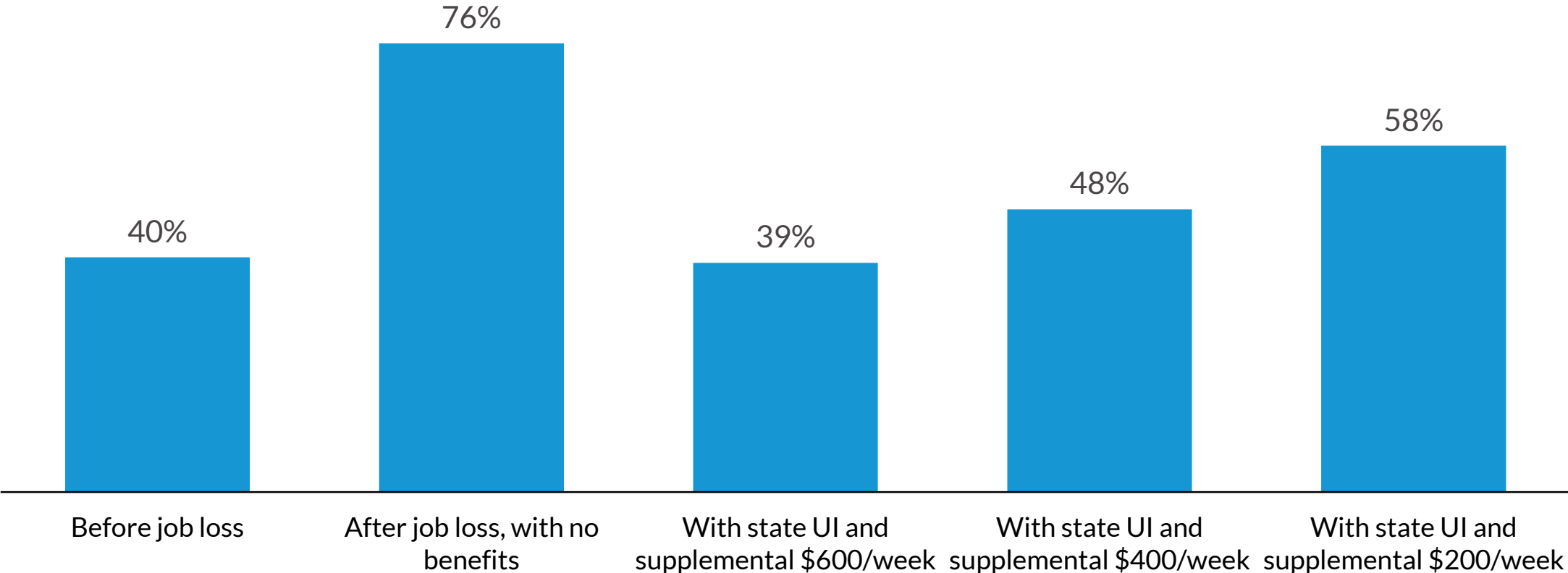
Households with job loss	With no benefits	With basic UI benefits	With supplemental \$600/week	With supplemental \$400/week	With supplemental \$200/week
6,034,685	\$3,689,045,868	\$2,465,625,546	\$1,291,569,263	\$1,386,879,092	\$1,663,694,975

Monthly cost of alleviating rent burden for all renters through rent supports

Households	With no benefits	With basic UI benefits	With supplemental \$600/week	With supplemental \$400/week	With supplemental \$200/week
43,725,353	\$14,159,706,657	\$13,169,472,682	\$11,798,524,489	\$12,084,654,539	\$12,538,544,332

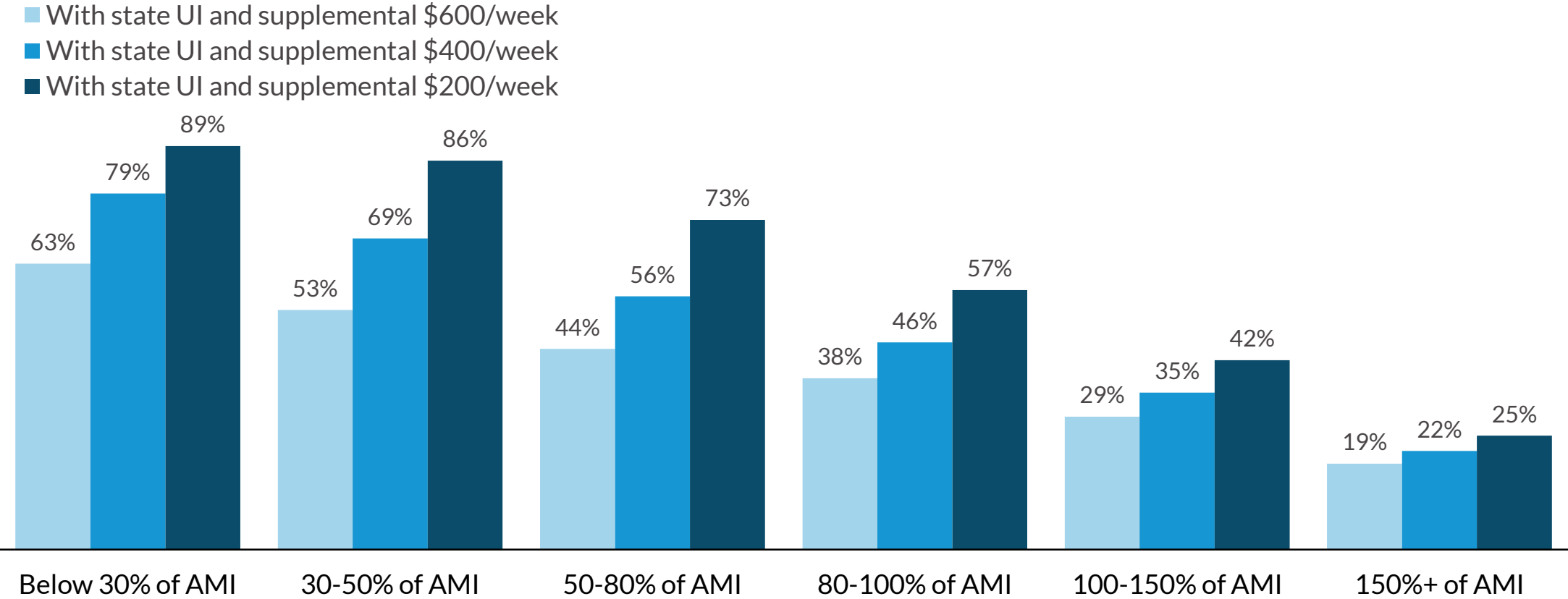
Higher supplemental UI benefits can help prevent increases in rent burden

Share of Households That Experienced Job Loss That Are Rent Burdened (Pay 30 Percent or More of Income in Rent)



How do different levels of supplemental unemployment insurance affect rent burden at different income levels?

Share of Households That Experienced Job Loss That Are Rent Burdened (Pay 30 Percent or More of Income on Rent), by Household Income



Note: Only households with a COVID-related job loss are included here.

Many renter households struggling before the COVID-19 crisis do not benefit from CARES Act assistance

Household income	All renter households	Households receiving assistance	State unemployment assistance plus CARES Act supplemental \$600/week	Monthly spending per household	Monthly spending per household receiving assistance
Below 30% of AMI	10,363,143	465,231	\$1,407,560,930	\$136	\$3,026
30–50% of AMI	7,039,143	544,147	\$1,878,847,028	\$267	\$3,453
50–80% of AMI	8,745,562	864,688	\$3,257,641,353	\$372	\$3,767
80–100% of AMI	4,377,909	467,800	\$1,861,633,025	\$425	\$3,980
100–150% of AMI	6,951,006	861,629	\$3,594,002,815	\$517	\$4,171
150%+ of AMI	6,248,590	828,288	\$3,661,377,872	\$586	\$4,420

Appendix

Monthly Cost of Returning to Prior Rent-to-Income Ratio, with a Cap of 30 Percent, through Income Assistance

Household income	Households	With no aid	With basic unemployment	With basic unemployment + \$600/week	With basic unemployment + \$400/week	With basic unemployment + \$200/week
Below 30% of AMI	701,355	\$529,842,326	\$341,273,634	\$172,139,948	\$175,700,942	\$185,139,545
30–50% of AMI	814,576	\$1,250,240,016	\$789,614,664	\$388,631,562	\$458,159,637	\$493,306,931
50–80% of AMI	1,282,578	\$2,782,402,458	\$1,554,054,698	\$775,890,223	\$1,034,711,445	\$1,329,429,390
80–100% of AMI	710,370	\$1,868,039,779	\$874,186,533	\$495,619,612	\$651,874,770	\$1,054,511,654
100–150% of AMI	1,282,923	\$3,704,563,664	\$1,314,607,346	\$765,546,399	\$1,021,351,124	\$2,524,449,281
150%+ of AMI	1,242,883	\$4,454,292,288	\$1,047,847,947	\$688,452,007	\$882,434,540	\$5,255,631,857
Total	6,034,685	\$14,589,380,532	\$5,921,584,823	\$3,286,279,750	\$4,224,232,458	\$10,842,468,657

Monthly Cost of Returning to Prior Rent-to-Income Ratio, with a Cap of 30 Percent, through Rental Assistance

Household income	Households	With no aid	With basic unemployment	With basic unemployment + \$600/week	With basic unemployment + \$400/week	With basic unemployment + \$200/week
Below 30% of AMI	701,355	\$583,320,922	\$455,435,748	\$197,872,331	\$202,960,215	\$240,285,687
30–50% of AMI	814,576	\$599,471,417	\$401,588,936	\$193,646,690	\$196,662,308	\$230,822,353
50–80% of AMI	1,282,578	\$899,117,003	\$585,562,498	\$286,127,888	\$304,792,515	\$386,007,394
80–100% of AMI	710,370	\$453,604,690	\$290,847,755	\$164,085,509	\$180,516,648	\$216,936,659
100–150% of AMI	1,282,923	\$672,293,981	\$414,781,708	\$241,470,220	\$270,034,214	\$322,396,467
150%+ of AMI	1,242,883	\$481,237,855	\$317,408,901	\$208,366,625	\$231,913,193	\$267,246,415
Total	6,034,685	\$3,689,045,868	\$2,465,625,546	\$1,291,569,263	\$1,386,879,092	\$1,663,694,975

Monthly Cost of Alleviating Rent Burden through Rental Assistance

Household income	Households	With no aid	With basic unemployment	With basic unemployment + \$600/week	With basic unemployment + \$400/week	With basic unemployment + \$200/week
Below 30% of AMI	10,363,143	\$6,253,630,151	\$6,203,235,140	\$5,922,328,057	\$5,994,124,469	\$6,091,877,156
30–50% of AMI	7,039,143	\$3,048,627,364	\$2,928,040,220	\$2,636,786,365	\$2,698,487,300	\$2,798,803,967
50–80% of AMI	8,745,562	\$2,519,856,748	\$2,265,256,573	\$1,900,116,789	\$1,968,702,682	\$2,087,400,945
80–100% of AMI	4,377,909	\$848,721,661	\$697,182,982	\$556,607,910	\$581,714,320	\$625,654,079
100–150% of AMI	6,951,006	\$962,690,682	\$712,487,322	\$529,392,800	\$563,973,130	\$621,437,575
150%+ of AMI	6,248,590	\$526,180,051	\$363,270,445	\$253,292,567	\$277,652,638	\$313,370,609
Total	43,725,353	\$14,159,706,657	\$13,169,472,682	\$11,798,524,489	\$12,084,654,539	\$12,538,544,332

Number of Households Experiencing Job Loss That Are Rent Burdened

Household income	Before job loss	After job loss, with no aid	With basic unemployment	With basic unemployment + \$600/week	With basic unemployment + \$400/week	With basic unemployment + \$200/week
Below 30% of AMI	640,431	665,477	660,086	442,942	552,212	625,378
30–50% of AMI	687,439	775,730	765,355	431,562	560,146	700,778
50–80% of AMI	701,127	1,166,844	1,109,419	570,049	717,822	934,670
80–100% of AMI	192,506	589,598	517,089	269,066	325,592	407,463
100–150% of AMI	137,972	865,037	668,356	377,294	445,537	537,541
150%+ of AMI	21,831	492,538	365,130	236,407	270,555	312,755
Total	2,381,306	4,555,224	4,085,435	2,327,320	2,871,864	3,518,585

Note: Rent burdened means paying more than 30 percent of income in rent.

Share of Households Experiencing Job Loss That Are Rent Burdened

Household income	Before job loss	After job loss, with no aid	With basic unemployment	With basic unemployment + \$600/week	With basic unemployment + \$400/week	With basic unemployment + \$200/week
Below 30% of AMI	91.3%	94.9%	94.1%	63.2%	78.7%	89.2%
30–50% of AMI	84.4%	95.2%	94.0%	53.0%	68.8%	86.0%
50–80% of AMI	54.7%	91.0%	86.5%	44.4%	56.0%	72.9%
80–100% of AMI	27.1%	83.0%	72.8%	37.9%	45.8%	57.4%
100–150% of AMI	10.8%	67.4%	52.1%	29.4%	34.7%	41.9%
150%+ of AMI	1.8%	39.6%	29.4%	19.0%	21.8%	25.2%
Total	39.5%	75.5%	67.7%	38.6%	47.6%	58.3%

Note: Rent burdened means paying more than 30 percent of income in rent.

Number of Households Experiencing Job Loss That Are Severely Rent Burdened

Household income	Before job loss	After job loss, with no aid	With basic unemployment	With basic unemployment + \$600/week	With basic unemployment + \$400/week	With basic unemployment + \$200/week
Below 30% of AMI	572,513	654,935	641,896	282,337	368,564	533,733
30–50% of AMI	339,015	723,677	668,002	260,783	307,965	453,682
50–80% of AMI	137,151	941,456	730,104	319,931	354,910	469,355
80–100% of AMI	13,444	395,651	254,331	141,788	152,788	184,567
100–150% of AMI	6,446	501,318	303,717	170,145	184,855	223,879
150%+ of AMI	18	267,671	177,960	105,395	119,832	142,158
Total	1,068,587	3,484,708	2,776,010	1,280,379	1,488,914	2,007,374

Note: Severely rent burdened means paying more than 50 percent of income in rent.

Share of Households Experiencing Job Loss That Are Severely Rent Burdened

Household income	Before job loss	After job loss, with no aid	With basic unemployment	With basic unemployment + \$600/week	With basic unemployment + \$400/week	With basic unemployment + \$200/week
Below 30% of AMI	81.6%	93.4%	91.5%	40.3%	52.6%	76.1%
30–50% of AMI	41.6%	88.8%	82.0%	32.0%	37.8%	55.7%
50–80% of AMI	10.7%	73.4%	56.9%	24.9%	27.7%	36.6%
80–100% of AMI	1.9%	55.7%	35.8%	20.0%	21.5%	26.0%
100–150% of AMI	0.5%	39.1%	23.7%	13.3%	14.4%	17.5%
150%+ of AMI	0.0%	21.5%	14.3%	8.5%	9.6%	11.4%
Total	17.7%	57.7%	46.0%	21.2%	24.7%	33.3%

Note: Severely rent burdened means paying more than 50 percent of income in rent.