Apartment Association of Southeastern Wisconsin

Advocating for Sustainable Rental Housing

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Centers for Disease Control and Prevention Issues Temporary Halt in Residential Evictions To Prevent the Further Spread of COVID–19

SUMMARY: The Centers for Disease Control and Prevention (CDC), located within the Department of Health and Human Services (HHS) announces the issuance of an Order under Section 361 of the Public Health Service Act to temporarily halt residential evictions to prevent the further spread of COVID–19.

DATES: This Order is effective September 4, 2020 through December 31, 2020.

APPLICABILITY: Under this Order, a landlord, owner of a residential property, or other person with a legal right to pursue eviction or possessory action, shall not evict any covered person from any residential property in any jurisdiction to which this Order applies during the effective period of the Order. This Order does not relieve any individual of any obligation to pay rent, make a housing payment, or comply with any other obligation that the individual may have under a tenancy, lease, or similar contract. Nothing in this Order precludes the charging or collecting of fees, penalties, or interest as a result of the failure to pay rent or other housing payment on a timely basis, under the terms of any applicable contract.

See full text of the order here.

AASEW Mission Statement:

"The Apartment Association of Southeastern Wisconsin is your primary resource for education, mutual support and legislative advocacy for the successful ownership and management of rental property."

The Apartment Association of Southeastern Wisconsin Inc.

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PRESIDENT'S CORNER

Ron Hegwood
AASEW President

Here are some quick notes for this month:

- The Trump administration, through the Centers for Disease Control and Prevention (CDC), has placed the entire Rental industry on lockdown. Take action by clicking here and using the "Find Officials" tool to send a message to your member of Congress and Senators. Rental assistance is the best solution to keep residents in their homes and allow our industry to continue protecting our communities, pay our employees, and meet our own financial obligations.

- Reminder for landlords -- if you pull credit reports for rental applicants, Evictions done after 2017 will not show up on that credit report.

- If you desire to review any of our Zoom meetings, you can go to our web site and view past zoom meetings.

- The Landlord Boot Camp has always been a much anticipated event. Due to COVID-19, the AASEW has decided to take it virtual this year. We are attempting to put together a Boot Camp via ZOOM. It is a work in progress and a date has not been chosen as of this writing, but we hope to make an announcement soon.

We hope everyone is staying safe in these trying times. Remember that we are all in this together. The AASEW will continue to keep our membership informed about important topics.

Please watch your email for announcements for future online meetings.

-- *Ron*

Issues with the Rent Assistance Program

By Dawn Anastasi, AASEW Board Member

I was recently reading a “rant” post on a national landlord forum about the Rent Assistance program, and it mirrored some of my experiences with that of the City of Milwaukee Rent Assistance program.

The author, a landlord from Pennsylvania, wrote, **“Section 8 in theory is a great program. But in practice, due to mismanagement and a general lack of respect for the landlords (who ultimately are being asked to put their capital investments at risk), it breaks down.”**

On the surface, this is true. People who need a little extra assistance get the help they need, and landlords get a check sent directly to them. The landlord goes on to write that a few changes to the program would make it more viable for landlords.

“1) Inspect and (pre) approve PROPERTIES/UNITS for the program, and don't wait for APPLICATIONS for a tenant in a property...”

This sounds like a great idea, however I have spoken with someone from the Milwaukee Rent Assistance program and they indicated that they do not have enough staff to make something like this feasible.

“2) Provide rent shortfall, loss of use, and property damage insurance specific to tenant actions with a deductible equal to the security deposit (which could suddenly be zero!) which is underwritten and administered through existing property insurance providers, such that a destructive section 8 tenant can be remediated through an insurance, adjuster, and contractor network that already works effectively to settle and repair losses in general. You want a landlord to take higher risk tenants, but you aren't willing to protect the landlord.”

Currently, the only remediation a landlord has to recover damage to a property is the court system. This is why good screening is **essential** for Rent Assistance tenants, just like every other tenant.

“3) PAY MARKET RENT based on location and condition of units. If you don't want to pay market rent, then just reject the units from the program up front, rather than wait to decide until after a landlord is holding up renting a property waiting for a section 8 application”

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Critics: Eviction Ban May Only Delay Wave of Homelessness

By Michael Casey and Regina Garcia Cano, Associated Press

Housing advocates say the Trump administration's surprise national moratorium on evictions only delays a wave of crushing debt and homelessness, and an attorney representing landlords questions whether the measure is aimed at voters ahead of the November election.

The White House announced Tuesday that the Centers for Disease Control and Prevention would act under its broad powers to prevent the spread of the coronavirus. The measure would forbid landlords from evicting anyone for failure to pay rent, providing the renter meets four criteria.

Critics call it everything from an empty stall tactic to an outright political ploy.

"My first reaction was, 'Thank God,'" said Matthew Hill, an attorney with the Public Justice Center in Baltimore. But he noted that tenants will be expected to repay their rent when the moratorium expires on Jan. 1, and without some kind of rental assistance, "we are just going to be kicking the can down the road."

Richard Vetstein, the lead attorney representing landlords who are challenging an eviction moratorium in Massachusetts, called the CDC order "convoluted" and poorly drafted.

"It's a pretty blatant political play by Trump in an election year," Vetstein said. "It purports to apply nationwide to every residential situation for nonpayment of rent, so that would be many, many millions of rental properties."

The move is a good first step, said Bill Faith, executive director of the Coalition on Homelessness and Housing in Ohio. But the order just "puts the problem on pause."

"In January, when this would cease to be in place, all of those tenants would still owe all of the rent they owed to start with," Faith said. "If they are covered by the moratorium and don't pay what rent they can pay, their hole is thousands of dollars deep."

Faith also said implementing the order could be "messy," since it would often fall to local judges to determine if a tenant qualifies. In Ohio alone, that would involve hundreds of housing courts.

The CDC order covers only people who:

- Have an income of $198,000 or less for couples filing jointly, or $99,000 for single filers.
- Demonstrate they have sought government assistance to make their rental payments.
- Are unable to pay rent because of COVID-19 hardships.
- Are likely to become homeless if they are evicted.

The CDC order comes as many local and state eviction bans are set to expire. California's measure was supposed to end Wednesday, but Gov. Gavin Newsom signed legislation Monday to extend it through Jan. 31 for people who pay at least 25% of the rent owed during that time.

He described the law as "a bridge to a more permanent solution" from the federal government.

"We need a real, federal commitment of significant new funding to assist struggling tenants and homeowners in California and across the nation," Newsom said.

Brian Morgenstern, a deputy White House press secretary, said the administration "has also made federal funds available to alleviate any economic impact to tenants, landlords, and property owners." Housing and Urban Development Secretary Ben Carson said his agency had allocated nearly $10 billion in resources and rental assistance.

Landlords say the order forces them to shoulder a heavy financial burden.

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What the CDC Eviction Ban means for Tenants and Landlords: 6 Questions Answered

By Katey Ramsey Mason, FastCompany.com

The Centers for Disease Control and Prevention issued an order on September 1 banning evictions of people who lost work as a result of the pandemic. To benefit, renters must sign a declaration that they don't make more than $99,000 a year or $198,000 for those filing a joint return and that they essentially have no options other than homelessness.

But the order, which takes effect on September 4, leaves some questions unanswered. We asked Katy Ramsey Mason, an assistant professor of law and director of the University of Memphis Medical-Legal Partnership Clinic, to answer some of them.

1. WHAT DOES THE ORDER DO?

The order prohibits property owners from evicting covered tenants from any residential property because of nonpayment of rent before December 31, 2020. It does not apply to any evictions that might be brought on grounds other than nonpayment, such as nuisance or alleged criminal activity.

It requires tenants to sign and submit a declaration to the landlord certifying under threat of penalty that they qualify for protection under the moratorium. It does not relieve tenants from the obligation to pay rent—all of it comes due on January 1, 2021—and it allows landlords to continue to charge late fees and other penalties as permitted by law.

2. WHO QUALIFIES?

The CDC's order applies to as many as 40 million renters across the country who could be at risk of eviction for nonpayment of rent. It is more comprehensive than the Coronavirus Aid, Relief and Economic Security (CARES) Act eviction moratorium, which expired on July 24 and only applied to an estimated 12.3 million renters, or about 28% of rental properties nationwide.

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The new order applies to tenants who live in any rental property in any place in the U.S. and its territories that does not already have an eviction moratorium with the same or greater protections than the CDC order. There are still 20 states with some form of a moratorium in place, about half of which are more comprehensive than the CDC's moratorium. All of those moratoriums are unaffected.

Other than the financial requirements, to qualify for relief under the CDC order a tenant must certify that he or she is not able to pay full rent due to substantial income loss and has attempted to obtain government assistance with rent, and the tenant must commit to making partial rent payments to the extent of his or her ability.

3. WHAT AUTHORITY DOES THE CDC HAVE TO DO THIS?

The CDC is invoking its powers under federal law to take action to prevent the spread of communicable disease if it finds that state or local prevention measures are insufficient. The order emphasizes the link between homelessness and the spread of COVID-19 and states that the high levels of homelessness that would result from widespread evictions would increase the risk of interstate transmission of the virus.

4. WHAT DOES IT MEAN FOR LANDLORDS?

The CDC's order is certain to be unwelcome news for many landlords, who have already been struggling through the pandemic.

Many tenants have been unable to pay rent, and nonpayment evictions have been limited by state moratoriums and the coronavirus relief bill. According to the 2015 American Housing Survey, slightly less than half of rental properties are owned by "mom and pop" landlords, while the rest are owned by business entities. If landlords are not able to pay their mortgages and other costs, it could result in a loss of affordable housing units across the country.

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Under the CDC's order, landlords can continue to collect rent and charge late fees and other penalties, but they cannot evict tenants who don't pay.

The order also does not allocate any additional funding to assist tenants or landlords with unpaid rent, but it encourages local governments to apply coronavirus relief funds that have already been distributed toward rental assistance programs.

5. HOW WILL IT BE ENFORCED?

Unlike the CARES Act moratorium, which had no enforcement mechanism, the CDC eviction moratorium imposes significant criminal penalties on violators. An individual who violates the order can be penalized by a fine of up to $100,000 and/or one year in jail. If a death results from the violation, the fine increases to a maximum of $250,000.

If an organization or company violates the order, the monetary fines increase to a maximum of $200,000 if there is no death and $500,000 if there is a death. The order authorizes the Department of Justice to "initiate court proceedings" to seek those penalties.

6. WHAT HAPPENS WHEN THE ORDER EXPIRES?

When the order expires on December 31, landlords will again be able to initiate eviction proceedings in accordance with state law — unless the moratorium is extended. If tenants have been unable to pay their full rent up to that point, they will be responsible for all of the arrears that have accrued—putting them at risk of losing their homes in the middle of winter.

Some members of Congress have been pushing for additional funding to assist tenants — and landlords — with unpaid rent, but negotiations over another relief bill remain stalled.

Katy Ramsey Mason is an assistant professor of law and director of the Medical-Legal Partnership Clinic at the University of Memphis.

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"It's great to say nobody can be evicted," said Mitch Matorin, who is owed $11,400 in back rent on property he owns in Worcester, Massachusetts. "But all that does is push this large societal cost onto the landlords."

Matorin, a lead plaintiff in the case against the state moratorium, said he has had to dip into savings to make monthly mortgage payments.

"If there is a societal interest that requires no evictions, then society needs to step up and fund it," he said. "Otherwise, it is incredibly unfair and untenable to shove the cost on the landlords."

A $3 trillion coronavirus relief bill passed in May by Democrats in the House would provide about $175 billion to pay rents and mortgages. A counter proposal from Senate Republicans offers far less. Advocacy groups have sought more than $100 billion.

Vetstein said there were many questions about the order, including whether it applies to eviction cases already filed in the courts. It is also unclear how the order would affect lawsuits like the one in Massachusetts challenging the state moratorium.

"One of our clients is a nurse," he said. "She is owed over $20,000, and now she is going to be stuck. Through the end of the year she will be owed $30,000, and the tenant can just live there for free. It's literally going to cause her financial ruin."

Faith said it's good to see the administration acknowledge the public health threat posed by evictions that could send people into crowded shelters and other housing. But the moratorium is "not the ideal way to proceed."

Whatever the order's limitations, renters like Natasha Blunt are relieved. "Sign me up!" the New Orleans resident said after learning about the government directive.

A GoFundMe campaign and earnings from a part-time housekeeping job helped her catch up on rent through September on the two-bedroom apartment she shares with her two young grandchildren. But she was worried about what would happen after that.

"Oh my God. That would be a blessing for me and my babies," said Blunt, who lost her banquet porter's job at the beginning of the pandemic. "I would be able to buy food. It would just lift a huge weight off my shoulders."

GoFundMe and donations from several community groups helped Amanda Wood of Columbus, Ohio, stave off eviction in August. But Wood, who is 23 and pregnant and has a 6-month-old at home, is scrambling again to pay September's bills.

"It makes me feel good that I can't get evicted," said Wood, who lost her job with a claims-management company in April. But she's still worried about paying all those months of rent in January.

"You could still face eviction after that," she said. "The landlord isn't going to dismiss all the months of rent that has been built up."

Garcia Cano reported from Baltimore. Associated Press Financial Markets Writer Ken Sweet in New York and Associated Press Medical Writer Carla K. Johnson in Washington state contributed to this report.

Magistrate Judge Says CDC Eviction Moratorium may Have Unintended Consequences

By James Swift, The Daily Tribune News

Like many other legal officials, Bartow County Chief Magistrate Judge Brandon Bryson spent much of last week poring over the details of the Centers for Disease Control and Prevention (CDC) emergency order putting a halt to evictions nationwide throughout the remainder of the year.

“This came without any warning,” he said. “I’ve spent the last couple of days looking at it, and speaking with other judges throughout the state and with our magistrate court leadership council as to what all may be entailed.”

The CDC order places a moratorium on residential evictions — albeit, with numerous exemptions and caveats — from Sept. 4 to Dec. 31.

"A delay in the effective date of the order would permit the occurrence of evictions — potentially on a mass scale — that could have potentially significant consequences," the emergency order, issued under the Public Health Service Act, reads. "A large portion of those who are evicted may move into close quarters in shared housing or ... become homeless, thus contributing to the spread of COVID-19."

As Bryson noted, it’s one thing to put out an order halting evictions — but it’s something else entirely to actually apply it in everyday processes.

“My understanding is that this is a process where it allows the tenant to provide an affidavit to the landlord, making certain declarations affirming that they’ve been affected by COVID, that they only make a certain amount of money, that they’ve sought federal assistance and that is supposed to halt evictions,” he said.

However, Bryson said he believes there are some things the order doesn’t specify, such as whether it applies pre-filing or post-filing of an eviction. Furthermore, he said it does not give any clear guidance for judges concerning what to do if a defendant brings the order up in court without having given the landlord notice.

“The way I see it is once a renter brings these defenses forward, that will postpone the case until Dec. 31,” he said. And there, Bryson said he envisions a litany of problems for both renters and landlords emerging.

“There is a lack of understanding and a lack of information and resources out there to explain what this really does,” he said. “For instance, this is not a free pass for renters … renters are still expected to pay their rent, and the order actually says that.”

Bryson also noted that, under the CDC order, tenants and renters can still be evicted for non-payment reasons, including violating other rules and terms of their lease.

Ironically, Bryson said it’s not difficult to envision the order actually putting renters in a worse financial situation several months down the road.

“When this ban is lifted, they’re going to be faced with even more fees, late fees, penalties, interest and a judgment that’s going to go on their record and their credit,” he said. “That could be tough to overcome.”

On top of that, Bryson said the order raises many other questions — including what exactly constitutes a rental property. As he noted, the order does not explicitly outline whether things such as rented rooms or extended-stay facilities fall under the same emergency order protections.

“From my understanding, it’s going to apply to — basically — all typical landlord/tenant relationships,” he said. “How that applies to extended-stay motels may be a different story depending on how those are treated under the law or local ordinance.”

Bryson said he anticipates legal challenges to the CDC mandate coming very soon. “One, trying to stop it,” he said. “I think there may be some questions as to whether the CDC has this authority.”

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Ultimately, Bryson said the courts will govern how the emergency order edict plays out — not county- or city-level governments.

"If a landlord files an eviction and the defendant brings this declaration and affidavit, then we are to take it on its face that what they're saying is true, and that they've been affected by COVID," he said.

At this point, however, Bryson said he's not too concerned about eviction stays increasing the local magistrate court's backlog of cases.

"My main concern, honestly, is how it's going to affect both the landlords and the tenants in this situation," he said. "If a tenant were to choose not to pay, at the end of the stay they could be forced with a judgement that they'll never be able to pay back, or the landlord could turn around and garnish them for however many thousands of dollars in interest and fees that accrued."

Which, in turn, Bryson said would make it even harder for a tenant to find housing after the moratorium is lifted. And on the other side of the equation, Bryson said the order also places obvious financial hardships on landlords.

"This could be your everyday family who didn't sell their home, bought another and decided to have a rental property," he said. "They're still paying the mortgage on that rental property and that's going to cause a problem for them, because they're relying on this rental payment to make that mortgage payment."

Bryson noted that, in the wake of the COVID-19 outbreak, the State of Georgia did issue a judicial emergency declaring that if a civil suit was filed, a defendant did not have to answer until after that emergency was suspended.

"That was extended a couple of months," Bryson said. "That discouraged landlords from even filing evictions, so during the COVID crisis we saw fewer eviction filings, which caused a lot of people to wait towards the end to do anything."

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I have experienced this very thing in working with the City of Milwaukee Rent Assistance Program.

If you have never rented a property before on the Section 8 program, you have no idea how much they will accept in rent. You can't go by the market -- what everyone else is renting a similar property for.

It would make sense to have some transparency in a government agency. City of Milwaukee HACM posts a utility allowance schedule on their website. You'd make the reasonable assumption that you could simply do the math based on this chart and figure out how much rent they would pay. But then they will give you a rent amount they will allow and claim it is based on the market (even though it's not and can be clearly proven as such).

Why can't the Rent Assistance program just define zip codes or neighborhoods and institute a "modifier" if they want to adjust by area? All this data is available online. Create a calculator on the website where you plug in your property address, number of bedrooms, what you're including, and it outputs the rental amount Section 8 will provide (as long as it passes inspection).

When I last spoke with a representative from the HACM, they indicated that their rents were based on the available rentals in the area. If a landlord didn't agree with their assessment, they could ask for the comparables the HACM used to make their assessment. But why would a landlord go through so much extra trouble when they could get a non-Rent Assistance tenant with less hassle?

The landlord sums up his post with the following: **"Take away my risk, my aggravation, my lost rent due to [pejorative deleted] process, and lost rent due to not paying market rent, and I'll take all the section 8 tenants you want."**

Note that it is discriminatory to place ads for rental properties that say "Rent Assistance not accepted". In June 2018, the Milwaukee County Board approved revising the county fair housing law by prohibiting landlords from discriminating against potential tenants solely on the basis of their use of government-funded rental or other housing assistance vouchers. This does not mean that you are now required to enter into a contract with a municipality or its agent, if you do not agree with the terms and conditions of that contract. A landlord or property management company cannot be forced to enter into a contract.

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"Summer's lease hath all too short a date."

– William Shakespeare

AASEW Business Member Directory

AASEW OWNER Article Guidelines

Would you like to submit an article for publication in the AASEW newsletter?

Here are the current submission guidelines:

Deadline for all submissions is the first of each month.

The newsletter will be delivered electronically to the membership around the 10th of the month.

Limited print copies of the newsletter will be available at the General Membership Meeting following its publication.

We are happy to accept one article per author per newsletter.

Please keep the article to approximately 500 words in length.

Any edits made to an article (generally for length) will be approved by the contributor before it is published.

All articles must be properly attributed.

The Editorial Staff reserves the right to select articles that serve the membership, are timely, and are appropriate.

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The Fed Provides an Unlimited Money Lifeline to Wall Street; 30 Million Americans Facing Eviction Get a No-Money 4-Month Plan

By Pam Martens and Russ Martens

Happy New Year – here's your eviction notice. That's how tens of millions of struggling Americans have been set up to fail as the one percent on Wall Street, propped up by unlimited money from the Fed, ring in the New Year with Tiffany flutes of Dom Perignon in their Greenwich mansions.

According to a recent study published by The Aspen Institute, 30 to 40 million Americans will be at risk of eviction over the next several months.

The Centers for Disease Control and Prevention (CDC) has been dragged into the eviction morass because Democrats and Republicans in Congress cannot find common ground on a meaningful plan.

On Tuesday, the CDC issued an order that bans landlords from evicting tenants that cannot afford to pay rent due to a pandemic-related job loss or income reduction. The CDC action follows an executive action from President Donald Trump on August 8 that ordered the CDC to study the eviction issue.

The CDC ban covers a renter who expects to earn less than $99,000 this year or joint-filers that expect to make less than $198,000.

To gain relief, renters have to sign a government designed form attesting that their plight is related to the pandemic; that they would be homeless or forced into crowded living facilities if evicted; that they "have used best efforts to obtain all available government assistance for rent or housing"; and that they "understand that at the end of this temporary halt on evictions on December 31, 2020, my housing provider may require payment in full for all payments not made prior to and during the temporary halt and failure to pay may make me subject to eviction pursuant to state and local laws."

The plan has a multitude of defects, including the following:

(1) It's more of a Disney-themed band-aid instead of a plan. It lasts for just four months to December 31, 2020.

(2) It provides no monetary assistance to help the renter pay the piling up rent on December 31 – effectively guaranteeing eviction at the start of the year in millions of cases.

(3) It provides no assistance to the small landlord who may be facing foreclosure because he can't pay his own mortgage on the building. According to a recent study published by The Aspen Institute "mom and pop landlords own 22.7 million out of 48.5 million rental units in the housing market, more than half (58%) do not have access to any lines of credit that might help them in an emergency."

(4) It provides no help to out-of-work homeowners who are facing foreclosure. On June 29, the Democrat-controlled House of Representatives passed the Emergency Housing Protections and Relief Act of 2020 that provides $100 billion for emergency rental assistance programs and a $75 billion relief fund for homeowners. The Republican-controlled Senate has refused to pass the legislation.

(5) It does nothing to stop landlords from evicting tenants (who can't afford a lawyer to challenge the eviction) on dubious charges of loud noise, damage to the premises, or other potentially false claims.

The CDC's plan for struggling Americans falls strikingly short of the Federal Reserve's instant outpouring of monetary support for Wall Street for the second time in 12 years. In the first iteration, which lasted from December 2007 to July 2010, the Fed pumped $29 trillion cumulatively in revolving loans at below-market rates to prop up insolvent or teetering banks and trading houses on Wall Street. The crisis was of Wall Street's own making by creating toxic derivatives and subprime mortgage products.

The $29 trillion in Fed loans were made without the approval, or even awareness, of Congress. Senator Bernie Sanders was able to tack an amendment to the Dodd-Frank financial reform legislation of 2010 to get a Government Accountability Office (GAO) audit of the Fed's bailout programs. When that audit was released on July 21, 2011, it revealed that in just one of the many Fed bailout programs, the Primary Dealer Credit Facility (PDCF), the insolvent Citigroup had received $1.756 trillion in cumulative loans or 23.8 percent of the total loaned in that program. Morgan Stanley had received $1.364 trillion or 18.5 percent of the total; and Merrill Lynch, a large retail brokerage firm and investment bank, had received $1.28 trillion or 17.3 percent of the total. (See page 216 of the GAO audit here.)

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No One Could've Predicted the Popularity of THIS Purchase Post-COVID

By Tamar Hermes, BiggerPockets.com

On March 11, 2020, the world was told to shut down and social distance due to a national pandemic infecting millions. We barricaded ourselves and prayed for the best. Five months later, COVID-19 continues to spread. Businesses have had to close down, and the economy is in flux.

Strangely, despite economic uncertainty, the real estate market is thriving.

The 2020 Homebuying Boom

According to a survey of 1,000 people conducted by Redfin, three-quarters of homebuyers who plan to buy a home within the next 12 months indicated that the coronavirus pandemic has impacted their home buying plans.

"Somewhat counterintuitively, the coronavirus-driven recession is propping up the housing market," said Redfin chief economist Daryl Fairweather. "Homebuyer demand is surging despite GDP taking a historic nosedive in the second quarter, largely because Americans value the home more than ever and are willing to prioritize housing even as they cut back on other expenses. Additionally, the Fed is using low-interest rates to stimulate the economy, which is giving buyers more purchasing power and boosting home sales."

Coronavirus' Impact on Priorities

People spend money on what they value. With many more people living and working from home, the need for more space has become extremely important. Between concerns about being near others and contracting the virus or simply requiring a quiet, designated area in the home to complete work, people want to buy homes that accommodate them.

Also, many kids are learning from home full-time for the unforeseeable future, so a yard to run around in has become a huge priority. Having a private space to let your kids roam freely has now become an issue of safety. The need for safety will often trump other desires.

People will prioritize housing and be willing to expand their budgets to attain it.

In fact, 25% of the people surveyed by Redfin said these factors and others affected their decision to move sooner than later:

"When it comes to home preferences, the pandemic's most common impact on homebuyers is a desire for more space, with 21% of respondents saying they want a designated area to work from home and the same share wanting more outdoor space. Additionally, 10% of respondents said they now want a bigger home, and 7% want a designated space for their children to learn from home."

The Fed's Impact

Another incentive to find a new home sooner is that interest rates are at an all-time low. More than half of the people surveyed said that the low mortgage rates played a factor in their moving plans. At the time the survey was taken, a 30-year fixed-rate was at 2.98%. The savings over the life of the loan at these low rates equates to thousands of dollars.

"Pending sales were up 12% year over year in the four weeks ending July 26; the median sale price was up 11% year over year for the week ending July 26, the biggest increase since 2014; and more than half of Redfin offers faced bidding wars for the third consecutive month in July."

Based on how hot the housing market was a year ago, the fact that it was up another 12% this year is huge! It means that people are paying a lot to purchase homes at this time.

Since lenders are working with strict criteria to qualify home buyers, it seems that people paying top dollar for homes can afford the mortgage payment. If those people lose their jobs or find their company's income decrease, they may have a hard time making a mortgage payment.

If you are considering a move at this time, it is crucial to keep in mind that low-interest payments will ultimately not compensate.

Housing Demand & the Impact on Prices

We live in a world of supply and demand. If you have equity in properties and are ready to make a move, this could be an excellent opportunity to sell for a profit.

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On the flip side, if you are house hunting, as any investor should always be doing, expect to find a very competitive market and to pay top dollar. If you follow the rules of a savvy investor, you will need to work harder to find distressed sellers and great deals. Opportunities are always out there, but you need to be looking and continuously expanding your network.

What Does a Housing Boom Mean for Landlords?

The good news is that while many are unemployed and businesses have shut down, there are still people who have money and are looking to spend it now. Since the need to move is a top desire for many, the people who cannot afford to buy a new home will likely rent one. Places in the suburbs with open space have become more appealing.

The bottom line is that as people value the home more, they will be apt to spend more money to live in a comfortable and secure environment.

“The people who are delaying plans to move are most impacted by economics, with 45% of those respondents citing financial concerns as a factor in their changed plans,” Redfin reported.

In addition, many tenants do not want to move during a pandemic. They may feel safe in the space they have or cannot afford to make a change.

But when there is movement, there is an opportunity. I sold a condominium last month in Los Angeles for $23,000 over the appraised value and sold my primary home in Los Angeles within 90 days for multiple seven figures.

If we thought the housing bubble was going to burst with COVID-19, it seems to have done the opposite. We are indeed overdue for a housing correction, and with any purchase, always check your numbers and make sure they work for your goals and objectives.

Stay prepared, knowing that this hike in the housing market can’t last forever. In the meantime, make the most of the ride—let it work in your favor.

Tamar Hermes is a full-time real estate investor and educator. After building successful businesses in the retail and entertainment industries, she turned her attention to real estate with a mission to get more women to become investors and continue to build her portfolio.

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But since the magistrate court has reopened, Bryson said he is seeing an influx of cases — albeit, not quite as voluminous as he anticipated.

“I would say right now, we’re probably on par with the past few years as far as eviction filings,” he said. “We’re really no more or no less.”

As for the long-term consequences of the CDC order, Bryson said the mandate could have a significant impact on Bartow County’s housing inventory.

“I think one of the things you may see, some of these landlords that I mentioned that have mortgages on these rental properties may be looking to unload these properties,” he said. “They may not be able to continue the business of being a landlord during this time, or they may just be kind of tired of it.”

National REIA: Oppose the current CDC Eviction Moratorium

The September 4th Nationwide Eviction Moratorium launched by the Centers for Disease Control and Prevention is an absolute over-reach and in direct contrast to the state-by-state and county-by-county approach of the Trump Administration and at direct odds to the successful prevention techniques being utilized throughout the country.

Additionally, for the federal government to weigh-in with such a heavy hand on state level issues, and is essentially interfering with contract agreements between individuals is seemingly unconstitutional on its face.

Please let your Federal House and Senate Representatives, the President, Vice President and the Secretary of Health and Human Services know that this action will have devastatingly far reaching financial impacts on this country, and that there are better alternatives.

National REIA Action Center

Number of renter occupied housing units in the U.S. from 1975 to 2019

Published by Jennifer Rudden, Statista.com

In 2019, there were approximately 43 million housing units occupied by renters in the United States. This number has remained steady since 2014, but is part of a long-term upward swing since 1975. This is also reflected in the downward trend of residential vacancy rates across the country.

This suggests that demand for rental housing is on the rise, and that supply is failing to keep up with it.

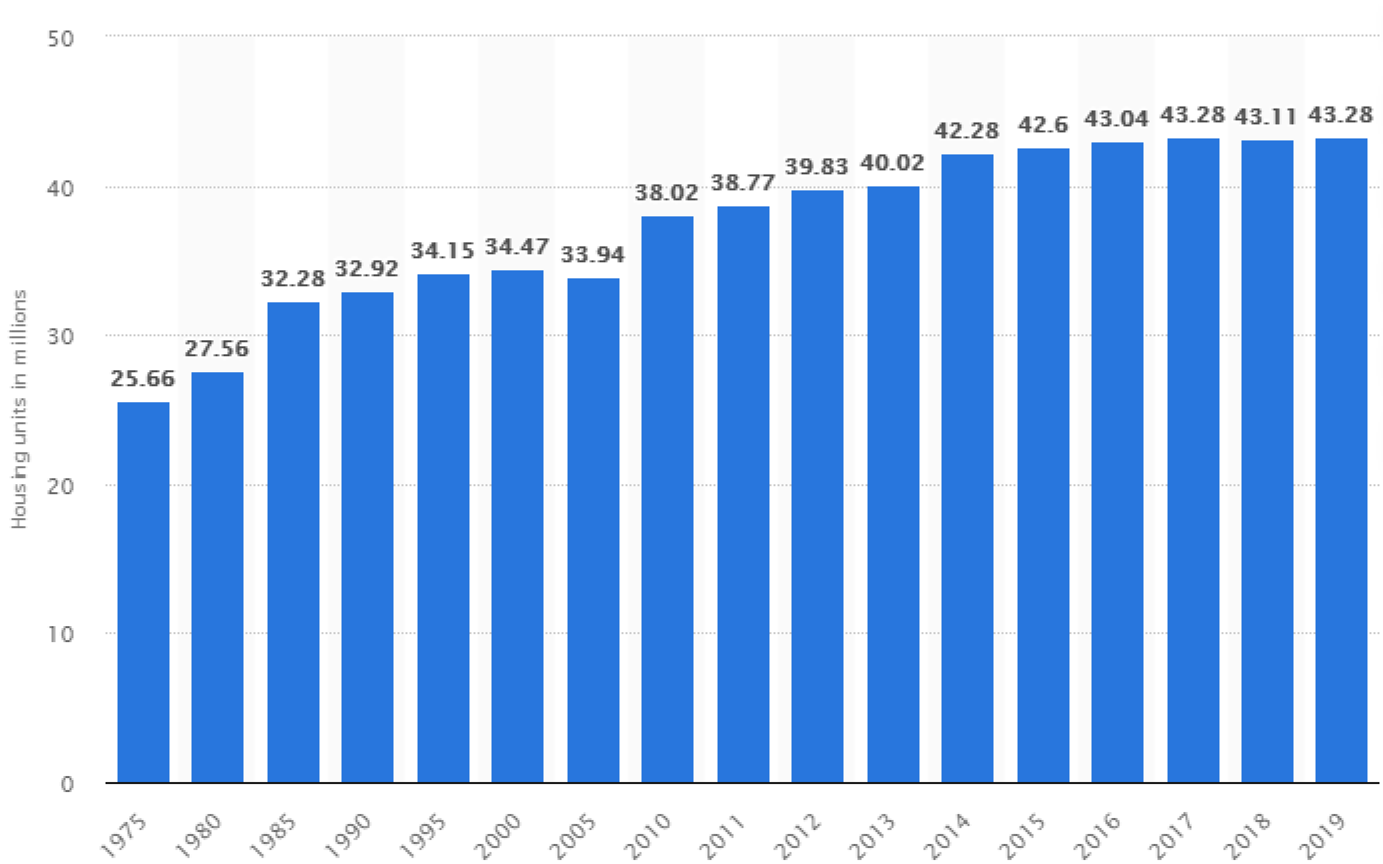
Why are rental homes in such high demand?

This high demand for rental homes may be related to the unaffordability of homeownership. Not being able to afford to buy a home was the biggest reason renters gave when asked why they didn't currently own a home in a recent survey.

The monthly costs of homeownership versus rental costs vary by state.

In 2018, it was less expensive to rent a home in Hawaii, Washington D.C. and Colorado than it was to buy. However, the opposite was true in California, New York and Louisiana.

Number of renter occupied homes in the U.S. 1975-2019 (in millions)



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That aid to Wall Street came as millions of Americans saw their homes foreclosed on by the same banks receiving the handouts from the Fed. (See Financial Crash Analysis: $22.6 Billion in Homeowner Relief; $7.8 Trillion to Four Wall Street Banks.)

When Sanders saw the shocking revelations from the GAO audit of the Fed's lifeline to Wall Street, he said this: "This is a clear case of socialism for the rich, and rugged, you're-on-your-own individualism for everyone else." That's obviously the same game plan today.

Beginning on September 17, 2019, the Fed began a replay of the 2007 to 2010 bailout of Wall Street. September 17 was, notably, three months before the first case of COVID-19 emerged anywhere in the world.

September 17, 2019 marked the beginning of yet another self-inflicted financial crisis on Wall Street. Sparked by a liquidity crisis in the overnight lending market (repo loans) interest rates spiked from 2 percent to 10 percent. The Fed jumped in with both feet to force rates back down. The Fed's own minutes reveal that it was providing "roughly $215 billion per day" to the trading houses on Wall Street. (See Federal Reserve Admits It Pumped More than $6 Trillion to Wall Street in Recent Six Week Period.)

Once the pandemic entered the picture, the Fed opened its money spigot to Wall Street even wider, setting up 11 additional bailout programs. (See Citigroup Has Made a Sap of the Fed: It's Borrowing at 0.35 % from the Fed While Charging Struggling Consumers 27.4 % on Credit Cards and The Fed Hasn't Spent a Dime Yet for Main Street Versus $735 Billion for Wall Street and Congress Sets Up Taxpayers to Eat $454 Billion of Wall Street's Losses. Where Is the Outrage?)

Despite the worst potential eviction crisis facing Americans since the Great Depression, the only comprehensive analysis of the problem that we have seen has not come from the Trump administration but from outside scholars. Following are just some of the critical findings of the in-depth study on "The COVID-19 Eviction Crisis" published at The Aspen Institute:

> "COVID-19 struck when 20.8 million renter households (47.5% of all renter households) were already rental cost-burdened, according to 2018 numbers. Rental cost burden is defined as households who pay over 30% of their income towards rent. When the pandemic began, 10.9 million renter households (25% of all renter households) were spending over 50% of their income on rent each month. The majority of renter households below the poverty line spent at least half of their income towards rent in 2018, with one in four spending over 70% of their income toward housing costs…
>
> "Before the pandemic, eviction occurred frequently across the country. The Eviction Lab at Princeton University estimates that between 2000 and 2016, 61 million eviction cases were filed in the US, an average of 3.6 million evictions annually…
>
> "An increase in evictions could be detrimental for the 14 million renter households with children…
>
> "Between March and July, unemployment rates fluctuated between 11.1% and 14.4%. By comparison, unemployment peaked at 10.7% during the Great Recession. More than 20 million renters live in households that have suffered COVID-19-related job loss. This job loss is exacerbated by the recent expiration of pandemic unemployment insurance benefits across the country…
>
> "Renters experiencing cash shortages are increasingly relying on sources other than income to pay rent. Thirty percent of renters report using money from government aid or assistance to pay rent, and another 30% indicate that they have borrowed cash or obtained a loan to make rental payments…
>
> "Tenants are increasingly using credit cards to pay the rent, with a 31% increase between March and April, an additional 20% increase from April to May, and a 43% increase in the first two quarters as compared to the prior year…
>
> "There is increasing evidence that families are shifting their budget towards rent. Food pantry requests have increased by as much as 2000% in some states, with nearly 30 million Americans reporting they do not have enough food…

Please see the full article on the Wall Street on Parade website.

Ms. Martens is a former Wall Street veteran with a background in journalism. Mr. Martens' career spanned four decades in printing and publishing management.

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