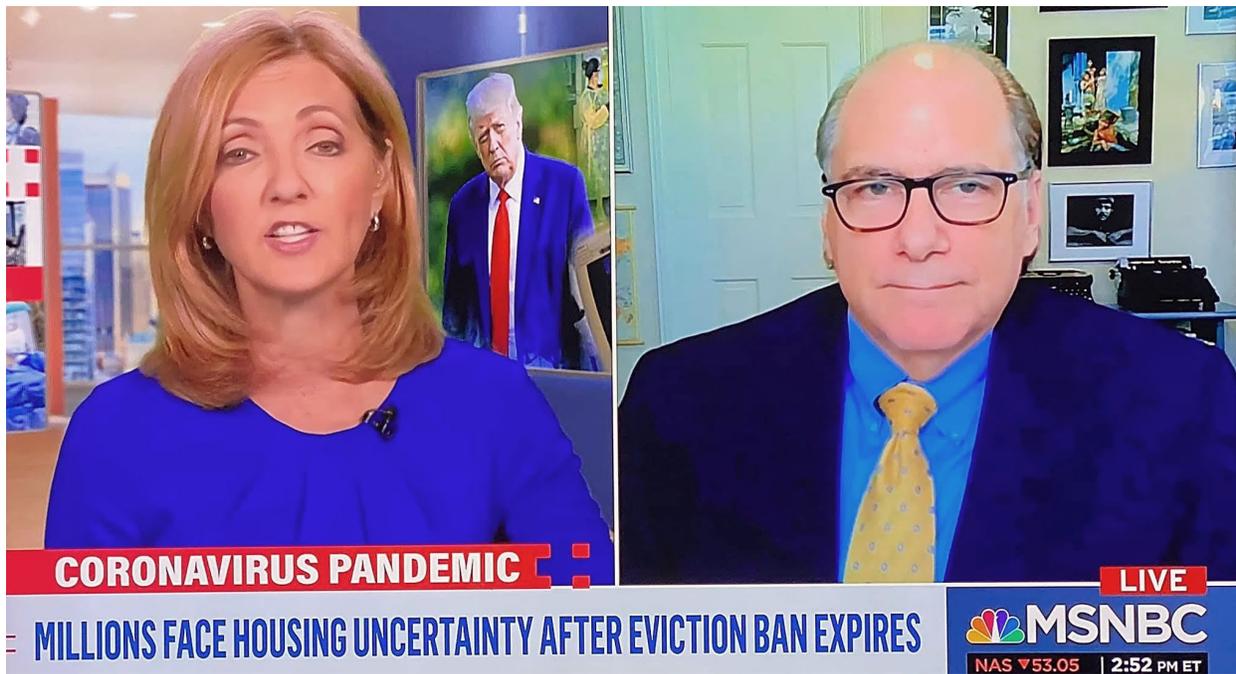


David M. Dworkin and Chris Jansing on MSNBC
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Jansing

Up to 40 million people in the U.S. are at risk of eviction as they struggle to pay for housing as a result of the pandemic, and, unfortunately, it appears that the President's executive actions may not help most of them, if any. The action he signed at his New Jersey golf resort doesn't actually stop evictions. Rather, it called for HHS and the CDC to consider whether an eviction ban is needed. Even if federal protections are extended, many states have zero protections, which leaves many of the most vulnerable – including those living in states that voted overwhelmingly for Trump in 2016 – twisting in the wind. Joining me now is David Dworkin, President and CEO of the National Housing Conference. Those numbers are pretty scary: there are many states where eviction is threatening almost or even more than 50% of all renters. Does the president's signing that memorandum help at all?

Dworkin

Well, thanks for having me on the show Chris. It doesn't, but it does move the ball forward, in that the President is acknowledging that we have a huge problem here. Mass evictions are going to disproportionately affect people of color, they are going to make it a lot harder to socially distance if you have been evicted, and people are either going to end up in the street or doubling up with friends and family. All of those things are the exact opposite of what you would want to have during a pandemic, and those aren't my talking points – they're in the executive order. So I think that's a pretty strong case that Congress and the President need to get together to come up with a solution to this that is more than just kicking the can down the road by saying, 'We're

not going to evict you today, but you're going to have to pay 6 or 12 months-worth of missed rent tomorrow.' That is not a solution. We need rental assistance.

Jansing

There weren't a lot of specifics from the President himself, so I want to get your thoughts on what economic advisor Larry Kudlow said on CNN.

CNN Interviewer

Yes or no, does this freeze or prevent evictions, period, as the president said yesterday?

Kudlow

It will, it absolutely will. All that has to happen – we're setting up a process, a mechanism. I can't predict the future, but all the federally financed single- and multi-family properties will be covered, as they have been. With respect to the additional population, if HHS declares emergencies, then evictions will be stopped.

Jansing

That's a lot of 'ifs', so if, in the meantime, those 'ifs' don't come into being, what is the threat here? What is the real-world potential impact?

Dworkin

Well, Larry Kudlow is not some talking head. He is actually the National Economic Advisor to the President of the United States. I've been in government, and the last time I checked, we do a lot of work over the weekends. I think if the HHS Secretary and the CDC have this authority, they should do it today. But it is also not enough. We actually need to help people *pay* their rent, and we need to make sure that the landlords, over half of whom are small-business owners themselves, get the rent as well. I don't think we want hedge funds owning all of our rental properties, either. So, I think it's in everybody's interest to have the federal government come in and pay the rent for people who cannot afford to pay it for no reason other than this pandemic. This is why you have government in the first place. You can argue against having government in all kinds of areas of life, but during a once-in-a-hundred-years pandemic, I think we can all agree that the government should help.

Jansing

David Dworkin, good to have you on the program, sir. We appreciate your time.