

As The Pandemic Rages On, Jared Kushner's Major Source Of Income Is A Family Company That Is Trying To Evict New Jersey Tenants

SUMMARY: In mid-August, 2020, Trump issued a broad [executive order](#) on evictions, followed by a September 1 [eviction moratorium](#). House Financial Services Chair Maxine Waters called the August EO “[nothing but a political ploy](#)” and one housing advocate said the September moratorium only [delayed evictions](#) without providing rental relief. Now, with previous federal eviction protections [ending](#) at the end of the year, as many as [23-million Americans](#) are fearing displacement. And Westminster Management, an apartment subsidiary of Kushner Cos. and Jared Kushner's only source of “[employment assets and income](#),” has emerged as part of the problem.

Despite state emergency declarations and eviction moratoriums, Westminster Management and the properties it runs appear to be preparing to evict residents as soon as possible. Westminster and Kushner's other apartment complex holdings **have initiated at least 56 eviction-related cases against New Jersey tenants during the pandemic**, 21 of which came after Trump's August Executive Order:

- **Quail Ridge Apartments**, run by Westminster, filed 18 cases against New Jersey tenants from June 9 to December 7, 2020. (Note: Residents of this complex appear to be protected by the state from actual eviction, until two months after the state ends its emergency declaration.)
- **Chatham Hill Apartments**, run by Westminster, filed 6 cases against New Jersey tenants from May 21 to October 5, 2020. (Note: Residents of this complex appear to be protected by the state from actual eviction, until two months after the state ends its emergency declaration.)
- **Lakeview Apartments**, run by Westminster, filed 3 cases against New Jersey tenants between August 4 and October 5, 2020. (Note: Residents of this complex appear to be protected by the state from actual eviction, until two months after the state ends its emergency declaration.)
- **Pier Village**, run by Westminster, filed 3 cases against New Jersey tenants between March 17 and 24, 2020. (Note: although 2 of these cases were filed before [New Jersey's March 19 eviction moratorium](#), Westminster did not withdraw its complaints following the state order. Additionally, residents of this complex appear to be protected by the state from actual eviction, until two months after the state ends its emergency declaration.)
- Additionally, Jared Kushner has disclosed owning up to \$28.75 million in **6 other properties that have filed 26 eviction-related lawsuits** since the start of the pandemic.

Beyond these 56 known cases, residents of tens of thousands of Kushner Cos. apartments may be especially vulnerable to the company's infamously “aggressive” eviction and debt collection tactics and notoriously poor living conditions in its complexes. And Kushner Cos. subsidiary Westminster Management's apartment complexes are on average in areas that have significantly more minority residents than the national average.

As the economic impact of the pandemic deepens and disproportionately threatens minority tenants—many of which reside in Kushner Cos. properties—Kushner Cos. and its relationship to Jared Kushner must face heightened scrutiny. A top White House aide—who is connected to companies and organizations that have [already reaped millions](#) in [pandemic aid](#) meant for small businesses—must not profit from evicting vulnerable families during this economic crisis.

After Stepping Down To Work In The White House, Jared Kushner Retained Ownership Stakes In His Family’s Real Estate Firm The Kushner Cos. The Firm Owns And Operates 23,000 Apartments Across 5 States, Largely Through Westminster Management (Kushner’s Only Employment-Related Source Of Income).

The Only Employment Assets And Income Reported By Jared Kushner In 2020 Was \$1.65 Million From Westminster Management, LLC.

The Only Employment Assets And Income Reported In Jared Kushner’s 2020 Financial Disclosure Was \$1,650,000 From Westminster Management, LLC. The only “employment assets & income and retirements accounts” in Jared Kushner’s 2020 financial disclosure was \$1,650,000 from Westminster Management, LLC. [Jared Kushner OGE Form 278e, [07/30/20](#)]

As Of March 2020, Jared Kushner Still Held Investments In At Least A Dozen Properties Owned By His Family’s Real Estate Firm, Kushner Cos.

Jared Kushner “Has Stakes In More Than A Dozen Properties [...] Owned By His Family Firm,” Kushner Companies. “Kushner also has stakes in more than a dozen properties in Opportunity Zones owned by his family firm, Kushner Cos.” [Bernard Condon, “[Jared Kushner Business U.S. News Donald Trump Kushner sells stake in firm criticized for possible conflict,](#)” *Associated Press*, 03/03/20]

Even After Jared Kushner Stepped Down As The Kushner Co.’s CEO When He Joined The Trump Administration, He Was Still An “Owner” Of The Firm.

Jared Kushner “Stepped Down As CEO Of Kushner Cos.” When He Joined The Trump Administration. “Kushner stepped down as CEO of Kushner Cos. and gave up management positions at Cadre when he joined the White House three years ago.” [Bernard Condon, “[Kushner sells stake in firm criticized for possible conflict,](#)” *Associated Press*, 03/03/20]

As Of October 2018, Jared Kushner Was Still An Owner Of Kushner Companies. “Kushner was a chief executive at the company and still remains an owner despite his senior role in the Trump administration.” [Ellen Cranley, “[Jared Kushner reportedly dodged paying income taxes for years,](#)” *Business Insider*, 10/13/18]

Kushner Cos. Owns 23,000 Apartment Units Across 5 States, Using Its Westminster Management Subsidiary To Manage The Properties.

Kushner Cos. Owns 23,000 Apartment Units Across 5 States. “Jared Kushner, the president’s son-in-law, is Trump’s go-to man for everything from Middle East peace to the opioid crisis, and, lately, coronavirus response. But he also owns a sizeable chunk of a company that boasts of owning more than 23,000 apartments across five states.” [Mother Jones, [03/20/20](#)]

Kushner Cos. Manages Rental Properties Through Its Westminster Management Subsidiary. “The company, which shares ownership in some of the complexes with other partners but runs them all through its Westminster Management subsidiary, has brought hundreds of cases against current and former tenants in local courts.” [ProPublica, [09/27/17](#)]

Kushner Cos. And Westminster Management Have Filed Eviction And Rent Lawsuits In New Jersey And Other States Since The Beginning Of The COVID-19 Pandemic—Despite State And Federal Eviction Moratoriums.

Since As Early As A Week After COVID-19 Was Declared A National Emergency, Kushner Cos. Have Continued To File Lawsuits Against Tenants In New Jersey And Other States Throughout The Pandemic.

As Early As March 19, Westminster Management And Other Kushner-Owned Properties Were Filing Lawsuits Against Tenants, Just A Week After COVID-19 Was Declared A National Emergency. “On March 25, Westminster Management, a unit of Kushner Companies, filed a lawsuit requesting sheriff services to enforce an eviction against a man residing at the company’s Harbor Point Estate apartment in Essex, Maryland. Days later, on March 30, Kushner’s company filed a collection lawsuit against another man in the same complex. The previous week, on March 19, Oxford Arms, a Kushner-owned apartment complex in Edison, New Jersey, filed six lawsuits against tenants. Other lawsuits have been filed in recent weeks against tenants by legal entities tied to the Whispering Woods complex in Middle River, Maryland; the Cove Village complex in Essex, Maryland; and the Pier Village building in Long Branch, New Jersey — all of which are owned by Kushner.” [The Intercept, [04/04/20](#)]

- **March 13, 2020: The COVID-19 Pandemic Was Declared A National Emergency.** [The White House, [03/13/20](#)]

Many Of These Filings Occurred Despite State Eviction Moratoriums Covering Westminster Properties In New Jersey, Maryland, And Virginia...

Westminster Management Operates Properties In New Jersey, Maryland, And Virginia. [Westminster Management, accessed [08/20/20](#)]

March 19, 2020: New Jersey Issued An Eviction Moratorium Until 2 Months After The Governor Declares An End To The COVID-19 Emergency. “On March 19, 2020, New Jersey Governor Philip Murphy issued [Executive Order 106](#), which immediately suspends evictions throughout the state. This is called an “eviction moratorium,” and means that no tenant may be removed from his or her home as a result of an eviction proceeding, with rare exceptions for cases such as when a tenant is violent or endangering other tenants. The eviction moratorium does not halt court proceedings; instead, it prevents lockouts and removals. The New Jersey Supreme Court controls court proceedings related to eviction and has suspended all eviction proceedings for now. This means that your landlord cannot take you to court at this time, but they will be able to once the courts reopen. The eviction moratorium will last until two months after Governor Murphy declares an end to the COVID-19 health crisis, unless the Governor issues another Executive Order to end it sooner.” [State of New Jersey, accessed [08/20/20](#)]

March 16, 2020: Maryland’s Governor Issued An Executive Order Prohibiting Courts From Ordering Evictions Of Tenants Affected By The Pandemic—The Moratorium Ended On July 25, 2020. “As for the State, Governor Hogan’s March 16, 2020 Executive Order prohibits Maryland courts from ordering the eviction of any tenant who can demonstrate, through objectively verifiable means, that the tenant suffered a substantial loss of income resulting from Covid–19 or the related proclamation of a state of emergency and catastrophic health emergency.” [Maryland Attorney General, [07/07/20](#)]

- **The Executive Order Did Not Prevent Companies From Filing New Eviction Lawsuits.** “At least 15 tenants in New Jersey and Maryland have been on the receiving end of lawsuits from Kushner-owned properties even after both states declared states of emergency. Govs. Phil Murphy, D-N.J., and Larry Hogan, R-Md., have both called for a moratorium on evictions and courts have been closed, postponing hearing dates for a range of debt collection-related activities. The Maryland and New Jersey

moratoriums on evictions, however, do not prevent debt collectors from filing new lawsuits.” [The Intercept, [04/04/20](#)]

- **The Moratorium Ended On July 25, 2020.** “Maryland’s moratorium on evictions comes to an end on July 25 when the federal [“Cares Act”](#) comes to an end. During the moratorium, landlords and agents were prohibited from filing a Failure to Pay Rent action.” [WUSA, [07/23/20](#)]

Virginia Had A Moratorium Against Evictions Until June 28, 2020—Later Extending It From August 10, 2020 To September 7, 2020. “Virginia Attorney General Mark Herring announced Friday afternoon the Supreme Court of Virginia had decided to reinstate a moratorium on evictions between Aug.10 and Sept. 7. Under the order, the issuance of writs of evictions, or the documents delivered to tenants that order them to vacate their properties, will be suspended in Virginia. However, the order will only apply to evictions that are related to a tenant’s failure to pay rent. The supreme court had previously decided to ban evictions in Virginia, at the request of Gov. Ralph Northam, through June 28. After that ban expired, Northam once again requested the supreme court halt the eviction process.” [WUSA, [08/07/20](#)]

...And Broad Federal Eviction Moratoriums In The CARES Act, A Broad Executive Order By Donald Trump, Which Was Called “An Empty Shell” That “Does Almost Nothing,” And A Trump Administration Eviction Moratorium That Only Delayed Evictions Without Providing Rental Relief.

Mid-August 2020: Despite Federal Eviction Protections In The CARES Act And Donald Trump’s “Empty Shell” Executive Order (EO) To Broadly Address The Rise In Evictions, Evictions Continued Across The Country As State Protections Expired. ““Since signing an executive order a week ago, President Trump has repeatedly said that his administration was ‘stopping evictions’ and ‘protecting people from evictions.’ The order would ‘largely — hopefully, completely’ solve a looming crisis among renters at risk of losing their homes, Trump said. But across the country, evictions are continuing. In New Orleans, city courts have received more than 500 eviction complaints since late mid-June when a state eviction ban was lifted. There are no signs of it slowing down after Trump’s action, local officials say. In Milwaukee, where thousands of people are still waiting for unemployment benefits, legal aid attorneys discussed presenting Trump’s executive order to judges in the hope of stopping the recent spike in local evictions but determined it would not work.” [Washington Post, [08/17/20](#)]

- **A Housing Advocate Called Donald Trump’s Executive Order Against Evictions “An Empty Shell” That “Does Almost Nothing.”** “The order ‘does almost nothing. It’s an empty shell,’ said Diane Yentel, president of the National Low Income Housing Coalition. ‘It risks doing more harm than good by giving people a false impression that Trump is doing something to prevent evictions.’ [Washington Post, [08/17/20](#)]

September 1, 2020: The Trump Administration Announced A Four-Month Eviction Moratorium, Following Its Mid-August EO To Explore Eviction Relief Measures. “The Trump administration Tuesday announced a four-month halt on eviction proceedings against cash-strapped renters, invoking federal public health laws out of concern that a national homelessness crisis could worsen the country’s [coronavirus](#) outbreak. [...] The policy comes roughly a month after President Trump signed an executive order tasking the U.S. government, including the Centers for Disease Control and Prevention, with exploring ways to protect renters as talks broke down on Capitol Hill over a new round of coronavirus relief.” [Washington Post, [09/01/20](#)]

- **HEADLINE: Trump Administration Announces Eviction Moratorium, Aiming To Ensure Housing Crisis Doesn’t Further Spread Coronavirus.** [Washington Post, [09/01/20](#)]

The Eviction Moratorium Did Not Set Any Money Aside To Assist Distressed Renters—One Housing Advocate Said It “Delays But Does Not Prevent Evictions.” “But the moratorium, which was issued under the banner of the CDC on Tuesday, stops short of what some Democratic lawmakers and housing experts said

is necessary. For one thing, the Trump administration did not set aside any new federal dollars for renters, who eventually will owe what may be sky-high past-due balances, or for landlords, who might face financial struggles of their own.” [Washington Post, [09/01/20](#)]

- **One Housing Advocate Said The Eviction Moratorium “Delays But Does Not Prevent Evictions,” And Called For Emergency Rental Assistance Funding.** “Diane Yentel, president of the National Low Income Housing Coalition, described the new eviction policy as ‘long overdue and badly needed.’ But, she added: ‘This action delays but does not prevent evictions. Congress and the White House must get back to work on negotiations to enact a covid-19 relief bill with at least \$100 billion in emergency rental assistance.’” [Washington Post, [09/01/20](#)]

Quail Ridge Apartments—Run By Westminster Management—Filed 18 Cases Against New Jersey Tenants That Could Be Used To Initiate Eviction Proceedings Since August 31, 2020.

Quail Ridge Apartments—Run By Westminster Management—Filed 18 Non-Payment Of Rent Cases Against New Jersey Tenants Since August 31, 2020.

Westminster Management Runs Quail Ridge Apartments, Located At 2005 Quail Ridge Drive, Plainsboro, NJ 08536. [Westminster Management, accessed [11/09/20](#)]

Quail Ridge Apartments Submitted 18 Non-Payment Of Rent Filings To New Jersey’s Middlesex County Court Since August 31, 2020:

Plaintiff	Case No.	Date Filed	Filing Type
Quail Ridge Apartments	LT-005599-20	8/31/20	Non-Payment of Rent
Quail Ridge Apartments	LT-005601-20	8/31/20	Non-Payment of Rent
Quail Ridge Apartments	LT-005605-20	8/31/20	Non-Payment of Rent
Quail Ridge Apartments	LT-005608-20	8/31/20	Non-Payment of Rent
Quail Ridge Apartments	LT-005609-20	8/31/20	Non-Payment of Rent
Quail Ridge Apartments	LT-005610-20	8/31/20	Non-Payment of Rent
Quail Ridge Apartments	LT-005611-20	8/31/20	Non-Payment of Rent
Quail Ridge Apartments	LT-005612-20	8/31/20	Non-Payment of Rent
Quail Ridge Apartments	LT 007013-20	12/07/20	Non-Payment of Rent
Quail Ridge Apartments	LT-007014-20	12/07/20	Non-Payment of Rent
Quail Ridge Apartments	LT-007015-20	12/07/20	Non-Payment of Rent
Quail Ridge Apartments	LT-007016-20	12/07/20	Non-Payment of Rent
Quail Ridge Apartments	LT-007017-20	12/07/20	Non-Payment of Rent
Quail Ridge Apartments	LT-007018-20	12/07/20	Non-Payment of Rent
Quail Ridge Apartments	LT-007019-20	12/07/20	Non-Payment of Rent
Quail Ridge Apartments	LT-007020-20	12/07/20	Non-Payment of Rent
Quail Ridge Apartments	LT-007023-20	12/07/20	Non-Payment of Rent
Quail Ridge Apartments	LT-007024-20	12/07/20	Non-Payment of Rent

**Each of these filings have Westminster Management documents attached to them.*

In New Jersey, Landlords Must Begin Eviction Lawsuits With A Court Complaint.

In New Jersey, Landlords Must Prepare A Court Complaint In Order To Start An Eviction Lawsuit. “The court complaint. How does a landlord start an eviction suit? The landlord must prepare a complaint for your

eviction. The complaint outlines the reasons for the eviction.” [Legal Services of New Jersey, accessed [08/20/20](#)]

All Of These Filings Occurred After Donald Trump’s Executive Order Against Evictions.

August 8, 2020: Donald Trump Issued An Executive Order To “Shield Tenants From The Threat Of Eviction.” “When President Donald Trump signed an executive order Saturday to shield tenants from the threat of eviction, he said it would ‘solve that problem largely, hopefully completely.’” [Politico, [08/11/20](#)]

Chatham Hill Apartments—Run By Westminster Management—Filed 6 Cases Against New Jersey Tenants That Could Be Used To Initiate Eviction Proceedings From May 21, 2020 To October 5, 2020.

Chatham Hill Apartments—Run By Westminster Management—Filed 6 Non-Payment Of Rent Cases Against New Jersey Tenants From May 21, 2020 To October 5, 2020.

Westminster Management Runs Chatham Hill Apartments, Located At 25 Hickory Place Chatham, NJ 07928. [Westminster Management, accessed [08/20/20](#)]

Chatham Hill Apartments Submitted 6 Non-Payment Of Rent Filings To New Jersey’s Morris County Court From May 21, 2020 To July 13, 2020:

Plaintiff	Case No.	Date Filed	Filing Type
Chatham Hill Apartments	LT001370-20	10/05/20	Non-Payment of Rent
Chatham Hill Apartments	LT-001117-20	7/13/20	Non-Payment of Rent
Chatham Hill Apartments	LT-000865-20	6/1/20	Non-Payment of Rent
Chatham Hill Apartments	LT-000836-20	5/21/20	Non-Payment of Rent
Chatham Hill Apartments	LT-000837-20	5/21/20	Non-Payment of Rent
Chatham Hill Apartments	LT-000845-20	5/21/20	Non-Payment of Rent

**Each of these filings have Westminster Management documents attached to them.*

In New Jersey, Landlords Must Begin Eviction Lawsuits With A Court Complaint.

In New Jersey, Landlords Must Prepare A Court Complaint In Order To Start An Eviction Lawsuit. “The court complaint. How does a landlord start an eviction suit? The landlord must prepare a complaint for your eviction. The complaint outlines the reasons for the eviction.” [Legal Services of New Jersey, accessed [08/20/20](#)]

Two Of These Filings Occurred After Donald Trump’s Executive Order Against Evictions.

August 8, 2020: Donald Trump Issued An Executive Order To “Shield Tenants From The Threat Of Eviction.” “When President Donald Trump signed an executive order Saturday to shield tenants from the threat of eviction, he said it would ‘solve that problem largely, hopefully completely.’” [Politico, [08/11/20](#)]

Lakeview Apartments—Run By Westminster Management—Filed 3 Cases Against New Jersey Tenants That Could Be Used To Initiate Eviction Proceedings From August 4, 2020 To October 5, 2020.

Lakeview Apartments—Run By Westminster Management—Filed 3 Non-Payment Of Rent Cases Against New Jersey Tenants From August 4, 2020 To October 5, 2020.

Westminster Management Runs Lakeview Apartments, Located At 96E Lakeview Avenue Leonia, NJ 07605. [Westminster Management, accessed [08/20/20](#)]

Lakeview Apartments Submitted 3 Non-Payment Of Rent Filings To New Jersey’s Bergen County Court On August 4, 2020 And October 5, 2020:

Plaintiff	Case No.	Date Filed	Filing Type
Lakeview Apartments	LT-004760-20	10/5/20	Non-Payment of Rent
Lakeview Apartments	LT-004116-20	8/4/20	Non-Payment of Rent
Lakeview Apartments	LT-004097-20	8/4/20	Non-Payment of Rent

**Each of these filings have Westminster Management documents attached to them.*

In New Jersey, Landlords Must Begin Eviction Lawsuits With A Court Complaint.

In New Jersey, Landlords Must Prepare A Court Complaint In Order To Start An Eviction Lawsuit. “The court complaint. How does a landlord start an eviction suit? The landlord must prepare a complaint for your eviction. The complaint outlines the reasons for the eviction.” [Legal Services of New Jersey, accessed [08/20/20](#)]

One Of These Filings Occurred After Donald Trump’s Executive Order Against Evictions.

August 8, 2020: Donald Trump Issued An Executive Order To “Shield Tenants From The Threat Of Eviction.” “When President Donald Trump signed an executive order Saturday to shield tenants from the threat of eviction, he said it would ‘solve that problem largely, hopefully completely.’” [Politico, [08/11/20](#)]

Pier Village—Run By Westminster Management—Filed 3 Cases Against New Jersey Tenants That Could Be Used To Initiate Eviction Proceedings From March 17 To March 24, 2020.

Pier Village Apartments—Run By Westminster Management—Filed 3 Non-Payment Of Rent Cases Against New Jersey Tenants From March 17, 2020 To March 24, 2020.

Westminster Management Runs Pier Village Apartments, Located At 1 Chelsea Avenue, Long Branch, NJ, 07740. [Westminster Management, accessed [11/09/20](#)]

Pier Village I Urban Renewal Company, LLC Submitted 3 Non-Payment Of Rent Filings To New Jersey’s Monmouth County Court From March 17 To March 24, 2020:

Plaintiff	Case No.	Date Filed	Filing Type
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Pier Village I Urban Renewal Company, LLC	LT-001362-20	3/24/20	Non-Payment of Rent
Pier Village I Urban Renewal Company, LLC	LT-001290-20	3/17/20	Non-Payment of Rent
Pier Village I Urban Renewal Company, LLC	LT-001295-20	3/17/20	Non-Payment of Rent

**Each of these filings have Westminster Management documents attached to them.*

In New Jersey, Landlords Must Begin Eviction Lawsuits With A Court Complaint.

In New Jersey, Landlords Must Prepare A Court Complaint In Order To Start An Eviction Lawsuit. “The court complaint. How does a landlord start an eviction suit? The landlord must prepare a complaint for your eviction. The complaint outlines the reasons for the eviction.” [Legal Services of New Jersey, accessed [08/20/20](#)]

Jared Kushner Has Disclosed Owning Up To \$28.75M In In 6 Apartment Firms That Have Filed 26 Rent-Related Lawsuits Against Tenants Since The Start Of The Pandemic.

Jared Kushner Disclosed Owning Up To \$500K In Lodi Phillipsburg Apartment Associates, Which Has Filed 6 Rent-Related Lawsuits Since The Start Of The Pandemic.

Jared Kushner Reported Holding \$250,001-\$500,000 In Lodi Phillipsburg Apartment Associates And Earning \$15,001-\$50,000 From The Asset In His 2020 Financial Disclosure. [[Jared C. Kushner OGE Form 278e](#), U.S. Office of Government Ethics, 06/29/20]

- **Kushner Disclosed That This Asset Was “Residential Real Estate in Lodi, NJ.”** [[Jared C. Kushner OGE Form 278e](#), U.S. Office of Government Ethics, 06/29/20]

Plaintiff	County	Case No.	Filing Date	Filing Type	Rental Unit City
Lodi-Phillipsburg Associates	Bergen	LT-004748-20	10/02/2020	Non-Payment of Rent	Lodi, NJ
Lodi-Phillipsburg Associates	Bergen	LT-004753-20	10/02/2020	Non-Payment of Rent	Lodi, NJ
Lodi-Phillipsburg Associates	Bergen	LT-004755-20	10/02/2020	Non-Payment of Rent	Lodi, NJ
Lodi-Phillipsburg Associates	Bergen	LT-004206-20	08/19/2020	Non-Payment of Rent	Lodi, NJ
Lodi-Phillipsburg Associates	Bergen	LT-002389-20	03/24/2020	Non-Payment of Rent	Lodi, NJ
Lodi-Phillipsburg Associates	Bergen	LT-002390-20	03/24/2020	Non-Payment of Rent	Lodi, NJ

Four Of These Filings Occurred After Donald Trump’s August 8, 2020 Executive Order Against Evictions. “When President Donald Trump signed an executive order Saturday to shield tenants from the threat of eviction, he said it would ‘solve that problem largely, hopefully completely.’” [Politico, [08/11/20](#)]

Jared Kushner Disclosed Owning Up To \$25M In An Entity That Includes Pier Village I Urban Renewal Company LLC And Pier Village II Urban Renewal Company LLC, Which Together Have Filed 5 Rent-Related Lawsuits Since The Start Of The Pandemic.

In Part 6.4.5 Of His 2020 Financial Disclosure, Jared Kushner Reported Holding \$5,000,001-\$25,000,000 In Gellert 80 West End, LLC, Earning \$100,001-\$1,000,000 In The Previous Year. [[Jared C. Kushner OGE Form 278e](#), U.S. Office of Government Ethics, 06/29/20]

In A Footnote For Part 6.4.5, Kushner Disclosed That Gellert 80 West End, LLC Included Pier Village I Urban Renewal Company, LLC And Pier Village II Urban Renewal Company, LLC. [[Jared C. Kushner OGE Form 278e](#), U.S. Office of Government Ethics, 06/29/20]

- **Kushner Disclosed That Both Pier Village Entities Were “Residential Real Estate In Long Branch, NJ.”** [[Jared C. Kushner OGE Form 278e](#), U.S. Office of Government Ethics, 06/29/20]

Plaintiff	County	Case No.	Filing Date	Filing Type	Rental Unit City
Pier Village II Urban Renewal	Monmouth	LT-001784-20*	06/05/2020	Non-Payment of Rent	Long Branch, NJ
Pier Village II Urban Renewal	Monmouth	LT-001292-20*	03/17/2020	Non-Payment of Rent	Long Branch, NJ
Pier Village II Urban Renewal	Monmouth	LT-001289-20*	03/17/2020	Non-Payment of Rent	Long Branch, NJ
Pier Village II Urban Renewal	Monmouth	LT-001291-20*	03/17/2020	Non-Payment of Rent	Long Branch, NJ
Pier Village II Urban Renewal	Monmouth	LT-001293-20*	03/17/2020	Non-Payment of Rent	Long Branch, NJ

*This filing includes a Westminster Management-branded Resident Ledger

Jared Kushner Disclosed Holding Up To \$1M In Princeton Horizon Apartments, Which Has Filed 4 Rent-Related Lawsuits Since The Start of The Pandemic.

Jared Kushner Reported Holding \$500,001-\$1,000,000 In Princeton Horizon Apartments And Earning \$50,001-\$100,000 From The Asset In His 2020 Financial Disclosure. [[Jared C. Kushner OGE Form 278e](#), U.S. Office of Government Ethics, 06/29/20]

- **Kushner Disclosed That This Asset Was ‘Residential Real Estate In South Brunswick, NJ.’** [[Jared C. Kushner OGE Form 278e](#), U.S. Office of Government Ethics, 06/29/20]

Plaintiff	County	Case No.	Filing Date	Filing Type	Rental Unit City
Princeton Horizon Apartments	Middlesex	LT-006198-20	10/09/2020	Non-Payment of Rent	“Princeton (South Brunswick),” NJ
Princeton Horizon Apartments	Middlesex	LT-004286-20	06/12/2020	Non-Payment of Rent	“Princeton (South Brunswick),” NJ

Princeton Horizon Apartments	Middlesex	LT-004287-20	06/12/2020	Non-Payment of Rent	"Princeton (South Brunswick)," NJ
Princeton Horizon Apartments	Middlesex	LT-003432-20	08/29/2020	CARES Act Compliance Certification for Eviction Action Filed 08/29/2020	Unspecified

At Least One Of These Filings Occurred After Donald Trump's August 8, 2020 Executive Order Against Evictions. "When President Donald Trump signed an executive order Saturday to shield tenants from the threat of eviction, he said it would 'solve that problem largely, hopefully completely.'" [Politico, [08/11/20](#)]

Jared Kushner Disclosed Holding Up To \$1M In Merritt Associates LLC, Which Has Filed 3 Eviction-Related Lawsuits Since The Start Of The Pandemic.

Jared Kushner Reported Holding \$50,001-\$1,000,000 In Merritt Associates, LLC And Earning \$100,001-\$1,000,000 In Rent Or Royalties From The Asset In His 2020 Financial Disclosure. [[Jared C. Kushner OGE Form 278e](#), U.S. Office of Government Ethics, 06/29/20]

- Kushner Disclosed That This Asset Was "Residential Real Estate In Dumont, NJ." [[Jared C. Kushner OGE Form 278e](#), U.S. Office of Government Ethics, 06/29/20]

Plaintiff	County	Case No.	Filing Date	Filing Type	Rental Unit City
Merritt Associates LLC	Bergen	Lt-003251-20	05/19/2020	Non-Payment of Rent	Dumont, NJ
Merritt Associates LLC	Bergen	Lt-003252-20	05/19/2020	Non-Payment of Rent	Dumont, NJ
Merritt Associates LLC	Bergen	Lt-002371-20	03/24/2020	Non-Payment of Rent	Dumont, NJ

Jared Kushner Disclosed Holding Up To \$250K In Felmore Associates, Which Has Filed 1 Rent Lawsuit Against A Tenant Since The Start Of The Pandemic.

Jared Kushner Reported Holding \$100,001-\$250,000 In Felmore Associates And Earning \$15,001-\$50,000 In Rent Or Royalties From The Asset In His 2020 Financial Disclosure. [[Jared C. Kushner OGE Form 278e](#), U.S. Office of Government Ethics, 06/29/20]

- Kushner Disclosed That This Asset Was "Residential Real Estate In South River, NJ." [[Jared C. Kushner OGE Form 278e](#), U.S. Office of Government Ethics, 06/29/20]

Plaintiff	County	Case No.	Filing Date	Filing Type	Rental Unit City
Felmore Associates	Middlesex	Lt-004288-20	06/12/2020	Non-Payment of Rent	South River, NJ

Jared Kushner Disclosed Holding Up To \$1M In Oxford Arms Associates LP, A Residential Real Estate Firm In Edison, NJ—Oxford Arms Has Filed 7 Rent-Related Lawsuits Against Edison Tenants Since The Start Of The Pandemic.

Jared Kushner Reported Holding \$500,001-\$1,000,000 In Oxford Arms Associates Limited Partnership And Earning \$100,001-\$1,000,000 From The Asset In His 2020 Financial Disclosure. [[Jared C. Kushner OGE Form 278e](#), U.S. Office of Government Ethics, 06/29/20]

- **Kushner Disclosed That This Asset Was “Residential Real Estate In Edison, NJ.”** [[Jared C. Kushner OGE Form 278e](#), U.S. Office of Government Ethics, 06/29/20]

The Kushner Cos. Reportedly Owns Oxford Arms. “On March 19, Oxford Arms, an apartment complex Kushner Cos. owns in New Jersey, filed six lawsuits against tenants.”
[“Kushner Cos. pushes ahead with eviction lawsuits: report,” *Indian Real Estate News*, 04/16/20]

Oxford Arms Associates Has A Property At Hana Rd In The Township Of Edison, NJ. [[“Open Space and Recreation Plan Update](#),” Township of Edison, 10/31/2017.

Oxford Arms Is Located At 2100 Hana Road, Edison, NJ 08817. [[“Oxford Arms](#),” Oxford Realty Group, accessed 12/04/20]

Plaintiff	County	Case No.	Filing Date	Filing Type	Rental Unit City
Oxford Arms	Middlesex	LT-006320-20	10/21/2020	Non-Payment of Rent	Edison, NJ
Oxford Arms	Middlesex	LT-005587-20	08/26/2020	Non-Payment of Rent	Edison, NJ
Oxford Arms	Middlesex	LT-005588-20	08/26/2020	Non-Payment of Rent	Edison, NJ
Oxford Arms	Middlesex	LT-005589-20	08/26/2020	Non-Payment of Rent	Edison, NJ
Oxford Arms	Middlesex	LT-005590-20	08/26/2020	Non-Payment of Rent	Edison, NJ
Oxford Arms	Middlesex	LT-004124-20	06/10/2020	Non-Payment of Rent	Edison, NJ
Oxford Arms	Middlesex	LT-004170-20	06/10/2020	Non-Payment of Rent	Edison, NJ

Five Of These Filings Occurred After Donald Trump’s August 8, 2020 Executive Order Against Evictions. “When President Donald Trump signed an executive order Saturday to shield tenants from the threat of eviction, he said it would ‘solve that problem largely, hopefully completely.’” [Politico, [08/11/20](#)]

Kushner Cos. Tenants Have Long Feared The Company’s “Aggressive” Debt-Collection And Eviction Tactics – Between 2013 And 2017, Kushner Cos. Sought More Civil Arrests For Unpaid Debts Than Any Other Landlord In Maryland While Filing “At Least 1,250 Legal Actions” In The State.

From 2013 To August 2017, Kushner Cos. Was Found To Have Sought Civil Arrest In Maryland For 105 Former Tenants Over Debts—“More Than Any Other Landlord In The State Over That Time.”

2013 To August 2017: The *Baltimore Sun* Found That Kushner Cos. “Sought The Civil Arrest Of 105 Former Tenants”— “More Than Any Other Landlord In The State Over That Time.” “Since 2013, the first full year in which the Kushner Cos. operated in Maryland, corporate entities affiliated with the firm's 17 apartment complexes in the state have sought the civil arrest of 105 former tenants for failing to appear in court to face allegations of unpaid debt, The Baltimore Sun has found. That's more than any other landlord in the state over that time, an analysis of Maryland District Court data shows. Court records show that 20 former Kushner tenants have been detained.” [Baltimore Sun, [08/16/17](#)]

Between 2013 And 2017, Kushner Cos. Filed “At Least 1,250 Legal Actions In [Maryland] Since 2013,” Receiving A “Total Of \$5.4 Million In Judgments Against Tenants.”

The *Baltimore Sun* Found That “Kushner Affiliates [Had] Filed At Least 1,250 Legal Actions In [Maryland] Since 2013” And Had Been Awarded “A Total Of \$5.4 Million In Judgments Against Tenants Who Owed An Average Of \$4,400.” “Kushner affiliates have filed at least 1,250 legal actions in the state since 2013. Judges have awarded a total of \$5.4 million in judgments against tenants who owed an average of \$4,400, The Sun's analysis shows. That includes the original debts, plus lawyers' fees, court costs and interest.” [Baltimore Sun, [08/16/17](#)]

Kushner Cos. Uses “Aggressive Tactics” In Handling Tenant Debt, Such As “Late-Payment Notices And Court Summons Slapped On Their Doors” And Adding Late Fees And “Court Costs” To Bills.

Kushner Cos. Tenants Have Long Feared The Company’s “Aggressive Tactics” That Include, “Late-Payment Notices And Court Summons Slapped On Their Doors, Late Fees And ‘Court Costs’ And Attorney Fees Added To Bills, And, In Some Cases, Even Threats Of Jail Time.” “But the pandemic has now thrust Kushnerville, which consists of nine complexes in inner-suburban Baltimore County, some with as many as 1,000 units each, into unfamiliar territory. For years, tenants have learned to dread the aggressive tactics of their landlord: late-payment notices and court summons slapped on their doors, late fees and ‘court costs’ and attorney fees added to bills, and, in some cases, even threats of jail time.” [ProPublica, [05/21/20](#)]

Kushner Cos. Faced A State AG Lawsuit For “Numerous” Consumer Protection Violations And A Class-Action Lawsuit “Over Its Aggressive Pursuit Of Tenants For Allegedly Unpaid Rent.”

In 2019, The Maryland AG Sued A Subsidiary Of Kushner Cos., For “Numerous’ Violations Of Consumer Protection Laws.”

October 23, 2019: The Maryland Attorney General Sued Westminster Management, A Subsidiary Of Kushner Cos., For “Numerous’ Violations Of Consumer Protection Laws.” “Maryland’s attorney general on Wednesday sued a real estate company once run by President Donald Trump’s son-in-law over allegedly illegal and harmful rental practices, including the kind of rodent infestations the president has accused Baltimore leaders of failing to address. Attorney General Brian Frosh announced his office’s Consumer Protection Division has filed charges against New Jersey-based Westminster Management, a subsidiary of the Kushner Cos. Frosh said there have been ‘numerous’ violations of consumer protection laws, which harmed thousands of Maryland residents.” [Associated Press, [10/23/19](#)]

The Maryland AG Accused Kushner Cos. Of Failing To Address Hazardous Conditions In Its Properties, Charging Prospective And Actual Tenants “Hundreds Of Thousands Of Dollars In Illegitimate Fees,” And Withholding Security Deposits In Violation Of The State’s Security Deposit Law.

Kushner Cos. Was Accused Of “Routinely Failed To Address Hazardous Conditions In The Properties,” While “Collecting “Hundreds Of Thousands Of Dollars In Illegitimate Fees From Prospective And Actual Tenants.” “The charges allege the company and rental property owners routinely failed to address hazardous conditions in the properties, including rodent and vermin infestations, water leaks and mold growth. The case also alleges that Westminster Management and the owners have demanded, collected and retained hundreds of thousands of dollars in illegitimate fees from prospective and actual tenants.” [Associated Press, [10/23/19](#)]

Kushner Cos. Was Also Accused Of Charging Eviction Fees They Were Not Entitled To And “Routinely Withholding Damages From Tenants’ Security Deposits That Were Not Caused By The Tenants And Were Ordinary Wear And Tear” In Violation Of Maryland’s Security Deposit Law “The company frequently charged additional fees that it never incurred and was not entitled to collect under Maryland law when it filed eviction actions, according to the charges. The company allegedly violated the state’s Security Deposit Law by routinely withholding damages from tenants’ security deposits that were not caused by the tenants and were ordinary wear and tear, such as worn carpeting.” [Associated Press, [10/23/19](#)]

In September 2017, Kushner Cos. Tenants Filed A Class-Action Lawsuit Against The Company “Over Its Aggressive Pursuit Of Tenants For Allegedly Unpaid Rent.”

September 27, 2017: Kushner Cos. Tenants “Brought A Class-Action Lawsuit Against The Firm’s Property Management Arm Over Its Aggressive Pursuit Of Tenants For Allegedly Unpaid Rent.” “Tenants of the Baltimore-area apartment complexes owned by Jared Kushner’s real-estate company have brought a class-action lawsuit against the firm’s property management arm over its aggressive pursuit of tenants for allegedly unpaid rent. The lawsuit, filed Wednesday in Circuit Court for Baltimore City, alleges that the management company and related corporate entities have been improperly inflating payments owed by tenants by charging them late fees that are often unfounded and court fees that are not actually approved by any court.” [ProPublica, [09/27/17](#)]

January 9, 2020: A Baltimore Judge Ruled In Favor Of Westminster Management And Granted It A Motion For Summary Judgement. “A Baltimore judge has ruled in favor of an apartment company owed [sic] by President Donald Trump’s son-in-law and White House adviser Jared Kushner in a lawsuit that claimed the company charged improper fees. Westminster Management was granted a motion for summary judgment on Thursday, with Baltimore Circuit Judge Philip Jackson agreeing that the lawsuit filed by five tenants shouldn’t proceed, The Baltimore Sun reported.” [Associated Press, [01/10/20](#)]

Kushner Co.’s Apartments Are Known For Violating County Codes, Failing HUD Inspections, And Have Only Made Repairs When Threatened By Government—A County Executive Said He Wouldn’t Want To Raise His Family In The Kushner Properties.

July 2019: Kushner Cos. Apartment Properties In Baltimore County (Including The Maryland Complex That Has Filed Eviction Cases) Had “Dozens Of Code Violations”—The County Executive Said The Complexes “Were Frankly In Conditions That As A Father I Wouldn’t Want To Raise My Daughter Or My Family In.”

July 2019: Baltimore County Executive Johnny Olszewski Jr. Noted “Dozens Of Code Violations” By Jared Kushner’s Rental Properties In The County, Adding The Complexes “Were Frankly In Conditions That As A Father I Wouldn’t Want To Raise My Daughter Or My Family In.”

“Baltimore County Executive Johnny Olszewski Jr., used President Trump’s feud with U.S. Rep. Elijah Cummings to note that Trump’s son-in-law Jared Kushner - and his senior adviser - was charged with dozens of code violations at the rental properties he owns in Baltimore County. Olszewski told The Sun: ‘You’re talking about a company that was using local taxpayer dollars to help subsidize these apartments, and they were frankly in conditions that as a father I wouldn’t want to raise my daughter or my family in.’” [Fox 45, [07/29/19](#)]

- **Kushner’s Baltimore County Properties Includes The Cambridge Court Complex.** “The properties in Baltimore County currently owned by Jared Kushner are: Commons at White Marsh; Cove Village in Essex; Essex Park; Fontana Village in Rosedale; Harbor Point Estates in Essex; Highland Village Townhomes in Halethorpe; Riverview Townhomes in Halethorpe; The Apartments at Bonnie Ridge in Pikesville; The Apartments at Cambridge Court in Rosedale; The Apartments at Canterbury in Rosedale; The Apartments at Owings Run in Owings Mills; The Apartments at Saddle Brooke in Cockeysville; Whispering Woods in Middle River.” [Fox 45, [07/29/19](#)]

2017: Kushner’s Baltimore Complexes Had More Than 200 Code Violations, Failed Over 1/3 Of Their HUD Inspections, And A County Exec. Said The Properties Only Made Repairs When Threatened By Official Sanctions.

2017: Baltimore County Reported More Than 200 Code Violations In Kushner Cos. Apartments, Plus 164 Complaints, 56 Notices, And \$13,200 In Fines. “Baltimore County said in 2017 there were more than 200 code violations in apartments owned by the Kushner Cos., in the county. Also, ‘from 2017 we have had 164 complaints resulting in 56 Correction Notices and Citations proposing \$13,200 in fines. 6 were Citations, approximately \$2000 in fine were levied,’ noted Olszewski’s press secretary T.J. Smith in a statement today.” [Fox 45, [07/29/19](#)]

The Violations Ranged Included, Mold, Pests, Leaks, And Inadequate Heat And Air Conditioning. “They were all livability issues such as mold, insect infestations, mice, rats, window or door leaks, inadequate air conditioning or heat, etc.,’ he said.

The County Executive Noted That 200 Of Kushner’s 699 HUD Units Failed Their Annual Inspections. “On the HUD side we have 699 units passing and 200 units failing the annual inspection.” [Fox 45, [07/29/19](#)]

2017: A Previous Baltimore County Executive Said, “Repairs Were Made Only After The County Threatened To Withhold Rent Or Issue Fines.” “In 2017, former Baltimore County Executive Kevin Kamenetz said: ‘Repairs were made only after the County threatened to withhold rent or issue fines. And in nine instances, we had to carry through with threatened sanctions. We expect all landlords to comply with the code requirements that protect the health and safety of their tenants, even if the landlord’s father-in-law is President of the United States.’” [Fox 45, [07/29/19](#)]

Kushner Cos. Subsidiary Westminster Management’s Apartment Complexes Are On Average In Areas That Have Significantly More Minority Residents Than The National Average.

Westminster Management's Apartment Complexes Are On Average In Zip Codes That Have Over 8 Percentage Points More Minority Residents Than The National Average.

72.2% Of People In The U.S. Identify As Only White, According To The Most Recent Data Available From The U.S. Census Bureau's American Community Survey. [U.S. Census Bureau, accessed [06/16/20](#)]

An Average Of 64% Of Individuals Identify As Only White In The Zip Codes Where Westminster Management's 37 New Jersey, Maryland, And Virginia Apartment Complexes Are Located:

<u>Property Location</u>	<u>Percentage of Zip Code Identifying As Only White</u>
65 Bay Street, Jersey City, NJ 07302	54.20%
25 Hickory Place Chatham, NJ 07928	85.40%
20-46 Charles Street, Westwood, NJ 07675	82.90%
96E Lakeview Avenue, Leonia, NJ 07605	50.80%
1 Chelsea Avenue, Long Branch, NJ 07740	67.30%
300 Prospect Avenue, Hackensack, NJ 07601	48.30%
2005 Quail Ridge Drive, Plainsboro, NJ 08536	32%
500 Center Avenue Westwood, NJ 07675	82.90%
99 Madison Avenue, Westwood, NJ 07675	82.90%
229 Collignon Way, River Vale, NJ 07675	82.90%
1 Eaglewood Road, Annapolis, MD 21403	68.60%
9901 Langs Road, Baltimore, MD 21220	70.40%
2 Driftwood Court, Essex, MD 21221	Data Unavailable
2349 Perring Manor Road, Baltimore, MD 21234	63.80%
1 Orion Court, Rosedale, MD 21237	56.40%
3342 Lancer Drive, Hyattsville, MD 20782	20.40%
911 S. Marlyn Avenue, Essex, MD 21221	Data Unavailable
3953 McDowell Lane, Halethorpe, MD 21227	71.60%
6600 Knotwood Court, Baltimore, MD 21234	63.80%
600 Fifth Avenue, Halethorpe, MD 21227	71.60%
6617 Bonnie Ridge Road, Baltimore, MD 21209	71.30%
386 Attenborough Drive, Rosedale, MD 21237	56.40%
9206 Oswald Way, Rosedale, MD 21237	56.40%
1420 Key Parkway, Frederick, MD 21702	70.10%
1420 Key Parkway Frederick, MD 21702	70.10%
4604 Owings Run Road, Owings Mills, MD 21117	42.30%
307 Foxfire Place, Cockeysville, MD 21030	66.90%
8600 Cobblefield Drive, Columbia, MD 21045	50.70%

4901 Meridian Way, Frederick, MD 21703	67.10%
12215 Little Patuxent Parkway, Columbia, MD 21044	55.50%
37 Alberge Lane, Middle River, MD 21220	70.40%
10801 Dylans Walk Road, Chester, VA 23831	Data Unavailable
4701 Kenmore Avenue, Alexandria, VA 22304	52.40%
1815-A Sycamore Valley Drive, Reston, VA 20190	73.60%
12101 Pine Forest Circle, Fairfax, VA 22030	62.70%
28 Fort Evans Road NE, Leesburg, VA 20176	72.90%
401 Lancaster Gate Drive, Midlothian, VA 23113	84.70%
Average (of those zip codes with available data)	64.11%

**Excludes New York addresses, which were not available.*

Westminster Management Only Operates Four Other Properties In New York City. [Westminster Management, accessed [06/16/20](#)]

As Westminster Management Puts Pressure On Tenants During The Pandemic, 9 Kushner-Tied Companies And Groups Have Taken Up To \$12.35M In Emergency Loans Meant For Struggling Small Businesses.

9 Firms And Organizations Tied To The Kushner Family Have Taken Millions In Emergency Loans Meant For Struggling Small Businesses.

Two Kushner Family Hotels Received PPP Up To \$3 Million In Loans From The Paycheck Protection Program (PPP), Which Was Intended To Help Small Businesses Struggling Through The Pandemic.

“Two of the Kushner family’s New Jersey hotels also pulled PPP loans. Per Treasury Department data, Princeton Forrestal — owned by Kushner’s mother, brother and sister — took somewhere between \$1 million to \$2 million in emergency relief. Esplanade Livingston, a company which owns the land for the Kushners’ [Westminster Hotel](#), drew between \$350,000 and \$1 million.” [Salon, [07/08/20](#)]

- **The PPP Was “[Designed To Help Small Businesses Retain Jobs](#) During The Economic Shutdowns Necessitated By The Coronavirus Pandemic.”** “After [weeks of pressure from watchdog groups](#), the U.S. Treasury Department on Monday [released](#) the names of more than 650,000 companies [which received emergency relief funds](#) of \$150,000 or greater from the government’s [Paycheck Protection Program \(PPP\)](#), a massive project [designed to help small businesses retain jobs](#) during the economic shutdowns necessitated by the coronavirus pandemic.” [Salon, [07/08/20](#)]

“A Deep-Pocketed Venture-Capital Firm Run By Jared Kushner’s Brother” Was Connected To Five Firms That Took At Least \$2.8 Million In PPP Loans. “A deep-pocketed venture-capital firm run by Jared Kushner’s brother watched some of its tech startups rake in millions of dollars in federal coronavirus relief loans — despite the fact that it urged them not to take the cash, The Post has learned. Five tech firms backed by Thrive Capital — whose 35-year-old, Harvard-educated founder Joshua Kushner is married to supermodel Karlie Kloss, and who runs the firm out of the landmark Puck Building in Manhattan’s trendy SoHo neighborhood — have snagged at least \$2.8 million from the Trump administration’s Paycheck Protection Program, federal data show.” [New York Post, [08/17/20](#)]

- **At Least Five Of Thrive Capital’s Portfolio Companies Received Up To \$6.35 Million Combined In PPP Funding.** Details can be found in the below table:

DATE	RECIPIENT	# OF THRIVE INVESTMENTS	WAS THRIVE EVER LEAD INVESTOR?	ROUND FUNDING*	PPP RANGE
4/27/20	Welkin Health, Inc.	<u>3</u>	Y	\$8,000,000	\$1M to \$2M
4/14/20	Dwolla, Inc.	<u>1</u>	N	N/A	\$1M to \$2M
4/13/20	Morty, Inc.	<u>2</u>	Y	\$3,000,000	\$350K to \$1M
4/14/20	Imbellus, Inc	<u>3</u>	Y	\$4,200,000	\$350K to \$1M
4/6/20	Long Game Savings, Inc.	<u>2</u>	N	N/A	\$150K to \$350K
TOTALS					\$2.85M To \$6.35M

*Represents the total investment amount in funding rounds where Thrive Capital was lead investor.
 [Department of the Treasury, SBA Paycheck Protection Program Loan Level Data, Accessed [6/7/20](#)]

A Publishing Company Owned By Kushner’s Brother In Law Took Up To \$1 Million In PPP Loans.

“Observer Holdings, the publishing company owned by Kushner’s brother in law which publishes what remains of the former New York Observer newspaper, received between \$350,000 and \$1 million to protect 41 jobs, records show.” [Business Insider, [07/07/20](#)]

A Kushner-Backed Religious Academy Named After Jared Kushner’s Grandfather Took Up To \$2 Million In PPP Loans.

“In addition, up to \$2 million was approved for the Joseph Kushner Hebrew Academy, a nonprofit religious school in Livingston, N.J., that’s named for Jared Kushner’s grandfather and supported by the family.” [Government Executive, [07/07/20](#)]

As Many As 23 Million American Renters Were Expected To Face An “Avalanche” Of Evictions As The Last Of CARES Act Protections Ended On August 24, 2020. As Early As May 2020, A Fifth Of Adults Already Had “Slight Or No Confidence” They Would Be Able To Pay Their Rent/Mortgage.

Evictions Threaten Up To 23 Million Americans As Emergency Federal And State Protections Expire—Housing Advocates Have Warned Of An “Avalanche Or Tsunami” Of Evictions.

Amid The Pandemic, “Mass Evictions Are A Looming Threat To 19-23 Million American Renters,” As They Face What Advocates Are Calling An “Avalanche Or Tsunami” Of Evictions. “Mass evictions are a looming threat to 19-23 million American renters [...] Across the country, renters and tenants advocates are sounding the alarm about the coming eviction crisis, referring to it as an [avalanche](#) or [tsunami](#). Over the past five months, more than [44 million Americans have filed for unemployment](#) amid the COVID-19 pandemic.” [The Aspen Institute, [06/19/20](#)]

Although The CARES Act’s Eviction Protections Ended On July 25, 2020, Tenants Have Until August 24, 2020 To Vacate Properties From Which They’ve Been Evicted. “The CARES Act, signed into federal law on March 27, 2020, provides 120 days of eviction relief for tenants in multifamily rental housing that is federally insured or backed. You may not be served with an eviction notice solely for nonpayment of rent until July 25, 2020 and the notice must give you 30 days to leave the property (August 24, 2020).” [U.S. Department of Housing and Urban Development, accessed [08/19/20](#)]

- **The CARES Act’s Eviction Protection Ended On July 25, 2020.** “Many states, cities, and counties are taking steps to minimize the impact of the novel coronavirus crisis on tenants, including placing

moratoriums on evictions, holds on shutting off utilities due to nonpayment, and prohibiting late rent fees. The federal CARES Act protected renters living in properties with government-backed mortgages from eviction, but expired on July 25, 2020.” [NOLo, accessed [08/19/20](#)]

Despite Federal Eviction Protections In The CARES Act And Donald Trump’s “Empty Shell” Executive Order, Evictions Have Continued Across The Country As State Protections Expire. ““Since signing an executive order a week ago, President Trump has repeatedly said that his administration was ‘[stopping evictions](#)’ and ‘[protecting people from evictions](#).’ The order would ‘[largely — hopefully, completely](#)’ solve a looming crisis among renters at risk of losing their homes, Trump said. But across the country, evictions are continuing. In New Orleans, city courts have received more than 500 eviction complaints since late mid-June when a state eviction ban was lifted. There are no signs of it slowing down after Trump’s action, local officials say. In Milwaukee, where thousands of people are still waiting for [unemployment benefits](#), legal aid attorneys discussed presenting Trump’s executive order to judges in the hope of stopping the recent spike in local evictions but determined it would not work.” [Washington Post, [08/17/20](#)]

- **A Housing Advocate Called Donald Trump’s Executive Order Against Evictions “An Empty Shell” That “Does Almost Nothing.”** “The order ‘does almost nothing. It’s an empty shell,’ said Diane Yentel, president of the National Low Income Housing Coalition. ‘It risks doing more harm than good by giving people a false impression that Trump is doing something to prevent evictions.’ [Washington Post, [08/17/20](#)]

Housing Advocates Feared A “Wave Of Evictions And A Spike In Homelessness” After The CARES Act’s Moratorium On Evictions Expired On July 25.

Less Than 30% Of Renters Are Currently Protected By The CARES Act’s Moratorium On Evictions Until July 25—Meanwhile, The Rest Live In Properties That Lack Federal Protections. “Twenty-four states are processing evictions again, and that number is likely to climb to at least 30 states by the end of June. Not all renters in those jurisdictions are vulnerable. Nearly 30% continue to be protected by a federal moratorium under the Coronavirus Aid, Relief and Economic Security Act that will remain in place until July 25. The rest [...] live in properties that are either not subsidized by the federal government or are owned by landlords with loans that are not federally backed.” [USA Today, [06/10/20](#)]

The Covid-19 Eviction Defense Project Found That “Nearly 26 Million People Will Have Trouble Coming Up With The Rent By September,” As The Moratorium Only Covers Evictions And Not Rent Payments. “The ban on evictions — which applies to rentals that are backed by the government — expires in a matter of weeks. [...] The moratorium covers evictions, not rent payments, and nearly 26 million people will have trouble coming up with the rent by September amid the economic crisis caused by the pandemic, according to Zach Neumann of the COVID-19 Eviction Defense Project.” [Politico, [06/12/20](#)]

The President and CEO Of The National Low-Income Housing Coalition Is Fearful That A “Wave Of Evictions And A Spike In Homelessness” Will Occur Without Federal Intervention. “‘Back rent is coming due, and renters are no more able to pay it now than they were at the beginning of the crisis,’ said Diane Yentel, president and CEO of the National Low Income Housing Coalition, which advocates for affordable housing. ‘We are very concerned about a wave of evictions and a spike in homelessness unless there’s some sort of federal intervention.’ [USA Today, [06/10/20](#)]

By May 2020, A Fifth Of American Adults Already Had “Slight Or No Confidence” They Would Be Able To Pay Their June Rent/Mortgage.

May 2020: A Census Survey Found That One Fifth Of Adults Had “Slight Or No Confidence They Would Be Able To Pay Their Rent Or Mortgage Due In June.” “One fifth of adults polled in May said they had slight or no confidence they would be able to pay their rent or mortgage due in June, according to a weekly Census survey measuring COVID-19’s impact on Americans.” [Axios, [06/12/20](#)]

People Of Color Have Been Especially Hit Hard: Around A Quarter Of Black And Latino Renters Did Not Pay Or Deferred May Rent, Compared To 14% Of White Renters.

May 29, 2020: An Urban Institute Analysis Found That “About A Quarter Of Black And Latino Renters Who Responded To The Survey Did Not Pay Or Deferred Rent In May, Compared With 14 Percent Of White Renters.” “But last week, the Census Bureau released the initial results from its new Household Pulse Survey, which is administered weekly nationwide by text and email to gauge how the pandemic is affecting people’s health, housing, and livelihoods. [...] The Pulse survey reveals striking differences by race and ethnicity as to who paid rent in May, as well as who expects to be able to pay next month. About a quarter of Black and Latino renters who responded to the survey did not pay or deferred rent in May, compared with 14 percent of white renters.” [Urban Institute, [05/29/20](#)]

Methodology

The purpose of this document was to determine if Kushner Cos., affiliated with President Donald Trump’s son-in-law Jared Kushner, was engaging in (or even profiting off of) eviction-related activity during the pandemic.

A review of Jared Kushner’s financial interests as reported in his 2020 financial disclosure and from news items determined that the Kushner family’s rental property interests are concentrated in Westminster Management, a Kushner Cos. apartment subsidiary. Westminster Management also appears to be Kushner’s only source of “[employment assets & income](#).” After we identified Westminster Management as our subject, we used the company’s website to identify the name and location of its individual Westminster apartment complexes in New Jersey. We then ran eviction-related searches for each apartment complex, looking through filings in state and county court records in each relevant jurisdiction, for a variety of terms related to Westminster, each property’s name, and each property’s address (to turn up any hidden LLC names).

For background on the Kushner Cos.’ history of evictions and/or tenant abuse, Accountable.US reviewed past news items. Census data was used to look into zip code data. And for background on Jared Kushner-tied entities receiving federal pandemic aid, information was collected from existing Accountable.US research and searches for news items covering Kushner entities receiving Paycheck Protection Program loans, Main Street Lending Program loans, or other forms of assistance.