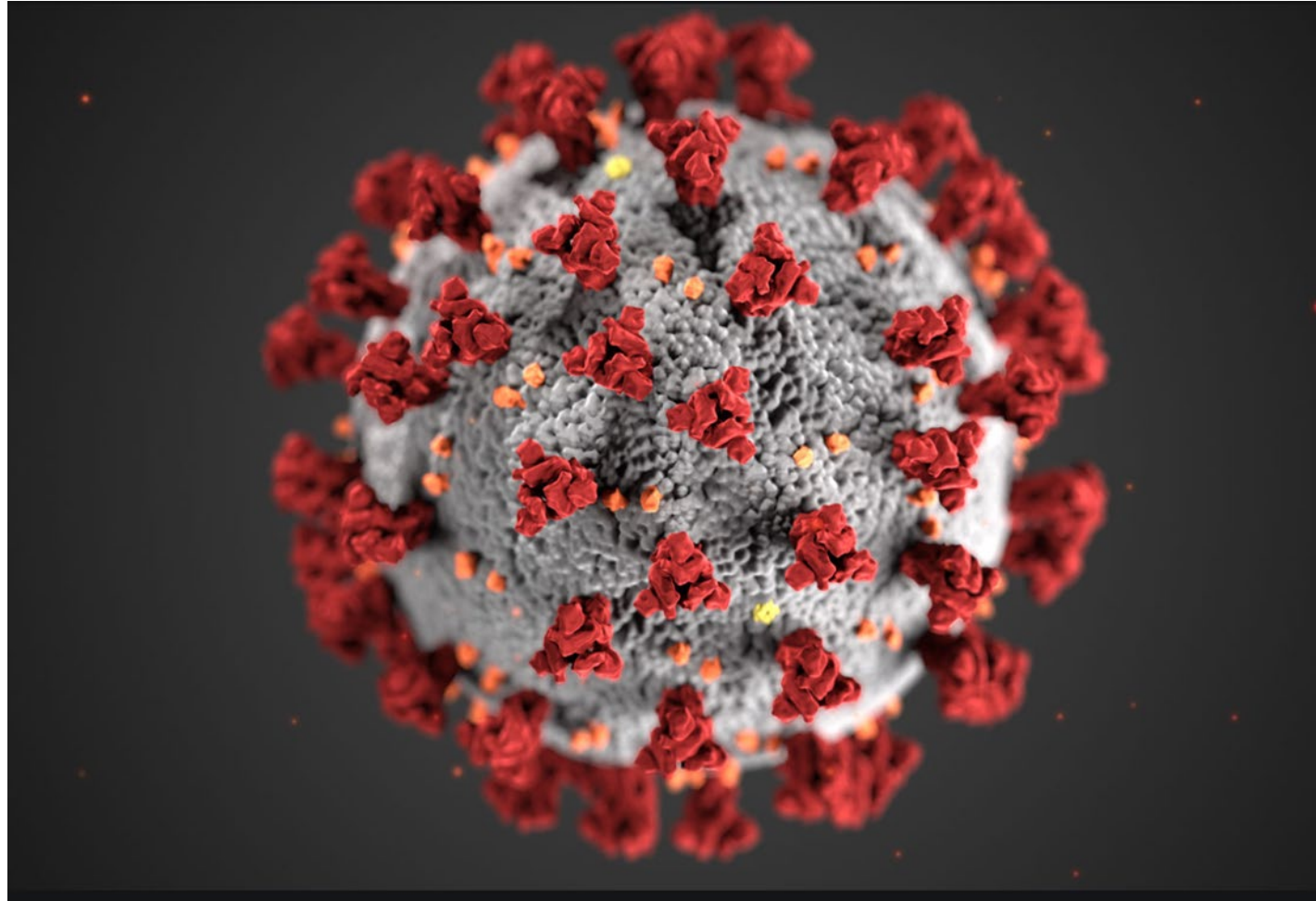


What We Know About COVID's Impact on Housing (or what we think we know)

Mike Carnathan
Atlanta Regional Commission
mcarnathan@atlantaregional.org



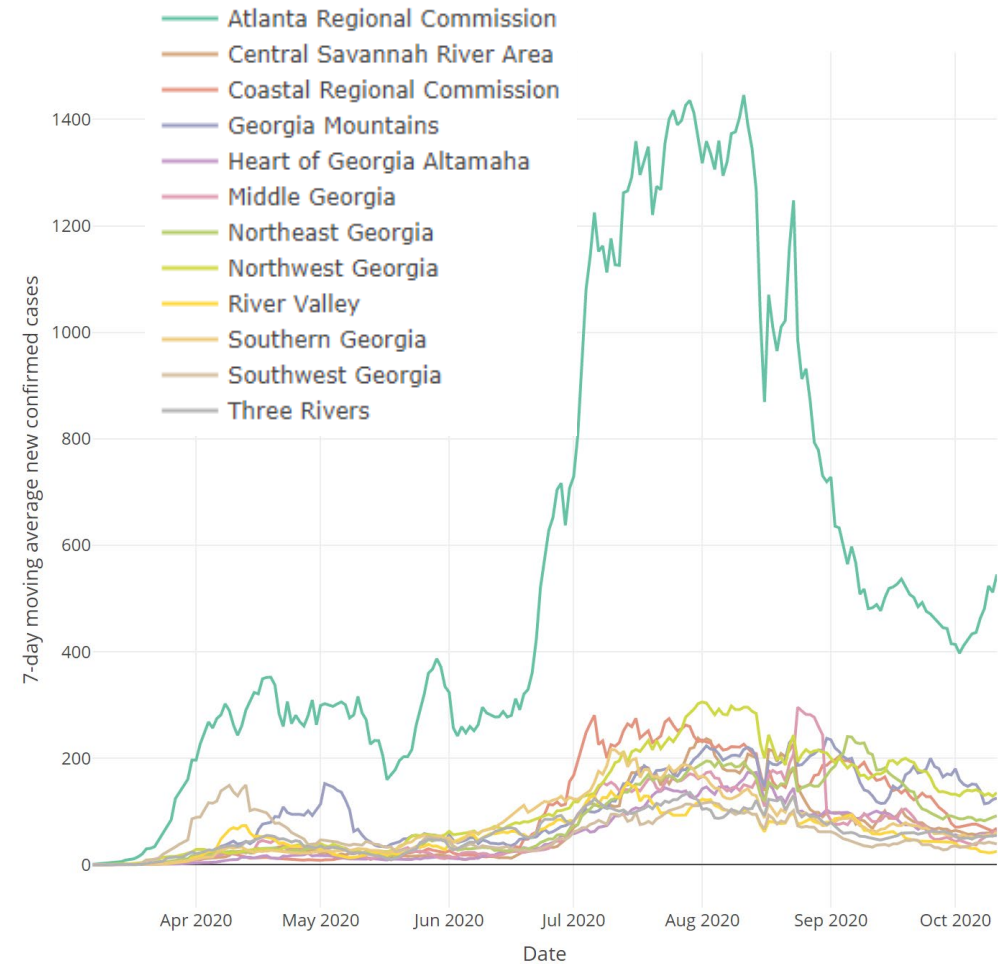
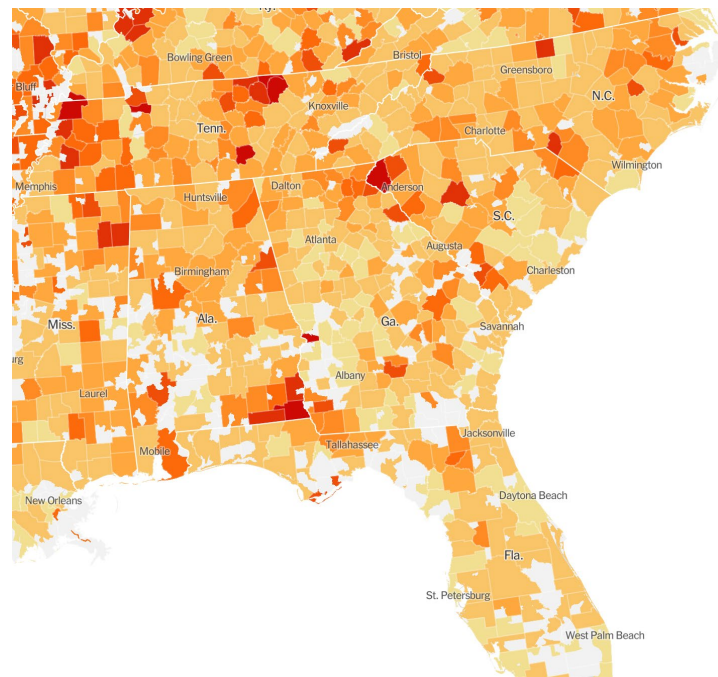
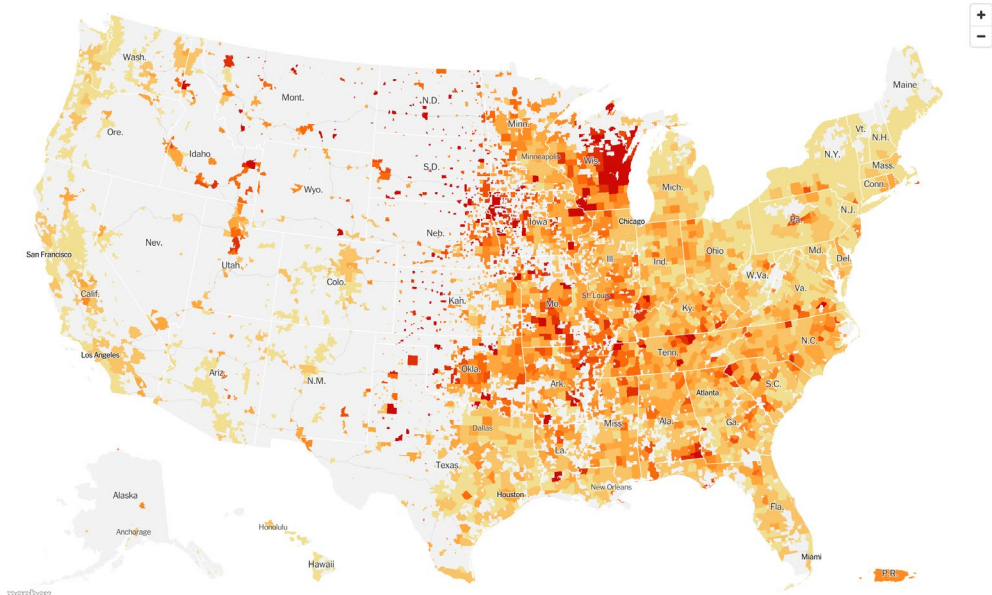
This is the ONLY image that can be used to depict COVID

Before We Talk Economy, Let's Take Quick Look at the Public Health Side of Things!



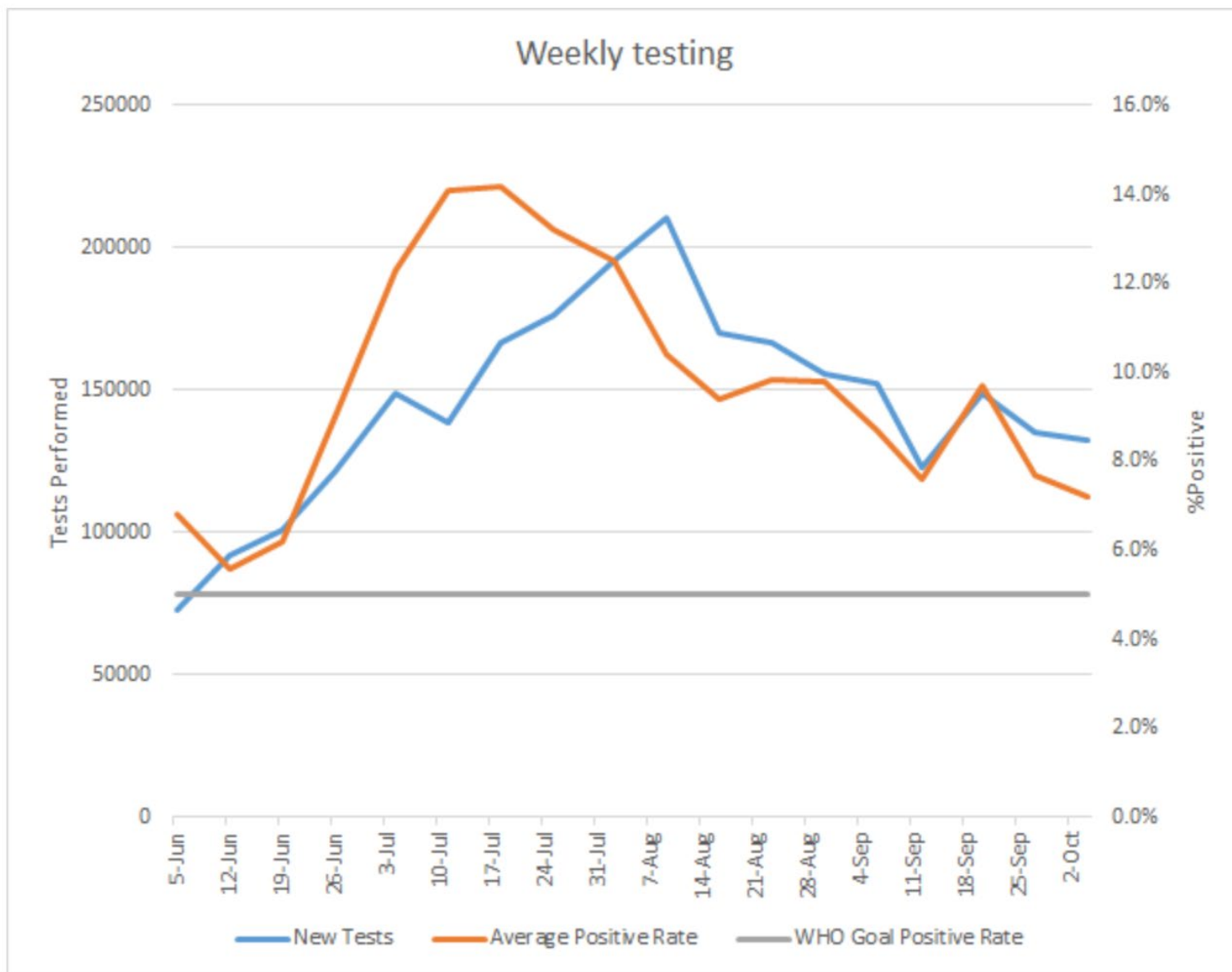
Cases Trended Downward.. *But now bouncing?*

Daily New Confirmed Cases, 7-Day Moving Average



<https://atlantaregional.shinyapps.io/COVID19/>

But Testing Has Gone WAY Down



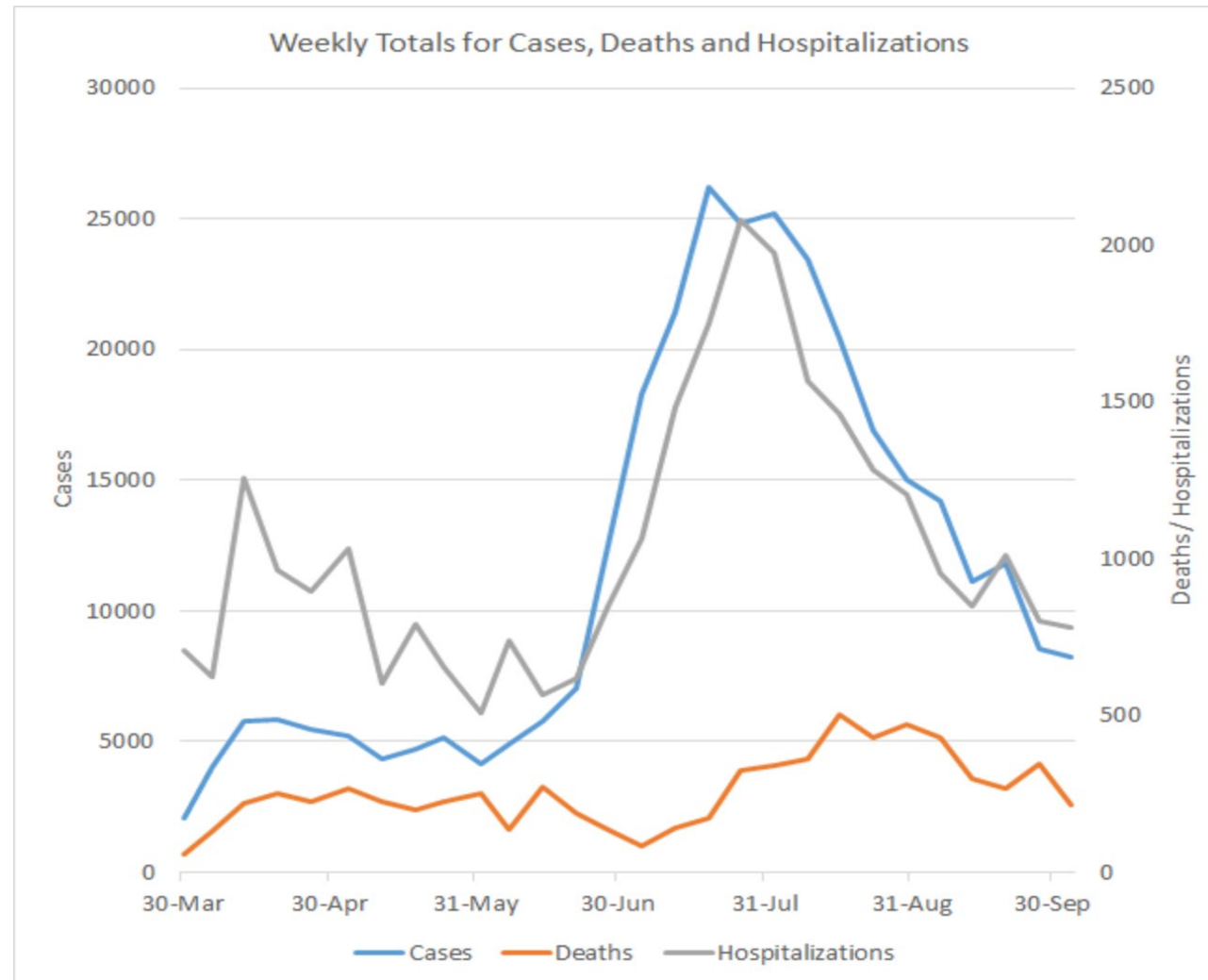
Amber Schmidtke, PhD

Medical educator and science communicator

<https://amberschmidtkephd.substack.com/>

<https://amberschmidtkephd.substack.com/>

Hospitalizations Are Trending Back Down?



QUICK Look at Economic Forecasts?

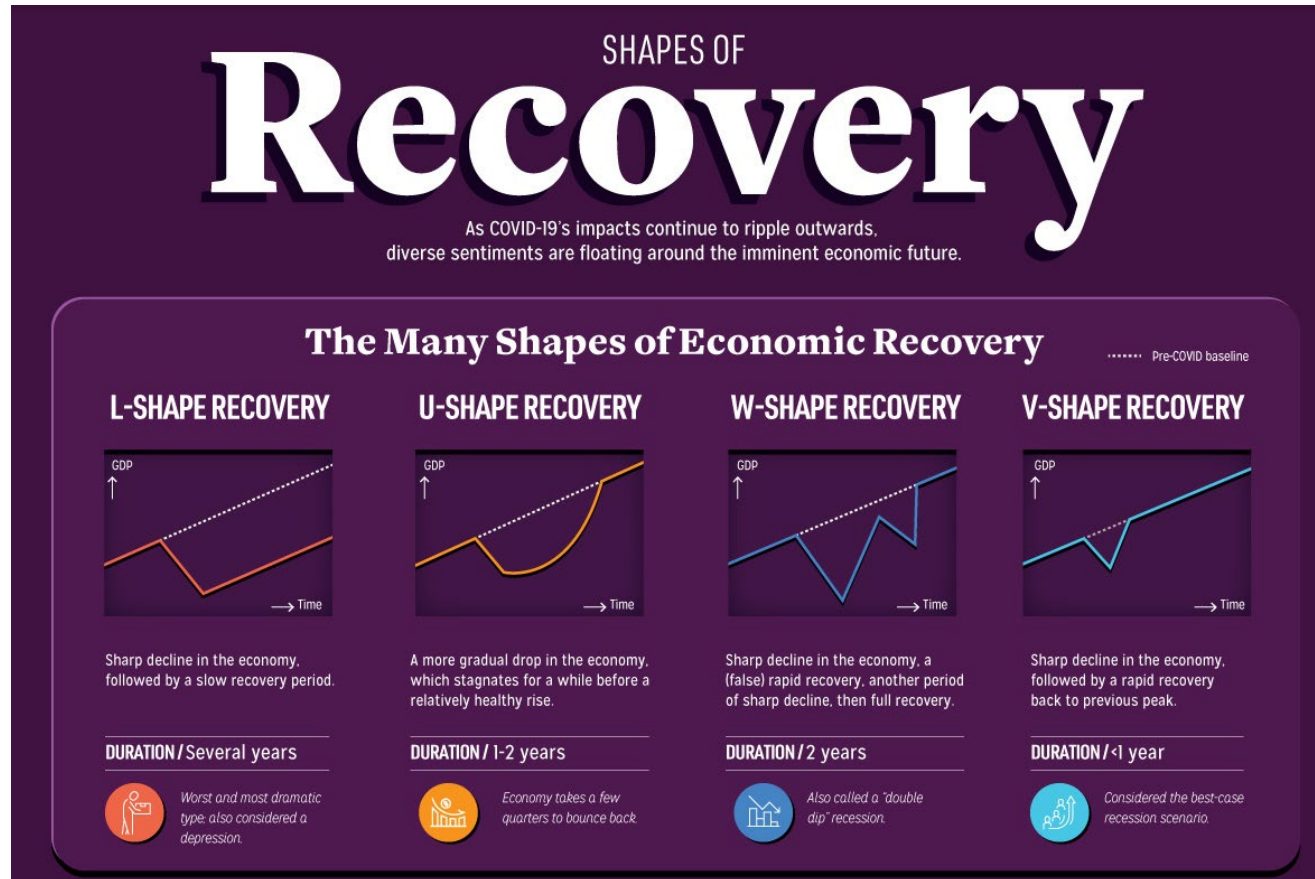
Question: What Type of Recovery will we have?

A. L- Shape 3+ Years (2023)

B. U-Shape 1-2 Years (2022)

C. W-Shape 2 Years (2022)

D. V-Shape <1 Year (2021)



2022

The Conference Board, a think tank that analyzes economic trends, surveyed 600 CEOs worldwide on which recovery shape they see as being more likely.

RECOVERY SHAPE

L-SHAPE

U-SHAPE

W-SHAPE

V-SHAPE

REGIONAL CEO
SURVEY RESULTS

GLOBAL
N: 606

32%

42%

16%

11%



The average CEO feels that economic recovery will follow a **U-shaped trajectory**, and exhibit a slow recovery coming out of Q3 2020.

U.S.
N: 103

26%

42%

23%

9%



23% of U.S. and Japanese CEOs both think that the economy might experience a second contraction (W-shape).

JAPAN
N: 95

49%

26%

23%

1%



Japanese and Gulf Region CEOs feel the most pessimistic about potential recovery, with half predicting depression-style stagnation (L-shape).

GULF REGION
N: 16

57%

26%

17%

0%

EUROPE
N: 110

29%

55%

12%

4%



European CEOs are most hopeful for a U-shaped recovery.

CHINA
N: 122

25%

43%

11%

21%

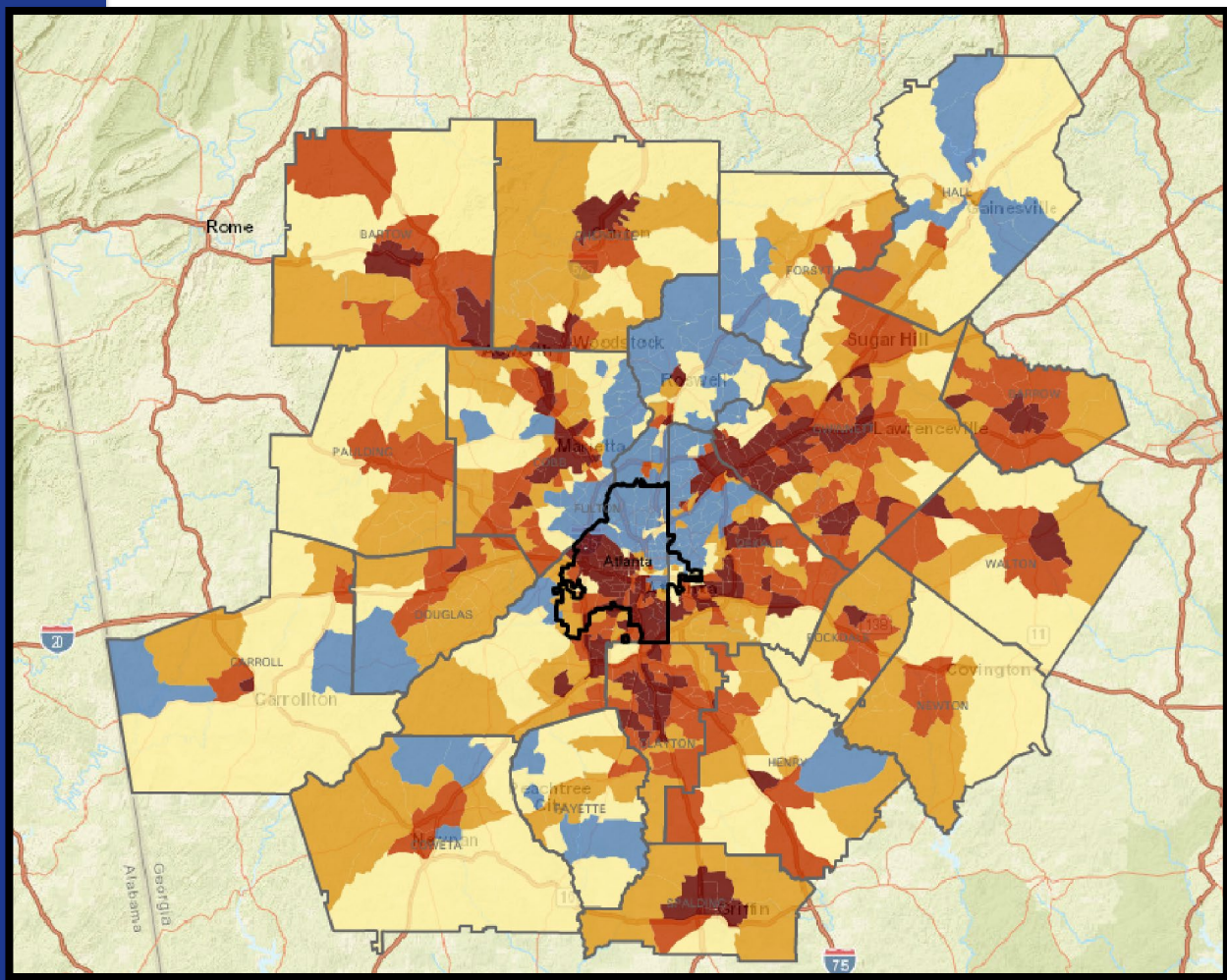


1 in 5 surveyed Chinese CEOs believe the economy will recoup quickly, the most optimistic of any region.

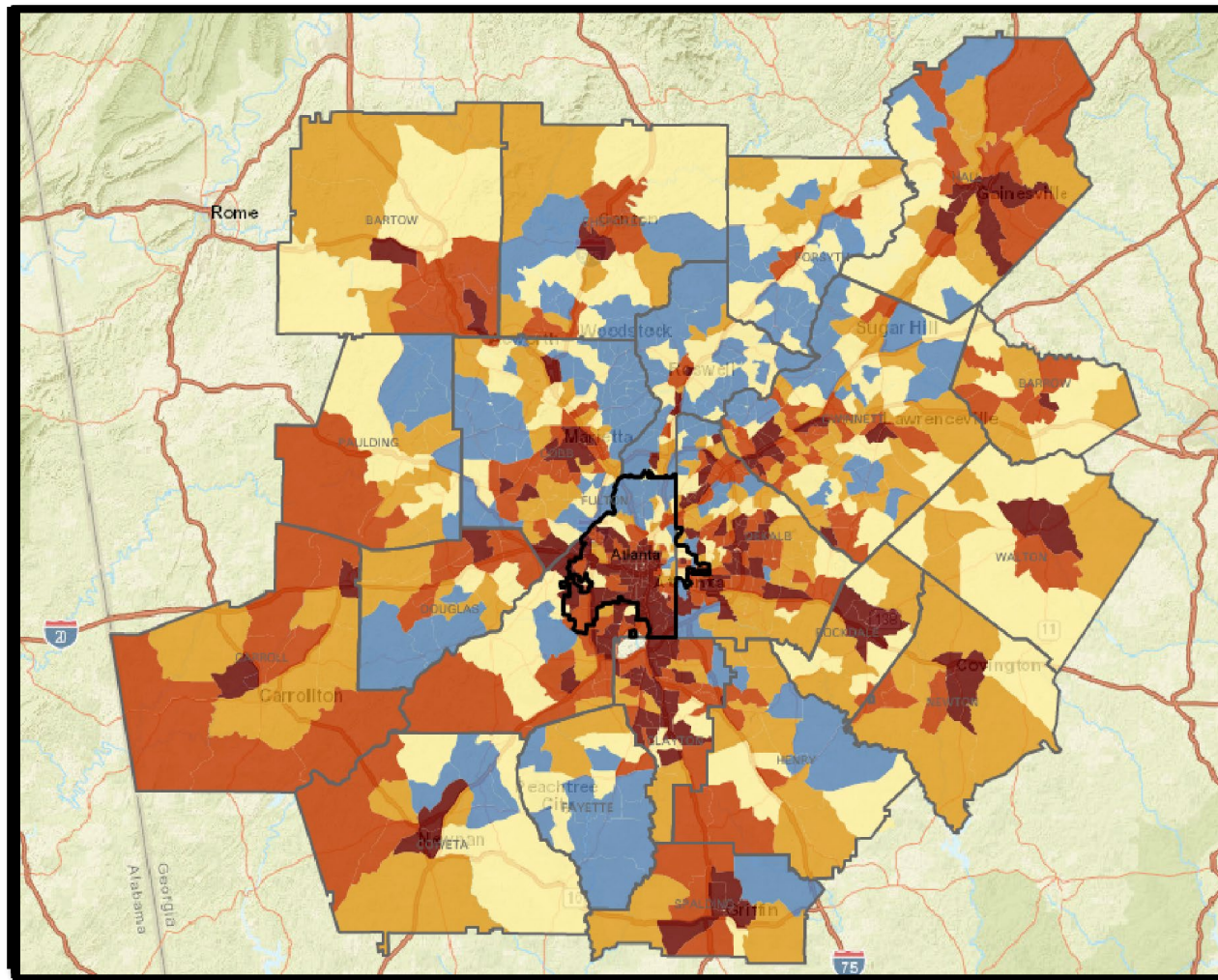
Sources: Investopedia, Brookings Institute, Conference Board. Survey data from July 2020.

C Threatened Workers Spatial Disparities

Percent of Threatened Workers



Percent in Poverty



Where Low-Income Workers Are Losing Their Jobs

Total estimated low-income jobs lost

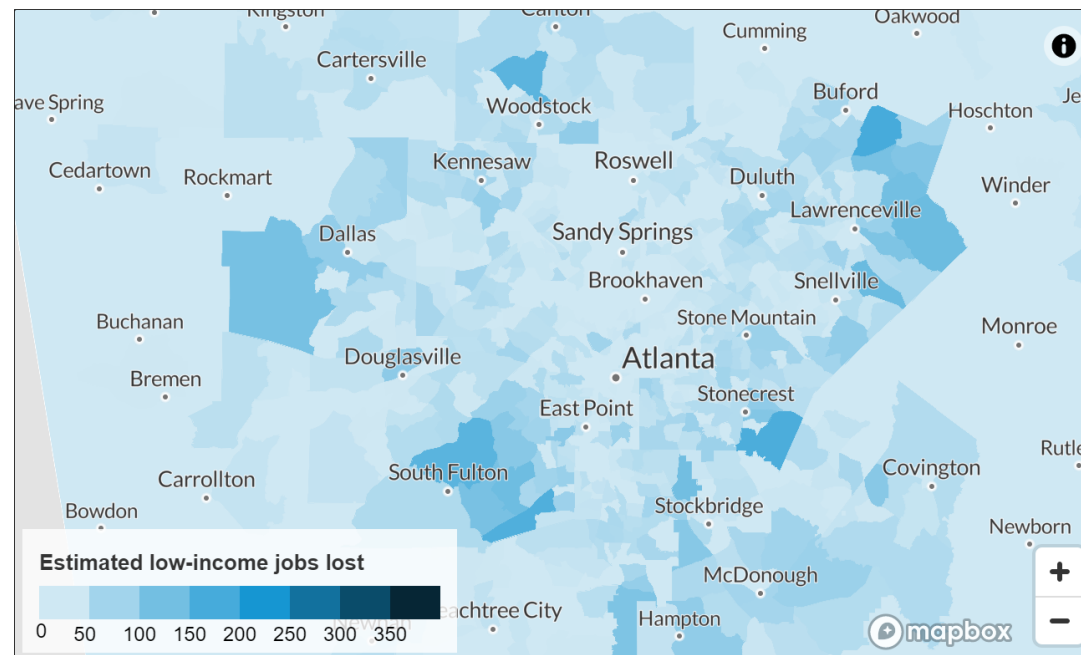
By where workers live

Atlanta-Sandy Springs-Roswell, GA

Overall

US 6,088,798

Atlanta-Sandy Springs-Roswell, GA 52,818



Atlanta-Sandy Springs-Roswell, GA

52,818

Estimated low-income jobs lost

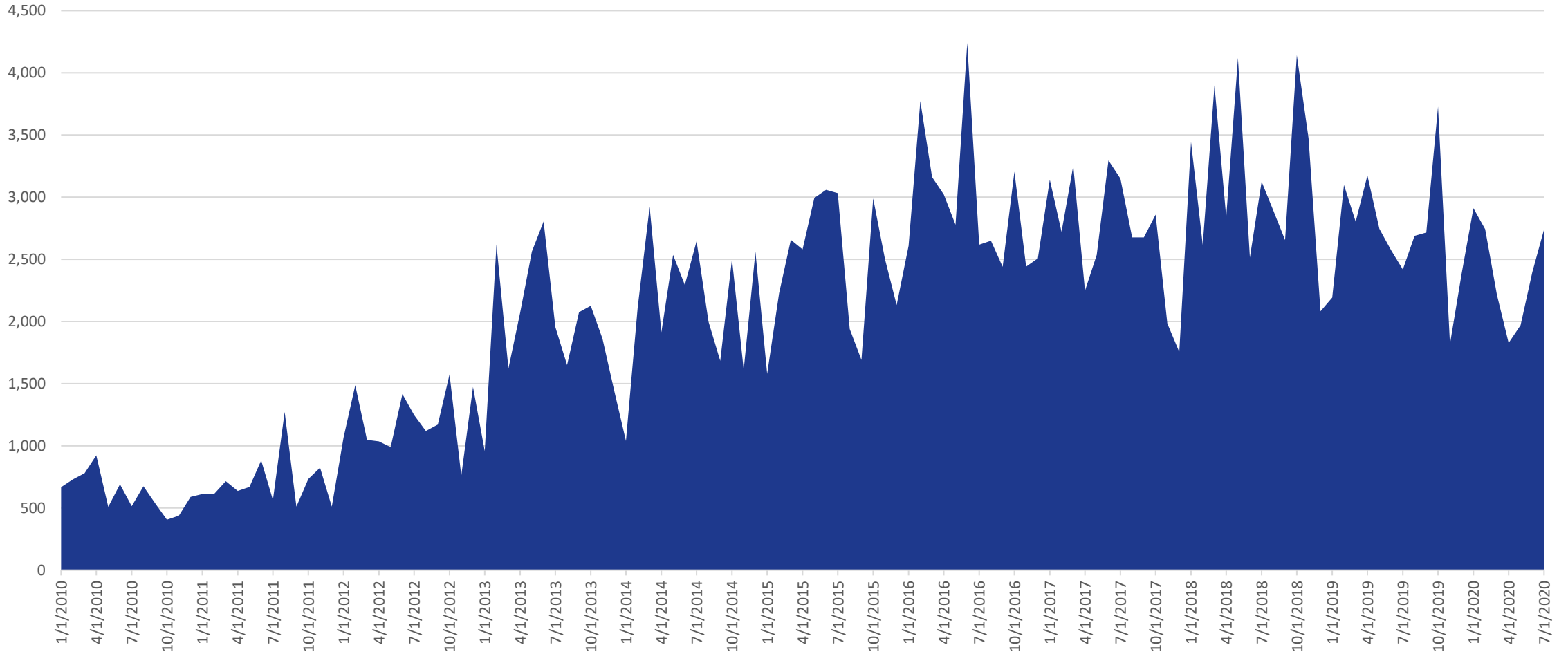


<https://www.urban.org/features/where-low-income-jobs-are-being-lost-covid-19>

Housing Overall

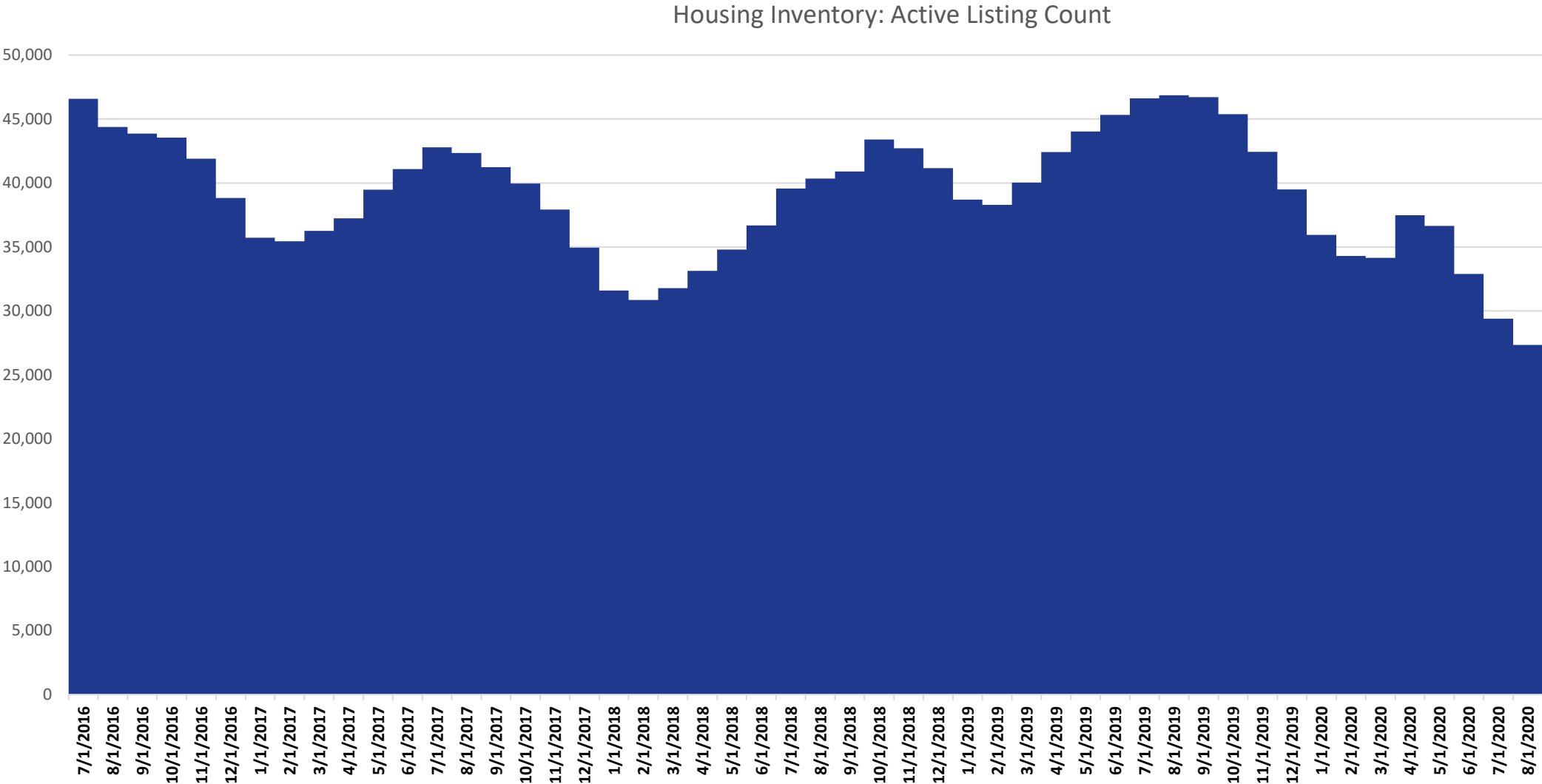
Building Permit Activity Holding Steady...

Units Authorized By Building Permits: Metro Atlanta



Source: Census, Accessed Via FRED

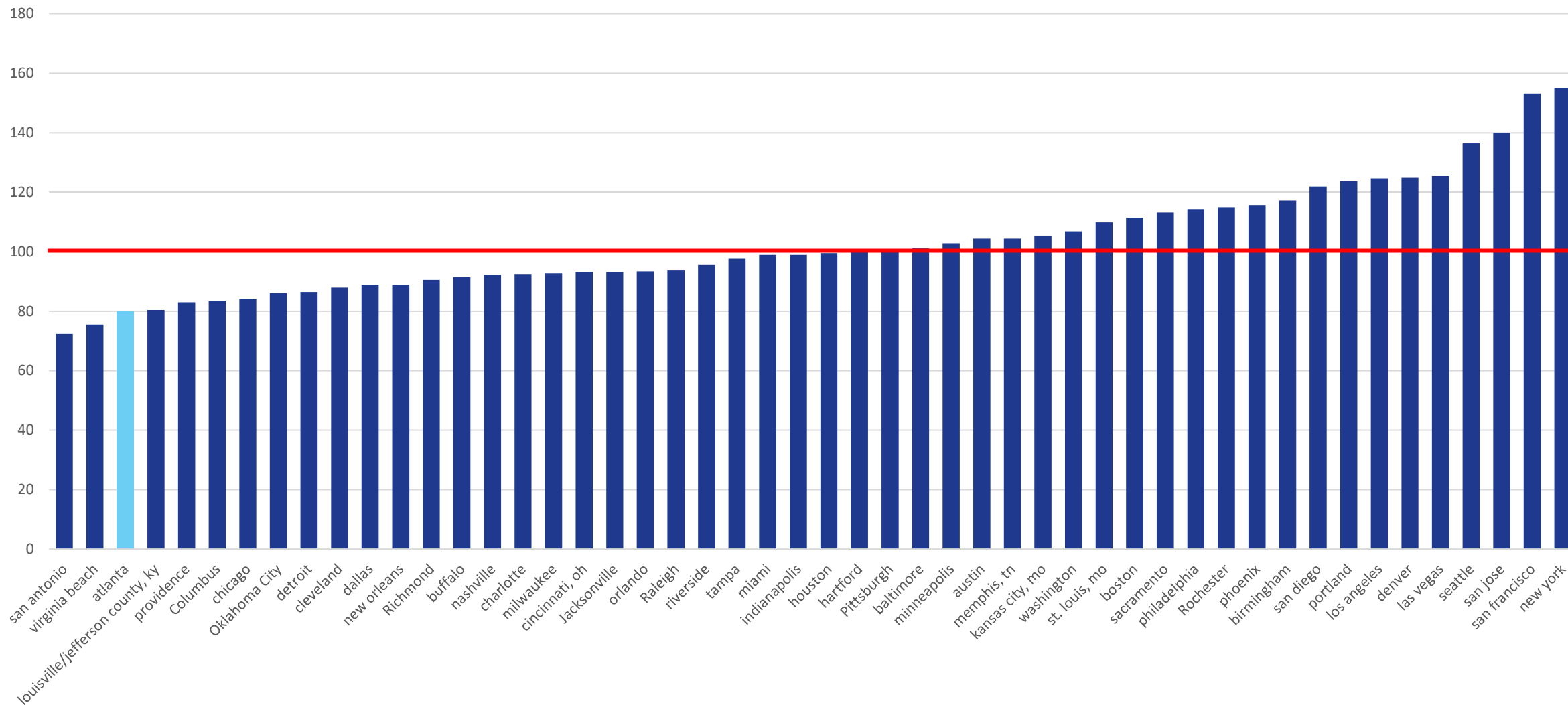
...But Inventory is VERY Low



Source: Realtor.com, Accessed Via FRED

...Especially Here

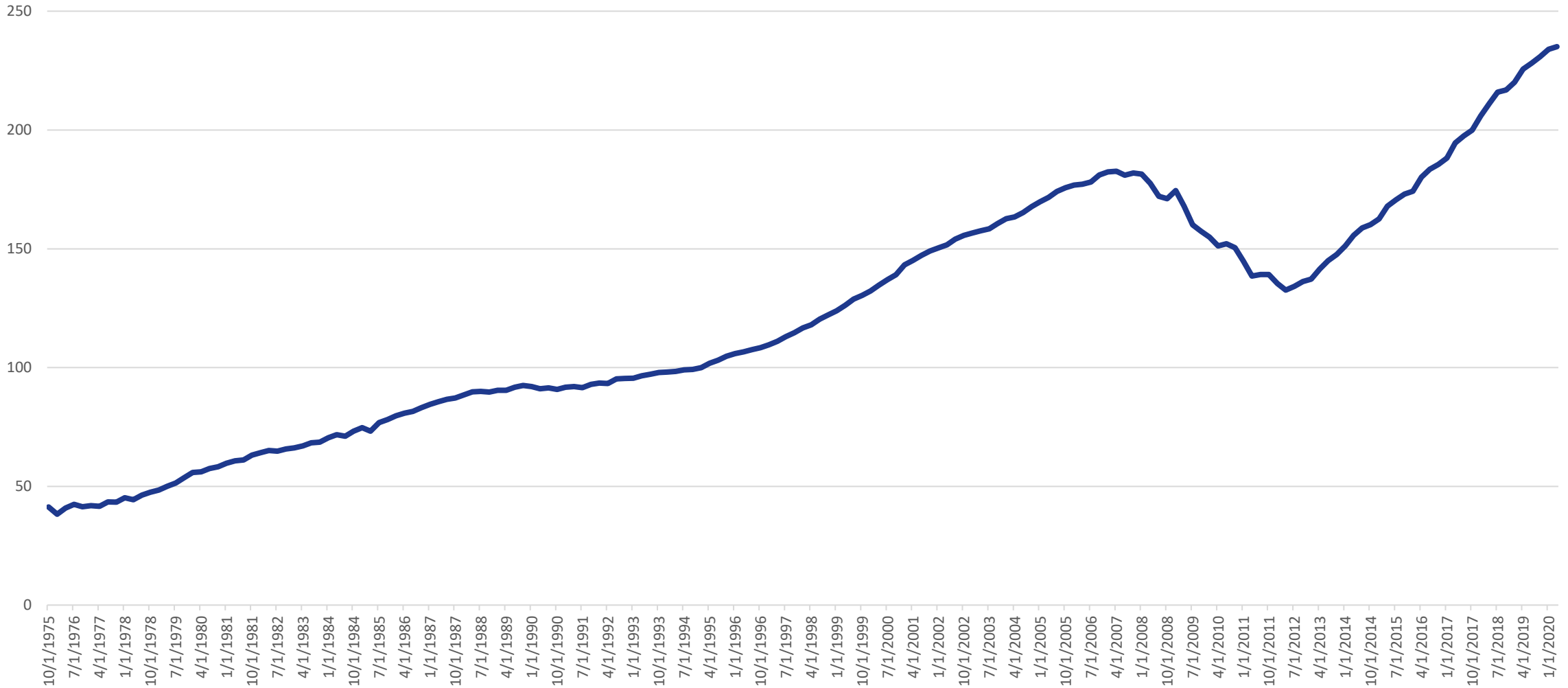
Active Listings Index (February 1, 2020 = 100)



Source: Realtor.Com

... So Home Prices Keep Rising

Home Price Index, All Transactions



Source: FHFA, Accessed Via FRED

And lumber prices.....\$5.75 a stud?????

<https://www.nahb.org/advocacy/top-priorities/material-costs/solving-the-lumber-crisis>

☐ Compare



Best Seller 2 in. x 4 in. x 96 in. Prime Whitewood Stud

Model# 058449

★★★★★ (904)

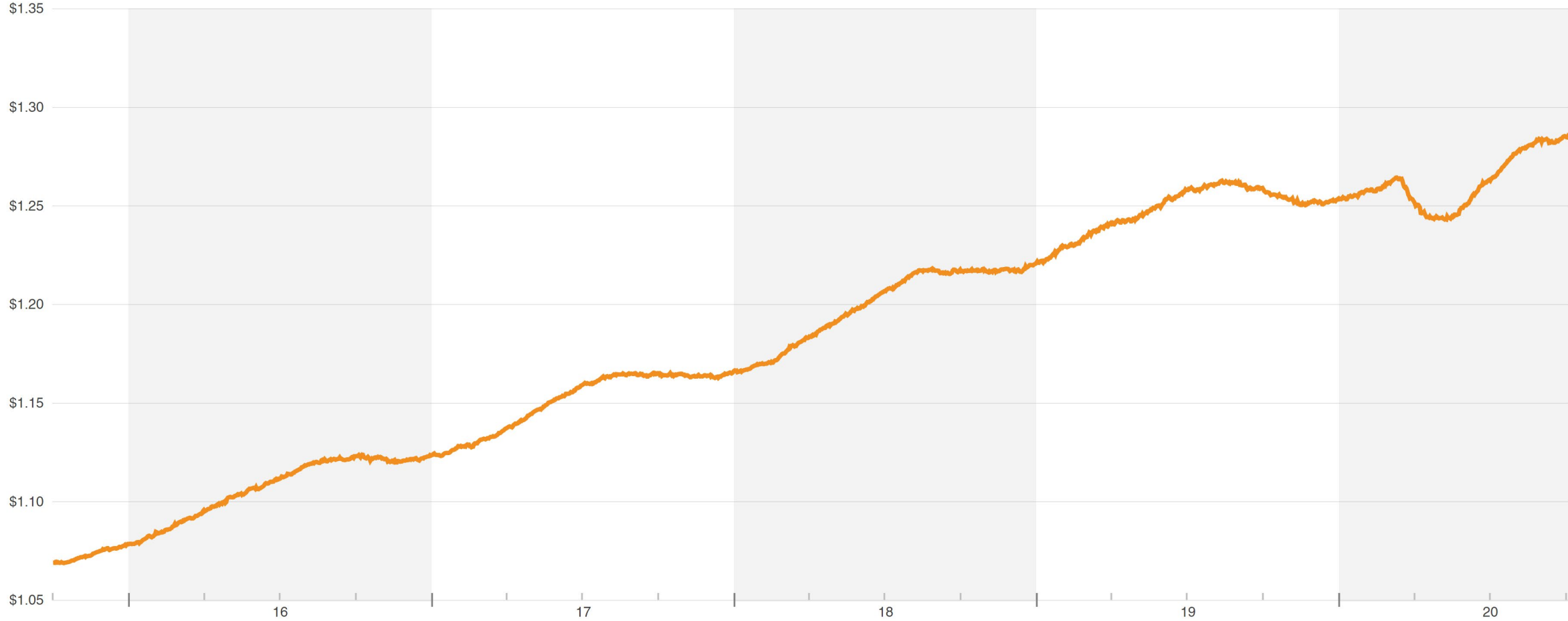
\$5⁷⁵



Oh, And Rents Keep Rising Too!

Daily Asking Rent Per SF ▾

☒ History 1Y 3Y 5Y 10Y All PDF



Source: Co-Star

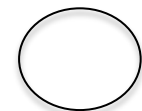
Atlanta Experienced Greatest Rent Growth Among Major Metros

*Rent Index
August 2020*

*% Change, 5-
Year*



Source: Zillow Observed Rent Index

 % Change, 5-Year

Evictions

The Headlines



2020 ELECTIONPLAN YOUR VOTEU.S. NEWSOPINIONBUSINESSWORLDPODCASTS

CORONAVIRUS

With stimulus talks stalled, renters – and landlords – brace for new wave of evictions

Tenants still struggling to stop evictions a month after federal moratorium was announced

by Juan Pablo Garnham, The Texas Tribune | Wednesday, October 7th 2020



As CDC puts eviction moratorium in place, some feel it is just prolonging the inevitable



MENU



NEWSWEATHERTRAFFICCBS46 CARESCAMPAIGN 2020COVID-19STEALS & DEALS

Metro-Atlanta tenants left wondering "what now?" after evictions

Melissa_Stern
| Updated Oct 7, 2020 | Posted on Oct 7, 2020 | 0



Some landlords illegally evicting residents from their homes amid pandemic

'A waterfall of evictions to come' Landlords and tenants impacted as CDC halts evictions

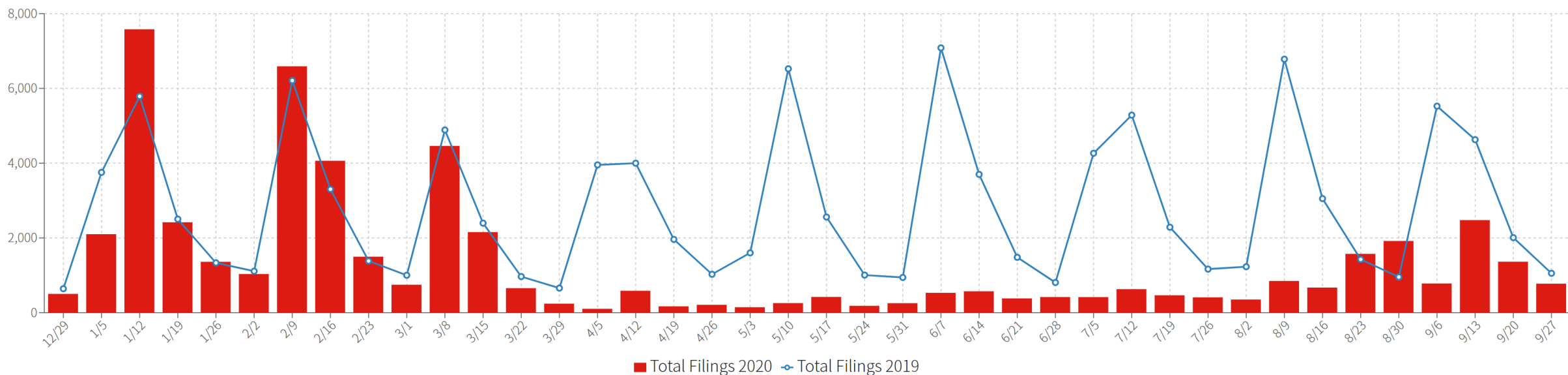
Pandemic Has Suppressed Eviction Filings

ATLANTA REGION EVICTION TRACKER

5-County Region

MAP

CHART



Download Data

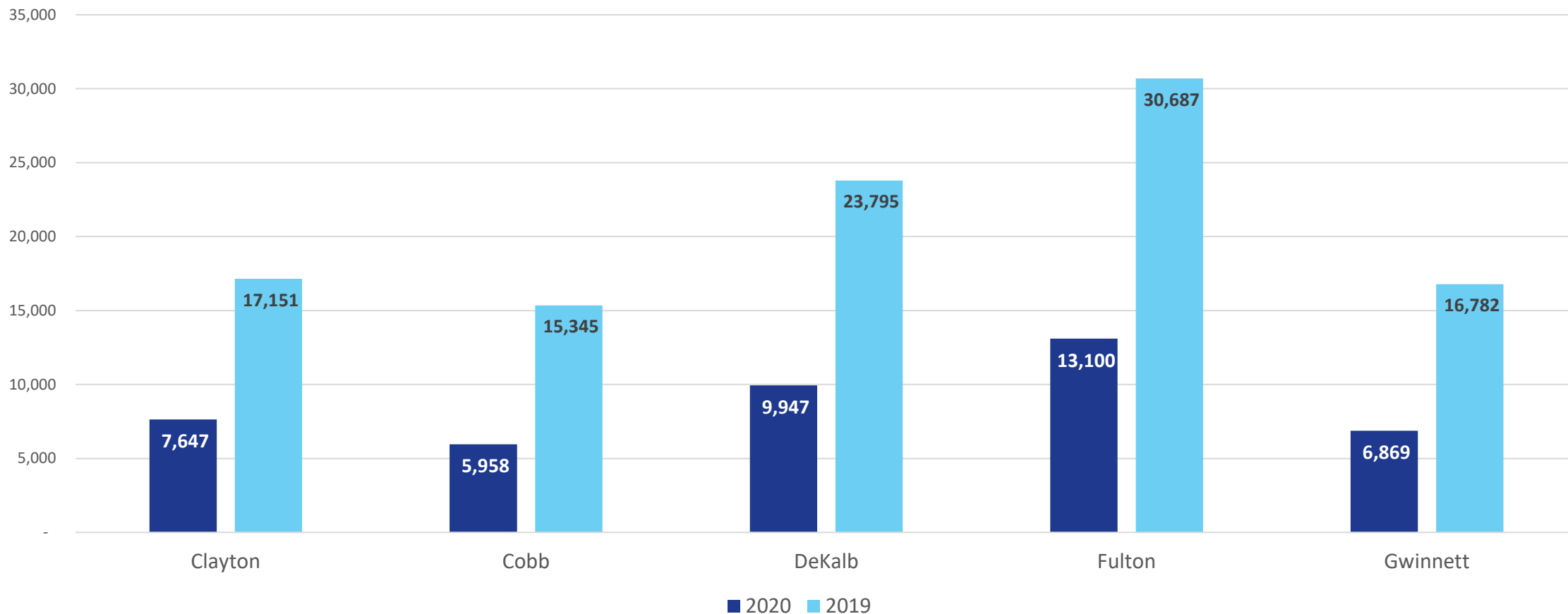
Weekly

Monthly

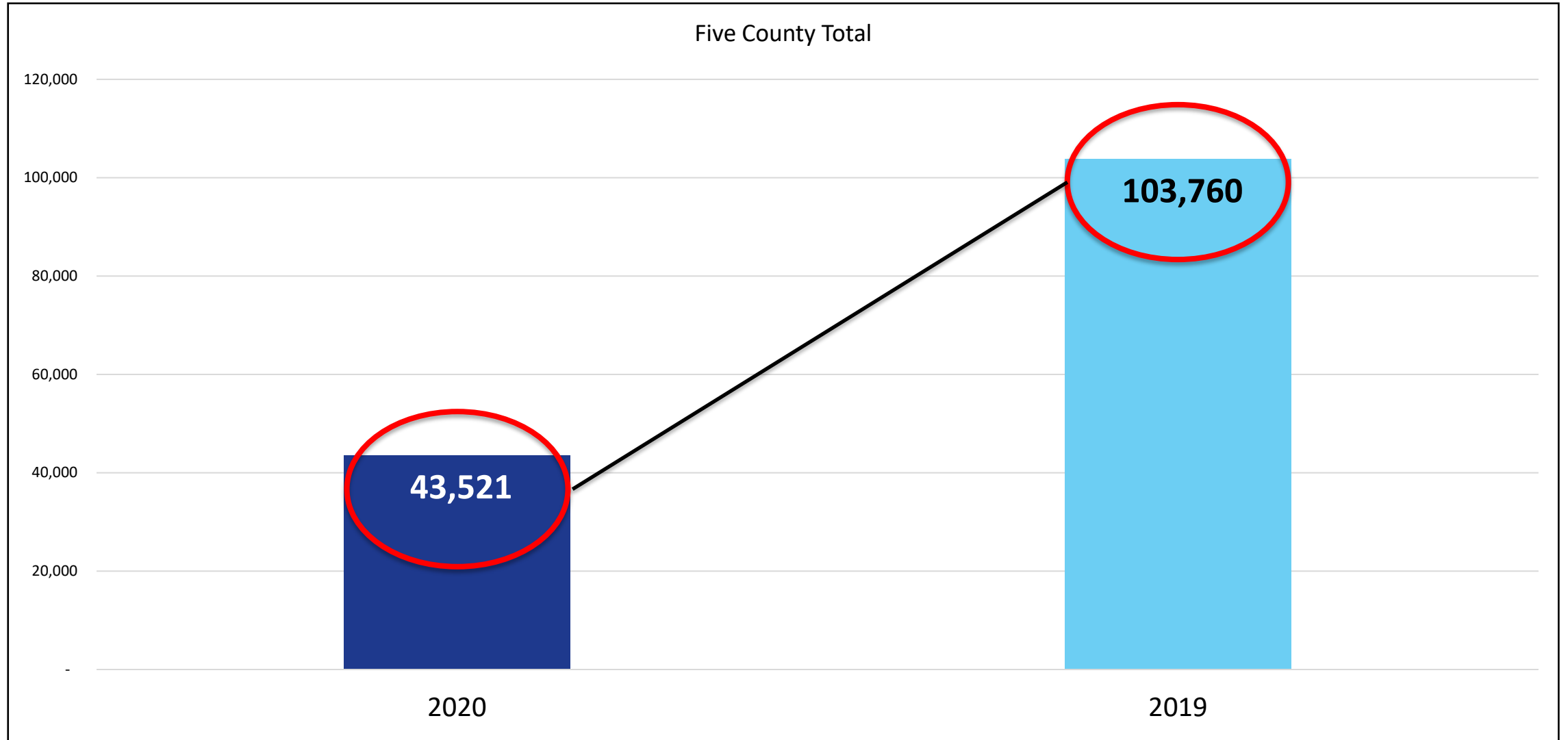
<https://metroatlhousing.org/atlanta-region-eviction-tracker/>

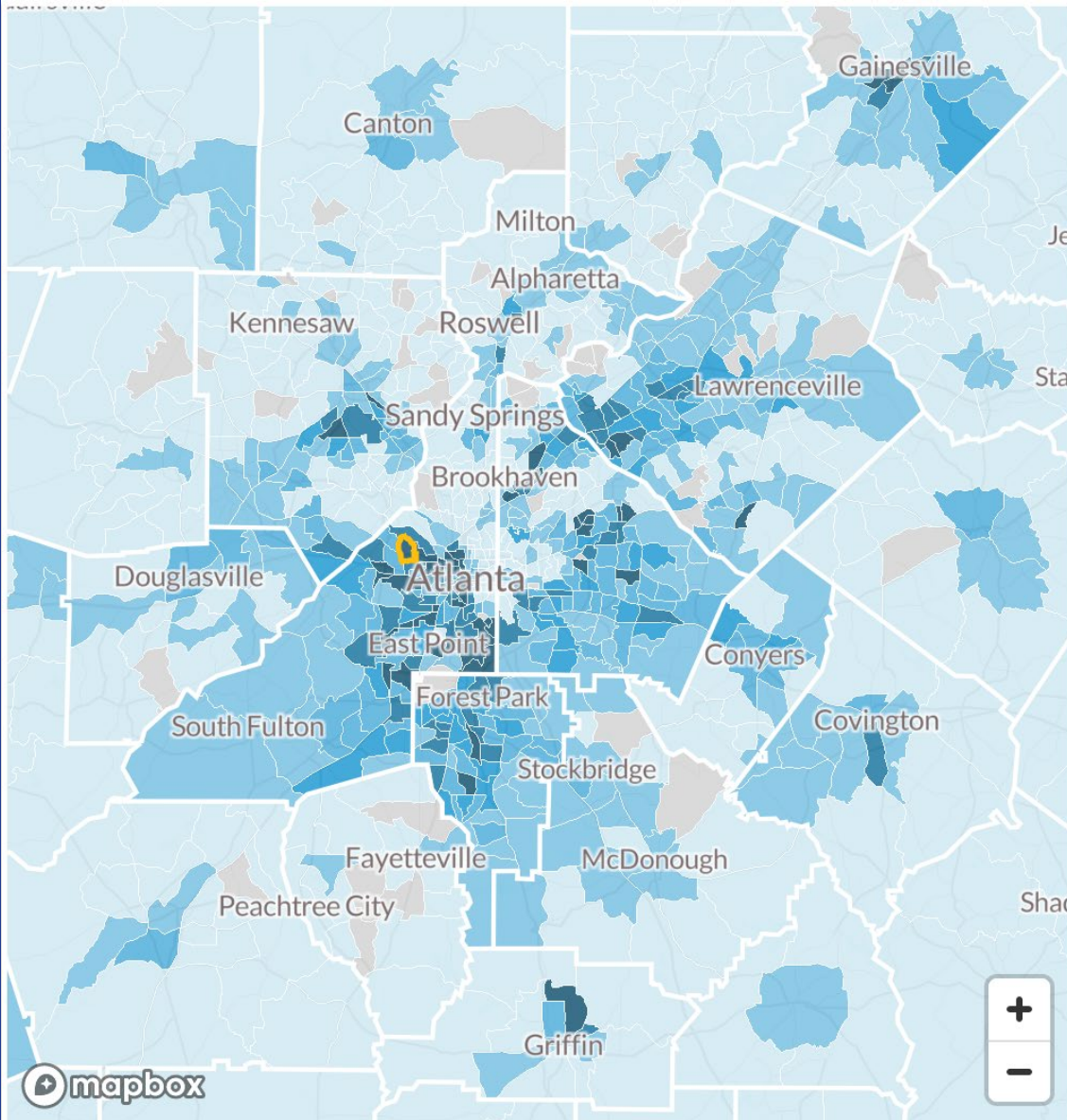
Evictions By County (Five Core)

Eviction Filings Thru September

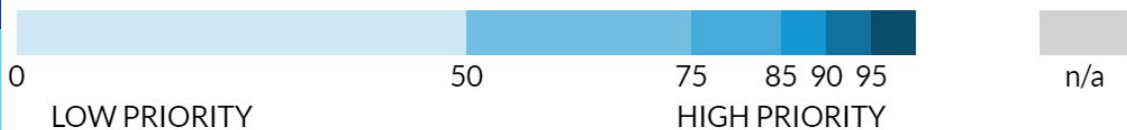


60,000 Eviction Filings in the Queue?





Emergency Rental Assistance Priority Index percentile



High Priority Needs

CENSUS TRACT 008601

in Fulton County, GA

585

ELI renters

Emergency Rental Assistance Priority Index: 99th percentile (among Georgia tracts)

Housing Instability Risk Subindex: 97th percentile

Shares of: people living in poverty, renter-occupied housing units, severely cost-burdened low-income renters, severely overcrowded households, and unemployed people

COVID-19 Impact Subindex: 93rd percentile

Shares of: adults without health insurance and low-income jobs lost to COVID-19

Equity Subindex: 99th percentile

Shares of: people of color, extremely low-income renter households, households receiving public assistance, and people born outside the US

<https://www.urban.org/features/where-prioritize-emergency-rental-assistance-keep-renters-their-homes>

Assessing Potential Need: Looking at Frameworks

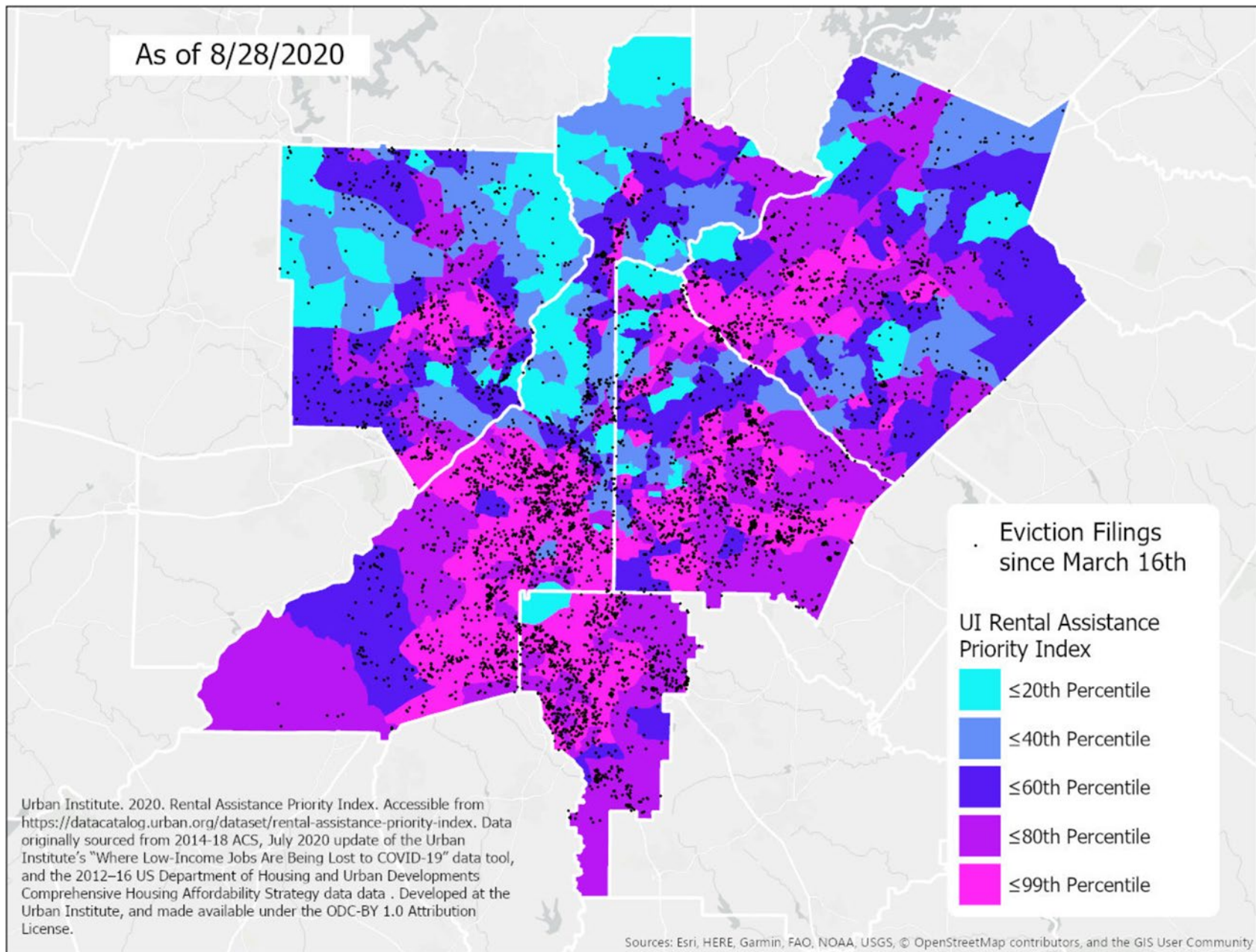
Focusing on Cost Burden in High Need Areas

(using Urban Institute's Rental Assistance Priority Index)

In areas of "high priority"	Under \$35K Household Income		Under \$50K Household Income	
County	Severely Cost-Burdened Households (50%+)	Cost Burdened Households (30%+)	Severely Cost Burdened Households (50%+)	Cost-Burdened Households (30%+)
Clayton	9,843	16,259	10,022	18,978
Cobb	7,778	12,261	7,949	15,575
DeKalb	19,752	31,626	20,101	38,990
Fulton	27,036	41,734	27,419	48,296
Gwinnett	13,544	20,847	13,784	26,782
Grand Total	77,953	122,727	79,275	148,621

<https://www.urban.org/features/where-prioritize-emergency-rental-assistance-keep-renters-their-homes>

Evictions



Housing Insecure in Metro Atlanta

25%:

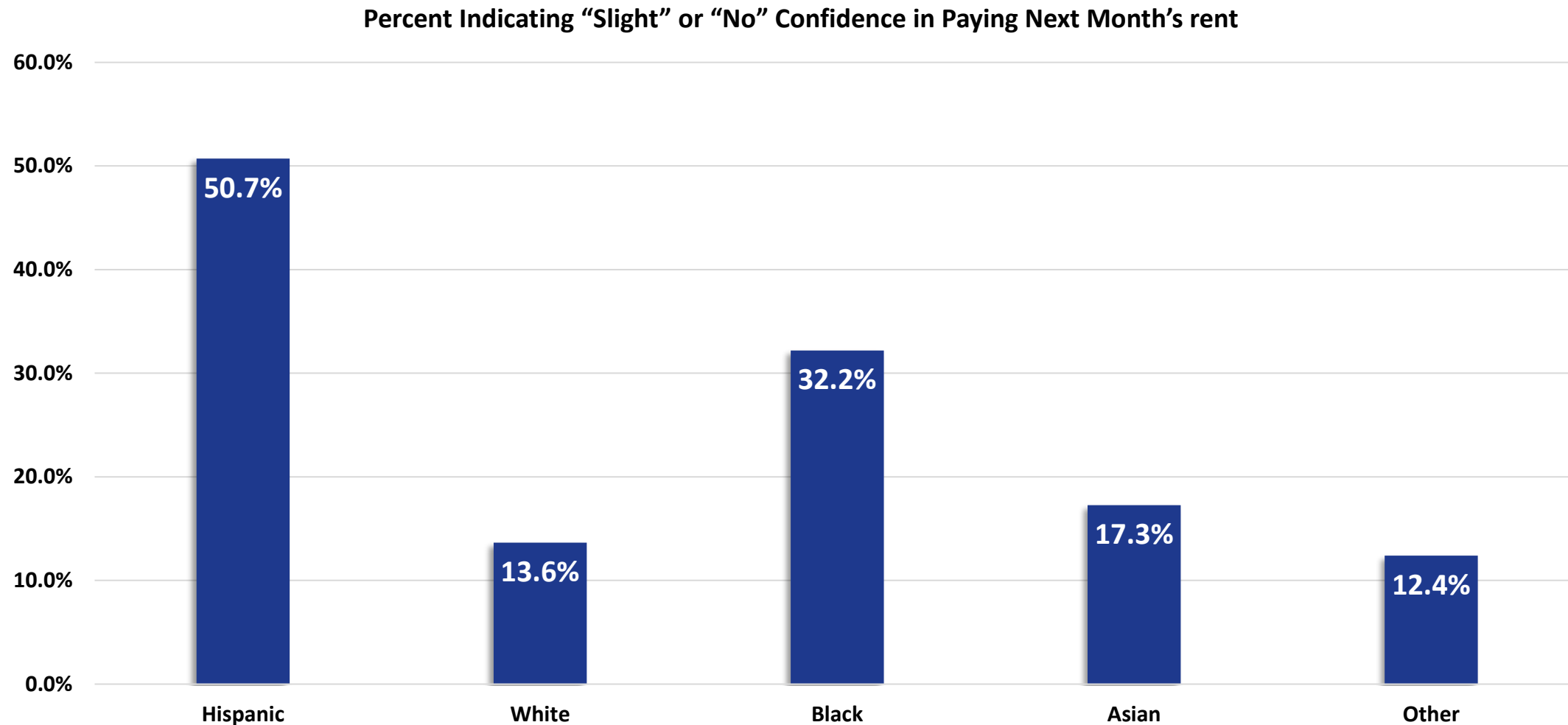
Percent of respondents who indicated “Slight” or “No” confidence in paying next month’s rent

~ 260,000 renters



Source: Census Household Pulse Survey: October 6

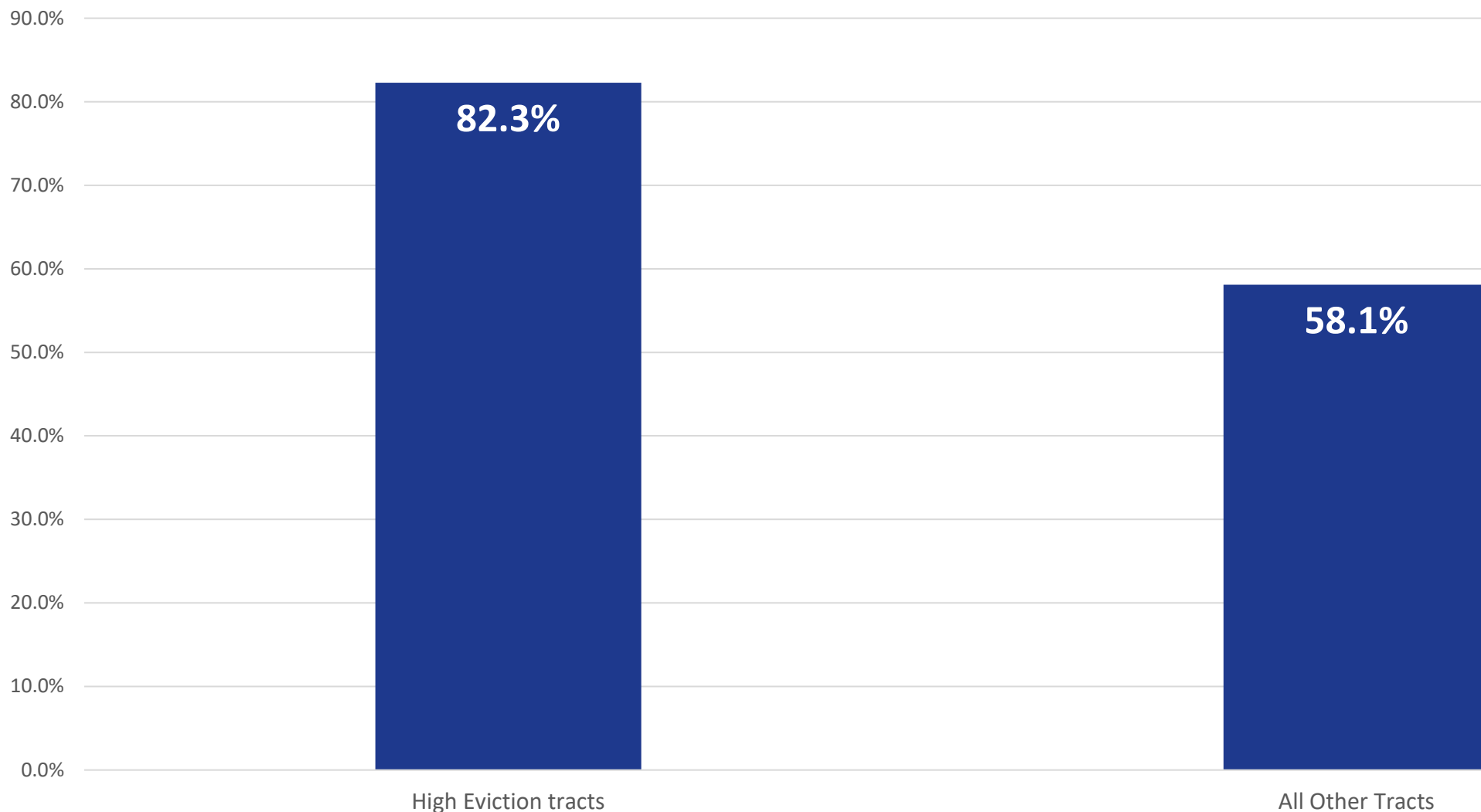
Racial Disparities Laid Bare By COVID: Housing Insecurity



Source: Census Household Pulse Survey, August 31

Racial Disparities Laid Bare By COVID: Eviction Filings

Percent People of Color
(Highest 100 Census Tracts for Eviction Filing Rate vs. All Other Tracts)



Source: Eviction tracker, American Community Survey