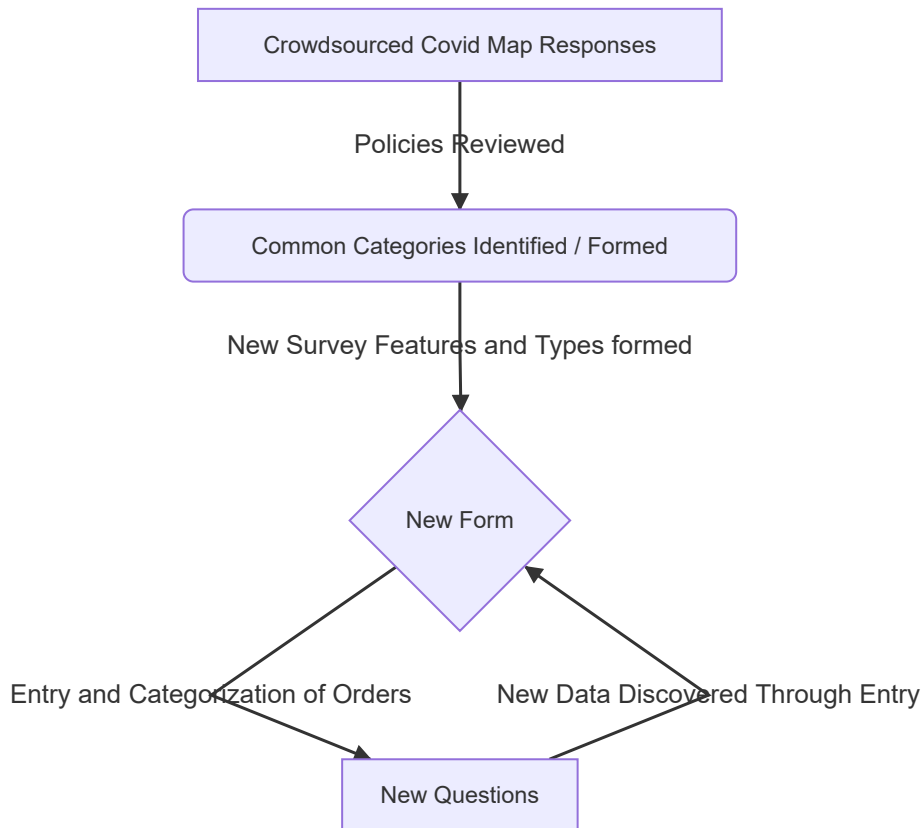


Data Scoring Documentation

Survey

The survey was written using expert qualitative knowledge after reading and reviewing hundreds of submitted ordinances, executive orders, and court orders passed in the weeks after the pandemic started.

The crowd-sourced universe of policies were reviewed categories and questions



After an iterative review, different policy responses were grouped into typologies and several categories of protections as they relate to tenants: these formed three major groups: Eviction Policies, changes to Court Processes, and increased Renter Protections.

1. Eviction Policies

This category refers to ordinances, declarations, and legislation enacted by city, county, and state bodies in wake of the COVID-19 emergency that directly impact the initiation of new evictions and the continuation of pending evictions. These policies were implemented to facilitate tenants' ability to stay sheltered-in-place for the duration of the state of emergency and do not necessarily protect tenants from eviction when the emergency is lifted.

- How the policies affect '*Eviction Initiations*'
- What kinds of '*Evictions protected*'
- Effect on already '*Pending Evictions*'
- '*What does the tenant have to do?*' to either invoke or utilize the protection
- *Partial Rent* - how much rent does the tenant have to pay

- *'Repayment period'* - Is there a window for repayment
- *'Late fees'* - are there any fees associated with late or non-payment, or are late fees prohibited?
- *'Repayment Plans'* - are payment plans encouraged, mandatory, forbidden, suggested? What do the plans say?
- *'Later evictions'* - can effects of non-payment be used for later evictions (in application this refers to whether unpaid rent can be reclassified as consumer debt)
- *'Landlord obligations to tenants'* - is onus on landlords to notify tenants of rights, are there punishments for landlords breaking laws.
- *'Misc'* - The law specifically notes that undocumented residents are protected.

2. Court Processes

This category refers to instances where courts and law enforcement bodies have enacted processes that slow or ban eviction proceedings until the emergency is lifted.

- *'Court Effects'* - have courts suspended filings, writs, or law enforcement orders carrying out evictions? What are the loop holes or exemptions?

3. Renter Protections

This category refers to ordinances, declarations, and legislation that seek to ease rent burdens on tenants during the COVID-19 emergency.

- *'Renter Protections'* - Are there additional protections like controls on increasing rents, are they retroactive, are there bans on late fees, can tenants use security deposits to pay their rent?

These were reduced to the following specific issues:

Specifics and Scoring

[original gdocs link](#)

Policy Element	Policy Points
Eviction Initiation	
Landlords are not allowed to serve notices	8
Tenants have a defense in court against	2
Evictions protected	
no-fault evictions	2
when anyone in the household is ill, under isolation, or in quarantine	0.5
evictions for non-payment of rent related to the pandemic	2
evictions for unauthorized occupants, pets, or nuisance related to the pandemic.	0.5
any evictions	5 (exclusive)
Pending Evictions protected	
This includes evictions already in court.	1
Notices that were pending when this order took effect are frozen until the order ends.	1
This applies retroactively to any notices issued since [7/1]/2020.	1
What does the tenant have to do?	
Tenants must notify their landlord [in writing] that they can't afford to pay.	-1
[on or before the day rent is due within ___ days]	(0 points off for within 7+ days) (-1 for less, or before rent is due)
Tenants must provide documentation to support their claim	-3
within ___ days after giving this notice.	-1.5
when the repayment period begins.	-.5
If tenants don't have documentation, they can sign a statement instead.	+2
Partial Rent	

Policy Element	Policy Points
Tenants must pay as much of their rent as possible.	-2
which the city defines as the full rent minus the documented change in income.	-1
Tenants can make a partial payment, and the landlord must accept it.	+1
Repayment period	
After the order ends, tenants will have ____ days/months to make up any missed rent.	
Never	+5
1 year after order ends	0
120 days after order ends	-1
60 after order ends	-3
30 days order ends	-4
when order ends	-5
The law doesn't say how long tenants have to repay their rent.	
Late fees	
They will not have to pay	
late fees	+2
interest	+1
Repayment Plan	
The payment can be made incrementally.	0
Landlords and tenants are encouraged to agree to a repayment plan	-.5
within ____ days of the first missed rent payment.	-.5
before the order ends.	-.5
If they don't, there is a default requirement.	-2 to 0
Later evictions	

Policy Element	Policy Points
Unpaid rent is classified as consumer debt, and cannot become grounds for eviction.	+5
Landlord obligations to tenants	
Landlords who violate this order can be sued for injunctive relief and damages.	+3
Landlords are required to notify tenants of these protections	+1
within 30 days after they go into effect.	+0.5
in writing	+0.5
Misc.	
The law specifically notes that undocumented residents are protected.	+1
Courts	
Courts have limited in-person proceedings, but remote hearings can be held.	-2
Courts have suspended eviction proceedings	3
except "emergencies"	-0.5
except alleged criminal activity	-0.5
except a nuisance	-0.5
except a threat to public health or safety	-0.5
except violence or substantial property damage	-0.5
at the discretion of the judge.	-0.5
Courts [will will not] accept filings for new eviction cases.	-3 / +3
Courts [will will not] issue summons requiring tenants to appear in court.	-3 / +3
Tenants have more time to respond...	+1
Courts [will will not] issue writs of possession.	-3 / +3
Law enforcement [will will not] enforce writs to remove tenants from their homes	-3 / +3

Policy Element	Policy Points
Renter Protection	
Landlords cannot increase rents	+3
on rent-controlled housing only	-2
Retroactive: Any rent increases issued since [MM]/[DD]/2020 are invalid.	+1
There is a ban on late rent fees	+1
Tenants can use security deposits to pay rent	+2

Scoring Specifics

The survey has these specific values as outputs which often have have category values that line up with the scoring modalities above.

AEMP_Survey
your_name
organization
email_address
tenant_protection_policy_summary
tenant_resources
link_to_source
would_you_like_to_help_us_fill_in_more_details_about_this_protection
is_this_an_active_organizing_campaign_or_a_tenant_protection_that_has_been_enacted
is_it_in_the_united_states_or_a_u_s_territory
what_u_s_state_or_territory_is_it_in
what_scale_does_it_apply_to_alcance_o_nivel_administrativo
where_does_this_protection_or_campaign_apply
what_specific_country_does_this_policy_apply_to
what_sub_national_jurisdiction_does_this_apply_to_e_g_a_city_state_or_province_if_any
what_scale_is_this_jurisdiction_alcance_o_nivel_administrativo
do_you_want_to_tell_us_about_eviction_protections
how_are_tenants_protected_against_eviction
what_types_of_evictions_are_protected
do_tenants_have_to_notify_their_landlords_that_they_will_be_invoking_a_protection_e_g_not_paying_rent
how_much_time_do_tenants_have_to_notify_their_landlords
does_the_notification_have_to_be_in_writing
do_tenants_have_to_provide_documentation_of_their_need_for_the_protection_e_g_that_they_cant_afford_to_pay_rent
when_do_tenants_have_to_provide_documentation
what_does_the_law_say_about_paying_part_of_the_rent
after_the_temporary_protection_ends_how_long_will_tenants_have_to_pay_the_rent_they_missed_during_the_emergency
can_landlords_charge_late_fees_or_interest_on_missed_rent_payments
what_does_the_policy_say_about_repayment_plans
can_landlords_evict_tenants_if_they_havena_t_completely_paid_the_missed_rent_by_the_end_of_the_repayment_period
start_date_30
end_date_31
do_you_want_to_tell_us_about_an_rental_relief_protection
start_date_33
end_date_34
is_there_a_ban_on_rent_increases
is_there_a_ban_on_fees_for_late_rent
can_tenants_pay_some_or_all_of_their_rent_out_of_their_security_deposit
do_you_want_to_tell_us_about_a_court_law_enforcement_policy_change
start_date_39
end_date_40
are_courts_holding_eviction_proceedings
will_courts_issue_writs_of_possession_i_e_order_the_tenant_to_leave
will_law_enforcement_act_on_writs_of_possession_i_e_forcibly_remove_tenants_from_their_homes
please_write_a_short_description_here

Additionally for many state court values we supplement our survey with Emily Benfer's Legal Lab's very comprehensive state level summary of executive orders and ordinances as relating to court eviction proceedings. The top state level summaries for a locality are pulled when the code is run and are calculated along with the latest survey form data.

Variables
state
current_status
state_summary
source_of_action
hyperlink_to_source_not_included_in_state_summary_row
date_of_issue
effective_date
expiration_date
expired_replaced
prohibits_law_enforcement_from_executing_new_and_past_orders_of_eviction
status_of_non_emergency_court_proceedings
remote_hearings_allowed_in_non_emergency_civil_cases
applies_to_eviction_cases_directly
applies_to_civil_cases_which_should_include_eviction_cases
applies_to_commercial_eviction_directly
applies_to_foreclosure_or_foreclosure_eviction_cases_directly
exempts_criminal_activity_damage_to_property_emergency_nuisance_from_eviction_freeze
only_applies_to_certain_eviction_cases
if_limited_to_certain_eviction_cases_the_freeze_only_applies_to_these_cases_stage_in_the_process
tolls_extends_or_stays_court_deadlines
date_to_which_deadlines_are_tolled
suspends_all_five_stages_of_eviction_notice_filing_hearing_ruling_execution
x1_suspends_notice_of_eviction_to_tenant
x2_suspends_filing_of_eviction_claim
x3_suspends_hearings_on_eviction
x4_stays_order_judgment_or_writ_of_eviction
x5_suspends_enforcement_of_new_order_of_eviction
prohibits_issuance_of_late_fees_to_landlord
brief_summary_of_what_order_does

Code to scoring to points

These field-values have been coded in the *code_translation* sheet [here](#) and coded up to create the scores using an R Script

ie. for the first 8 point question in **policy initiation**: "*Landlords are not allowed to serve notices*", we use the *tenant_protection_moratorium* field from the survey which has a value 1 for indicating yes, which gives 8 points to a locality. Certain fields are coded directly from the survey, other features have to be created from several variables or calculated.

```
pt_1_1_evict_init = case_when( tenant_protection_moratorium == 1 ~ 8,  
is.na(tenant_protection_moratorium) ~ 0, TRUE ~ 0),
```

Valuation of Open Ended Questions

For certain values that we do not provide direct entries (like dates of expiry which can be a hard date, or can be something more vague like "120 days after the state of emergency ends"), we look at the universe of provided values and hard code them to their point equivalents.

Each different value or policy answer like this has to be determined manually.

Translation
