



NATIONAL LOW INCOME
HOUSING COALITION

Coronavirus, Disasters, Housing and Homelessness

Hosted by NLIHC and the
Disaster Housing Recovery Coalition
November 2, 2020

Agenda



Welcome & Updates

- Sarah Saadian, NLIHC

Federal Updates

- Siobhan Kelly, Federal Housing Finance Agency

Challenges Facing People with Disabilities & Seniors During the Pandemic

- Linda Couch, LeadingAge
- Scott Landes, Syracuse University
- Lisa Sloane, Technical Assistance Collaborative

Updates on CDC Eviction Moratorium Litigation

- Kate Walz, NHLPP

Extending State & Local Eviction Moratoriums

- Jennie Rodgers, Enterprise

Field Updates

- Jesse Rabinowitz, Miriam's Kitchen, DC
- Sakinah Hoyte, City of Newark, NJ

Latest from Capitol Hill on COVID-19 Relief & Disaster Supplemental Bills

- Sarah Saadian, NLIHC

Welcome & Updates



Sarah Saadian

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Federal Updates



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Challenges Facing People with Disabilities & Seniors During the Pandemic



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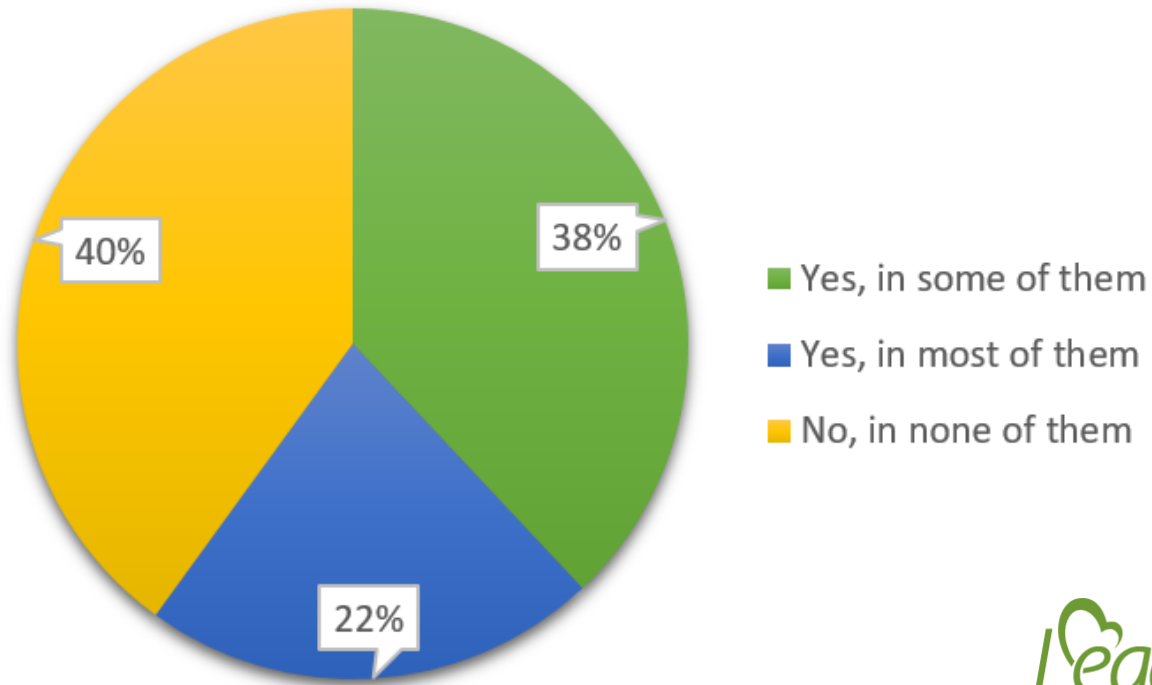
COVID-19 Impacts

October 2020 Survey of Affordable Senior Housing Providers



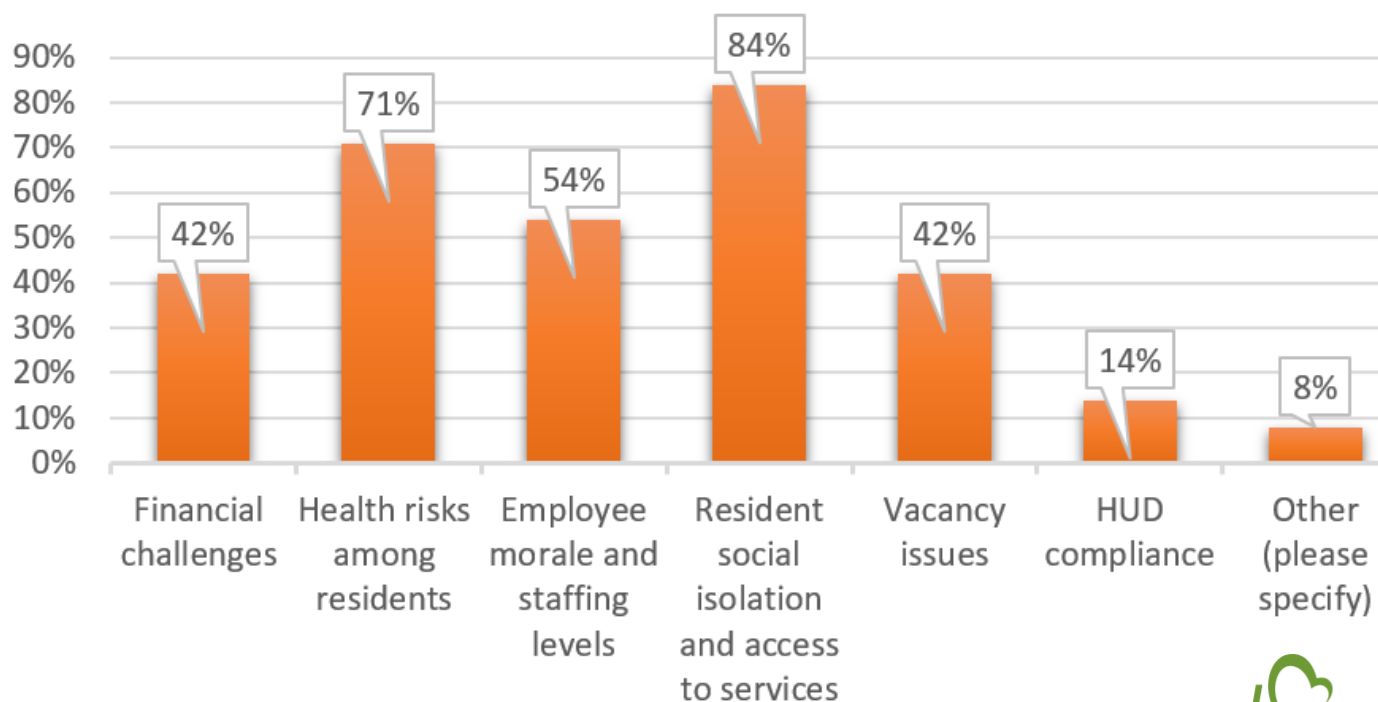
October 2020 Survey of Affordable Senior Housing Providers

Are you aware of confirmed COVID-19 cases in your property/ies?



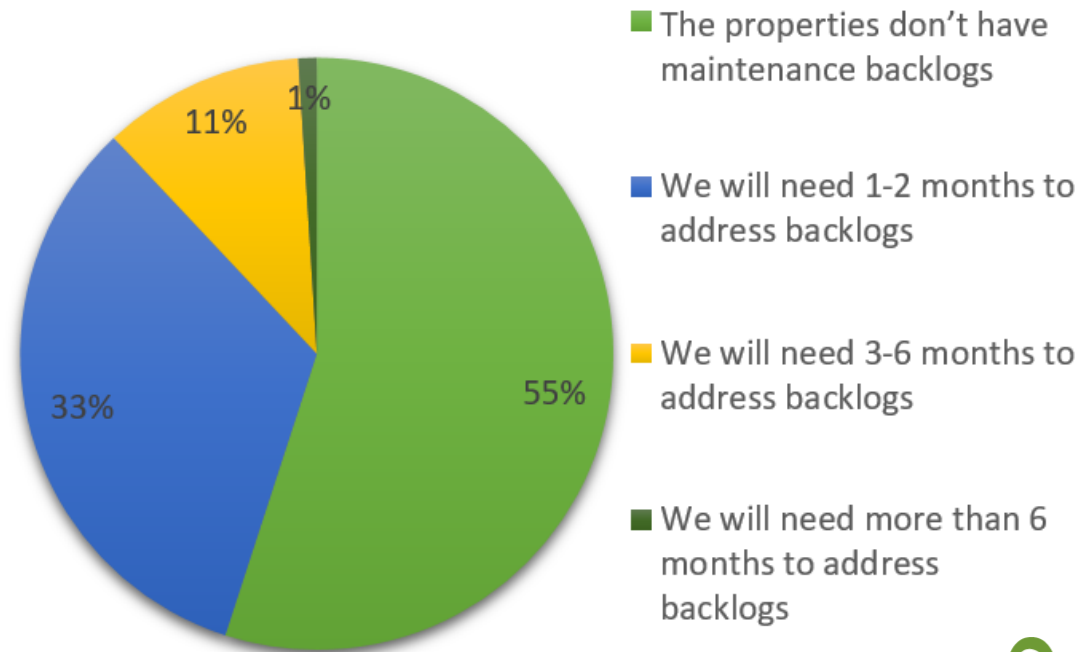
October 2020 Survey of Affordable Senior Housing Providers

What do you anticipate to be your top challenge in the next three months? (select all that apply)



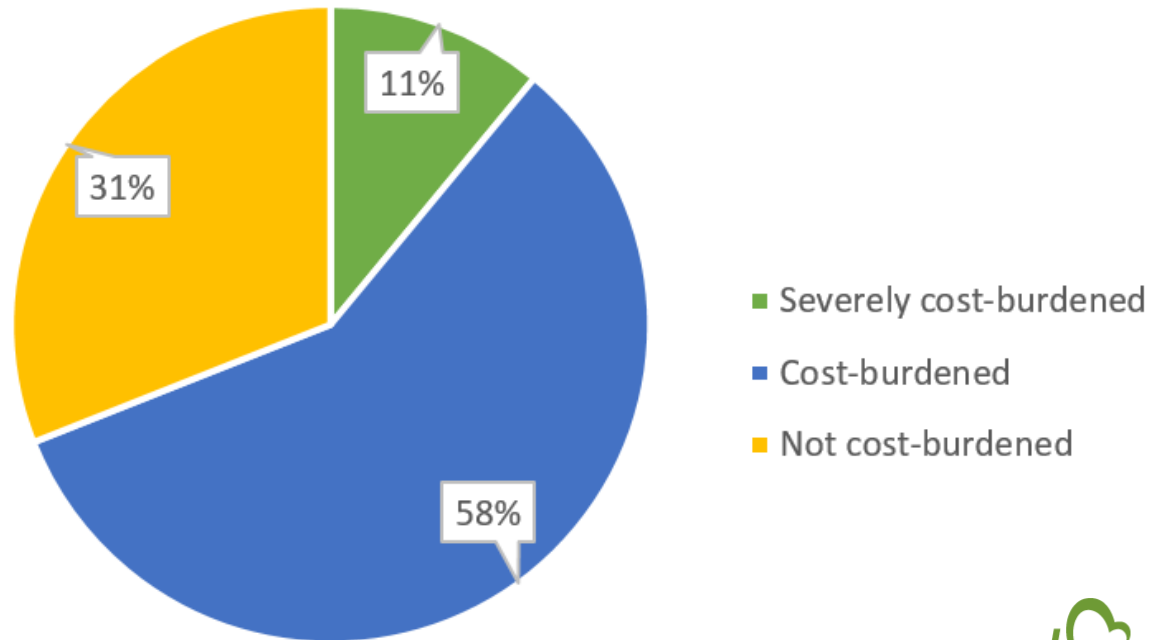
October 2020 Survey of Affordable Senior Housing Providers

Generally, how long are maintenance backlogs in your property/ies resulting from COVID-19 delays?



October 2020 Survey of Affordable Senior Housing Providers

How would you categorize your overall financial strain resulting from COVID-19?



Challenges Facing People with Disabilities & Seniors During the Pandemic



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Challenges Facing People with Disabilities & Seniors During the Pandemic



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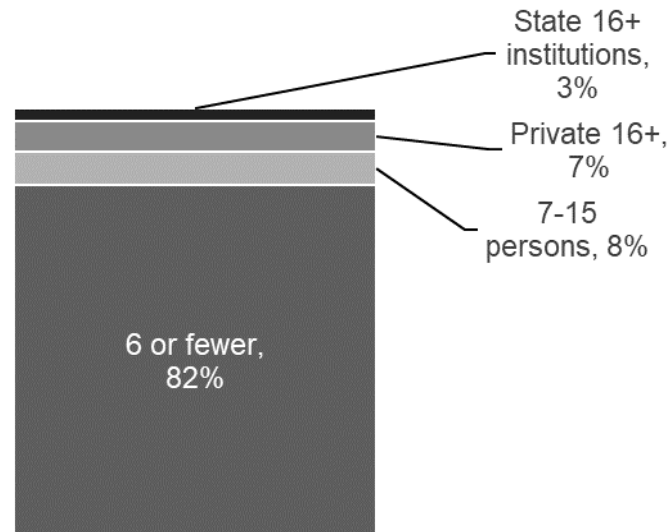
Challenges Facing People with Disabilities During the Pandemic

Lisa Sloane, Technical Assistance Collaborative

November 2, 2020

Where Do People with Disabilities Live?

- Group Homes and ICF: People with I/DD: In FY2015, 559,172 people (82%) who lived outside of their family home resided in settings for six or fewer.



Where Do People with Disabilities Live?

- Mathematica found almost 190,000 non-elderly people with physical disabilities, over 77,000 with intellectual or developmental disabilities (I/DD), and over 34,000 with psychiatric disabilities living in Medicaid-supported nursing homes, intermediate care facilities for individuals with intellectual disabilities, psychiatric facilities, or long-term care hospitals for at least 90 continuous days.
- The National Association of State Mental Health Program Directors found that approximately 40,000 people with mental illness reside in state mental health institutions (2014).
- 2019 HUD Annual Homeless Point In Time found 34,195 individuals in shelter experiencing chronic homelessness and 60,783 unsheltered individuals experiencing chronic homelessness. Definition of chronic homelessness includes having a disabling condition.

People with Disabilities in Nursing Facilities

- Estimated 20% of 1.4 million nursing facility residents are under age 65 (2015).
- **The most recently available data show long-term care facilities account for 8% of all coronavirus cases but more than 40% of all COVID-19 deaths.**
- Residents in facilities that serve a relatively large share of Black and Hispanic residents have been disproportionately affected by the coronavirus.

People with Disabilities Choose to Live in the Community

- Example: CMS/Medicaid Money Follows Person (MFP) Program transitioned from nursing facilities to community – many to own apartment
 - ▶ PD 38,961
 - ▶ ID/DD 16,199
 - ▶ SMI 7,436
- To transition or de-congregate need **affordable, accessible housing and community based support services!**

Some COVID Challenges

- Lack of PPE in nursing facilities, group homes and other congregate settings
- Nursing facilities – lock down
- Housing application process slowed
- Medicaid-funded services expanded, but not HCBS slots

Policy Solutions – During COVID

- Ensure stable housing = eviction moratorium, funds for rent and utility arrears
- Equitably prioritize decompression resources for people with disabilities existing institutions and congregate settings (not just “public institutions”)
- Equal access to programs funded with FEMA, ESG, CRF, and CDBG funds
- Pass emergency relief now!
 - ▶ \$100 Billion for Emergency Rental Assistance
 - ▶ \$11.5 for Emergency Solutions Grant program
 - ▶ \$10 billion for Housing Choice Voucher program

What You Can Do Now to Keep People with Disabilities Safe!

- Make sure your local Public Housing Agency (PHA) responds to HUD PIH Notice 2020-09 to secure Mainstream Vouchers for people with disabilities including people living in institutions or who are experiencing homelessness in your community
 - ▶ <https://www.hud.gov/sites/dfiles/PIH/documents/PIH-2020-22-OPHVPCARESActImplementationForMainstream.pdf>
- On September 23, 2020, CMS announced a supplemental funding opportunity available to the 33 MFP demonstration states that are currently operating MFP funded transition programs.
 - ▶ Under this supplemental funding opportunity, up to \$5 million in MFP grant funds is being made available to each eligible state for planning and capacity building activities to accelerate LTSS system transformation design and implementation and to expand HCBS capacity.

Updates on CDC Eviction Moratorium Litigation



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Extending State & Local Eviction Moratoria



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Special Eviction Prevention Task Force

Housing & COVID-19



Emergency Rental Assistance

Special Eviction Prevention Task Force

Homelessness Resources



A temporary task force within the Department of Local Affairs will examine housing instability due to COVID-19 in Colorado. The Special Eviction Prevention Task Force will work in partnership with the Division of Housing's Strategic Housing Working Group. The task force will present its findings and recommendations to the Executive Director of DOLA and to the Governor within 30 days of its first meeting.

[Executive Order](#)

The Task Force is composed of ten individuals that represent a variety of perspectives and backgrounds from the housing and development space, and will work in partnership with the Department of Local Affairs' Division of Housing, the Strategic Housing Working Group, and the Governor's office.

ENTERPRISE

Statewide Eviction Prevention Policy Priorities

Provide clear legal protections for all Coloradans negatively impacted by Covid-19

Ensure that no tenant eligible for rental assistance is evicted

Support landlords' capacity to maintain safe, stable, and healthy housing for residents

Protect and rehouse tenants once eviction is initiated

Track evictions and resource allocation to inform equitable emergency response and long-term interventions

Recommendations

State Moratorium that Mirrors the Fed Order If CDC is Stricken Down – and expand to include month to month leases, expiring leases, and a prohibition on eviction for minor lease violations

Suspend Late Fees through the Pandemic

Extend 30 day right to cure through the Pandemic

Develop a resource guide for renters seeking additional financial support (*charitable and state programs*), counseling and legal resources, and a more robust and tailored counseling and good tenant program

Identify additional financial resources to backfill rents – both directly to tenants and to landlords – through

Consider a statutory limit on the amount of late fees and interest that landlords can charge tenants in rental or mobile homes in the next legislative session, as well as a late fee and interest grace period

Prohibit inquiries into pandemic related evictions

MEANINGFUL POLICY CHANGE

Subsequent Executive Orders

Through December 31:

- ❑ 30-day right to cure
- ❑ Suspended late fees and interest accrual
- ❑ Required notice of eviction moratoria and declaration forms for eligible tenants
- ❑ State directed to work with landlords on state-created model repayment plan
- ❑ State eviction moratorium
 - Mirrors CDC eligibility criteria & protections, plus
 - Can't evict those with expiring tenancies or on month-to-month leases, or for non-substantial lease violations
 - Evictions that have been started cannot be executed
 - Provides for state-specific notice and declaration form

Field Updates



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Jesse Rabinowitz (he/him/his) MSW,
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Advocacy and Campaign Manager

Key principles

- ▶ Housing ends homelessness
- ▶ Homelessness is not caused by people experiencing it, but rather it is caused by systemic racism and racialized capitalism
- ▶ The voices of people with lived experience of housing instability must be centered
- ▶ COVID-19 amplifies already existing crises
- ▶ DC has enough money to end homelessness if we ensure that our wealthiest residents and businesses pay their fair share and if we invest in housing and other human needs, not police

Very brief DC context

- ▶ While incremental change has been made over the past 5 years, even before COVID-19 DC was in the middle of dual housing and homelessness crises
- ▶ Before COVID, nearly 7,000 households experienced homelessness during the most recent PIT, and between 40-70,000 households struggled to pay rent
- ▶ DC has the highest intensity of gentrification in the country. Nearly 88.4% of people experiencing homelessness in DC are Black, compared with just 47.7% of District residents on the whole
- ▶ In July, Brookings found that 56,000 DC households worried about paying rent. If even 12.5% of those households enter homelessness, it would double DC's homeless population

Fall and winter advocacy priorities

- ▶ Increase funding to end homelessness and stop cuts to existing funding
- ▶ Stop evictions
- ▶ Ensure DC's COVID-19 response meets the needs of our unhoused neighbors
- ▶ Stop encampment evictions/ clearings
- ▶ Ensure adequate, socially distant hypothermia resources (both daytime and shelter)
- ▶ Lessen the time it takes to move into housing by fixing discriminatory barriers and roadblocks at the DC Housing Authority

Field Updates



Sakinah Hoyte

Homelessness Czar

City of Newark, New Jersey

Latest from Capitol Hill on COVID-19 Relief and Disaster Supplemental Bills



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Resources

[Responding to Coronavirus
\(https://nlihc.org/responding-
coronavirus\)](https://nlihc.org/responding-coronavirus): Recommendations for
Congress

[Coronavirus and Housing/
Homelessness
\(https://nlihc.org/coronavirus-and-
housing-homelessness\)](https://nlihc.org/coronavirus-and-housing-homelessness): National and
Local Updates