



# JOIN NAA'S LAWSUIT FOR FINANCIAL DAMAGES SUFFERED UNDER CDC EVICTION MORATORIUM

## ABOUT THE LAWSUIT

The National Apartment Association (NAA) wants to stop the federal government from damaging rental housing again by making it pay for the damage it caused over the last year. **If they realize that they will have to pay for bad policies, they might think twice before damaging rental housing again.**

The industry's future depends on property owners' participation—even if your company experienced limited losses.

**We have a favorable Supreme Court that has already ruled recently to protect property rights. We need you to join the lawsuit.**

**PROPERTY OWNERS MUST PARTICIPATE IN THE LAWSUIT TO HAVE ACCESS TO ANY DOLLARS AWARDED THROUGH THE LAWSUIT.**

### JOIN IN THREE SIMPLE STEPS:

1. **Review** your portfolio and determine which properties are eligible to join.
2. **Fill out** the plaintiff intake form and sign the contingency fee agreement.
3. **Return** the form with a \$1,000 payment.

**For more information, visit [naahq.org/lawsuit](http://naahq.org/lawsuit) or call NAA General Counsel, John McDermott, at 703-797-0682.**

## WHAT YOU NEED TO KNOW

- **NAA is suing the federal government for rent lost because of the CDC eviction moratorium order.** A court victory has the further potential to prevent a federal takeover of private property from happening anymore.
- Current emergency rental assistance allocations **do not cover the full amount of rent debt** accrued throughout the COVID-19 pandemic.
- **\$26.6 BILLION IN UNFUNDED RENT DEBT IS ESTIMATED THROUGHOUT THE COUNTRY:**
  - **\$57.3 billion in rent debt at the end of 2020**
  - **+\$8 billion** in Q1 2021 (MBA)
  - **estimated \$8 billion** in Q2 2021 (MBA, Q2 numbers expected soon)
  - **just under \$47 billion** in allocated rental assistance
  - **= \$26.6 billion** in unfunded rent debt (and climbing).  
*(Source: Urban Institute)*
- **Congress is not providing additional rental assistance funds** to make up the gap, meaning legal action is the only way to feasibly collect back rent and make the rental housing industry whole.
- If you break it, you buy it: **The federal government broke an efficient system and cost housing providers billions of dollars.** It is time for them to pay for what they broke.
- **The lawsuit goes beyond money and helps secure property rights.** If it is successful, it will help ensure that the federal government cannot take measures like this again.

JOIN TODAY AT [NAAHQ.ORG/LAWSUIT](http://NAAHQ.ORG/LAWSUIT)



# HAVE YOU SUFFERED FROM FINANCIAL DAMAGES AS A RESULT OF THE CDC EVICTION MORATORIUM?

## HERE'S WHAT YOU NEED TO KNOW:

### WHAT IS THE NAA LAWSUIT ABOUT?

The National Apartment Association wants to make the rental housing industry whole and **stop the federal government from damaging the rental housing industry ever again** by ensuring that they pay for their CDC Eviction Moratorium Order.

There isn't enough emergency rental assistance funding—an estimated **\$26.6 billion in rent debt remain unfunded**—and this lawsuit is the most feasible way to collect that money. And importantly, we also have a favorable Supreme Court that has recently issued a ruling supporting property rights.

***Now is the time to take a stand and secure property rights for generations to come.***

### WHY IS YOUR PARTICIPATION CRITICAL?

**The government has greatly damaged the rental housing industry** with the CDC Eviction Moratorium Order and we need to not only recover, but also ensure this cannot ever happen again. A favorable ruling showing that the CDC's Eviction Moratorium Order was an illegal taking would require direct compensation for all similar actions in the future. **This would ensure that all levels of government would never again be able to stop evictions without compensation** based on an emergency declaration. Additionally, property owners must participate in the lawsuit to access any dollars awarded through the lawsuit.

***The industry's future depends on property owners' participation—even for those that experienced limited losses.***

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## **ELIGIBILITY BY STATE**

**Any rental property owner who was damaged by the CDC eviction moratorium can join the case.**

However, if you have properties in states or other locales that enacted more stringent eviction restrictions than those imposed by the CDC, you will not be able to participate in this lawsuit with respect to those properties. The states below all had eviction moratoriums in place during the CDC Order. Consult with your local legal counsel, as some jurisdictions had state or local eviction moratoriums that expired allowing the CDC Order to take control. In this situation, part of your losses are eligible for recovery as part of this lawsuit.

- California
- Delaware
- Washington, D.C.
- Hawaii
- Illinois
- Maryland
- Massachusetts
- Minnesota
- New Jersey
- New Mexico
- New York
- Oregon
- Rhode Island
- Vermont
- Washington

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