

Volume 26, Issue 1
January 11, 2021

In This Issue:

Point of View

- Insurrection and White Supremacy, by Diane Yentel, NLIHC President and CEO

Take Action

- Add Your Organization to Letter Urging President-Elect Biden to Keep Families Housed!

Coronavirus, Disasters, Housing, and Homelessness

- NLIHC Sends Letter to Incoming Biden Administration Calling for Clear Guidance on Emergency Rental Assistance Program
- Deadline for States and Localities to Submit Required Documentation to Treasury for Rental Assistance is Tomorrow, January 12!

Coronavirus – HUD

- PIH Informs Public Housing Agency Directors of Extended CDC Eviction Moratorium
- HUD CPD Issues Fourth Set of Continuum of Care (CoC) Waivers

Coronavirus, Disasters, Housing, and Homelessness - Other

- Join NLIHC's National Call on Coronavirus, Disasters, Housing, and Homelessness Today at 2:30 pm ET
- Recording Available of NLIHC's January 4 National Call on Coronavirus, Disasters, Housing, and Homelessness
- Additional Coronavirus Updates - January 11, 2021
- Additional Disaster Housing Recovery Updates - January 11, 2021

NLIHC Housing Policy Forum 2021

- Register for NLIHC Virtual Housing Policy Forum 2021, March 30-31!

NLIHC 2021 Organizing Awards

- Final Week to Nominate Organizations and Campaigns for NLIHC's 2021 Housing Organizing Awards!

Opportunity Starts at Home

- Housing Challenges Common among Students, According to Educators in Recent Survey

Congress

- Democrats Begin Planning Bold Legislative Proposals after Gaining Control of the Senate

HUD

- PIH Assistant Secretary Hunter Kurtz Resigns
- HUD PIH Notice Describes Limits for Moving to Work PHAs Seeking to Participate in Voucher Mobility Demonstration

Research

- Urban Institute Survey Reveals Ongoing Housing Instability among Renters
- Study of Rapid Rehousing Identifies Barriers to Successful Long-Term Outcomes

Fact of the Week

- Black and Latino Renters More Likely than White Renters to Be Several Months Behind on Rent

Resources

- CBPP Updates Data Dashboard on Federal Program Participants

From the Field

- New York Extends Broad Eviction and Foreclosure Moratorium until May

NLIHC News

- NLIHC Seeks Research Analyst–COVID Response
- NLIHC Seeks Winter/Spring Intern for Graphic Design/Communications

NLIHC in the News

- NLIHC in the News for the Weeks of December 27 and January 4

Insurrection and White Supremacy, by Diane Yentel, NLIHC President and CEO

As all of you, I am horrified by last week's insurrection at the Capitol. The horror deepens each day as new videos and details emerge of violent and armed militias and neo-Nazis beating police officers with American flag poles, searching for and nearly finding members of Congress and the vice president. The horror deepens further as videos and details emerge of *other* police officers opening doors and beckoning rioters within the Capitol, of rumors and the possibility that some rioters were equipped – by whom? - with maps of the Capitol to find otherwise impossible-to-find rooms. Some rioters were seeking selfies for social media, others were deeply dangerous, there to destroy democracy. All were incited by the president and his enablers with a lie that overturning a fair election was possible, and most were driven by, at its core, an urgency to uphold white supremacy.

Efforts to uphold and advance white supremacy have been a defining feature of Trump's presidency. Almost four years ago, when white supremacists marched in Charlottesville, Virginia, President Trump called them "very fine people" and wrongly attempted to equate marchers for civil rights and justice with those sowing hatred and violent extremism in our neighborhoods and communities. He has emboldened and empowered white supremacists throughout his administration, through staffing, speech and policies. All of it led to this shameful moment in our history where the stain and the danger of white supremacy – present from our country's founding and throughout its history to the present - is fully revealed once again.

[Just as we did nearly four years ago](#), all of us at NLIHC condemn white supremacists and neo-Nazis and the racism, anti-Semitism, anti-immigrant, homophobia, Islamophobia, and other forms of hate they spew. We condemn the rioters' terrible acts at the Capitol. As I said after Charlottesville, "[we can't be silent as the president creates cover for such hatred to fester and grow even more violent](#). We must speak out and act against intolerance and oppression. We must reject hateful rhetoric and act for inclusivity and solidarity."

First and foremost, all those involved in these heinous acts must be held accountable – the rioters on Capitol Hill and all those that incited them to insurrection. This is a moment of reckoning. The event at the Capitol was not an isolated event. The photo of the white supremacist proudly carrying the confederate flag in the halls of the Capitol - the first time in that majestic building's history - encapsulates the hate, lies, racism and violence that led to this moment and the risk of additional attempts if we don't act with urgency to hold accountable all those responsible.

Still, we'll be left with the hate. Dr. Martin Luther King said, "Darkness cannot drive out hate. Only light can do that." Each of us can strive to be the light through the work of being anti-racist – as individuals, professionals, communities, and as a country.

As I said last summer, [we have work to do](#) to dismantle structures of power and culture upholding white supremacy and from which all white people benefit, willingly or not. Calls for change and justice are not enough. We must actively work to create it. It's not enough to only be outraged when white supremacists violently storm the Capitol. White supremacist systems and culture, in all their daily, insidious forms, should outrage and lead us to action every day.

We have work to do, and the days, weeks and months ahead will be difficult. These are extraordinarily challenging times. But with a shared commitment to justice and action, we will get through these times together. If we get it right, we will be stronger and better from the struggles. A new day dawns on January 20. Until then, please stay healthy, safe, hopeful and determined.

In solidarity,

Diane

Take Action

Add Your Organization to Letter Urging President-Elect Biden to Keep Families Housed!

Join NLIHC and over 1,500 organizations and elected officials across the country by signing your organization on to a [national letter](#) urging President-Elect Biden to issue an Executive Order that extends, improves, and enforces the federal eviction moratorium through the end of the pandemic. The letter is open to all local, state, and national organizations and elected officials and will close on January 15.

Without immediate action from the incoming Biden administration, tens of millions of low-income renters will be at risk of losing their homes on February 1 when the CDC-issued eviction moratorium expires. The consequences would be devastating – for children and families, for communities, and for our country’s ability to contain the surging pandemic.

[Add your organization](#) to and share the letter widely before the January 15 deadline!

Note: Organizations and elected officials that already signed the previous letter to the CDC do not need to resign this letter to the incoming Biden administration. To see if your organization is already listed, visit: <https://bit.ly/3nsQAeY>.

If you signed the letter to the CDC and want to opt out of this letter, please email us at: outreach@nlihc.org

Coronavirus, Disasters, Housing, and Homelessness

NLIHC Sends Letter to Incoming Biden Administration Calling for Clear Guidance on Emergency Rental Assistance Program

NLIHC President and CEO Diane Yentel sent a [letter](#) on January 8 to President-elect Joe Biden, Treasury Secretary Designate Janet Yellen, and HUD Secretary Designate Marcia Fudge, urging the incoming administration to provide state and local governments with the timely and clear guidance required to distribute critically needed emergency rental assistance to millions of households at risk of losing their homes this winter.

Congress enacted in December emergency COVID-19 relief legislation that established a \$25 billion [Emergency Rental Assistance \(ERA\) program](#) administered by the Treasury Department through the Coronavirus Relief Fund (CRF). To protect renters from losing their homes – and with them, the ability to keep themselves and their families safe from the pandemic – the Treasury Department must act quickly to issue guidance on the ERA program to help states and localities efficiently and effectively distribute aid to individuals with the greatest needs.

The letter, sent on behalf of NLIHC and its Disaster Housing Recovery Coalition (DHRC) – more than 850 local, state, and national organizations focused on ensuring the lowest-income and most marginalized survivors have stable, affordable housing while they work to recover after a disaster – outlines recommended guidance for the ERA program. The DHRC developed these recommendations with direct input from local stakeholders about challenges and lessons learned in responding to the pandemic. The recommendations are also based on

NLIHC's [analysis](#) of [more than 500 state and local rental assistance programs](#) created or expanded during the pandemic.

Insights from these stakeholders and research underscore the critical need for the Treasury Department to release guidance addressing the challenges experienced by localities in administering rental assistance programs funded through CRF and other CARES Act resources. The letter urges the Biden administration to ensure that its guidance avoids overly restrictive requirements, makes clear that self-certification is the preferred method for meeting various criteria, and prohibits or discourages grantees from imposing additional, unnecessary requirements. The letter also calls for guidance that encourages states and localities to prioritize households with the greatest needs, ensure financial assistance reaches households in need, and design their rental assistance programs using evidence-based best practices, among others.

Read the full text of the letter at: <https://bit.ly/3oBCOII>

Deadline for States and Localities to Submit Required Documentation to Treasury for Rental Assistance is Tomorrow, January 12!

States and localities must submit completed payment information and a signed acceptance of award terms to the U.S. Department of the Treasury by **11:59 pm ET tomorrow, January 12, 2021** to receive its share of rental assistance funds.

The Treasury Department on January 6 [published](#) important information about its \$25 billion Emergency Rental Assistance (ERA) program to assist households that are unable to pay rent and utilities. These funds were approved in the most recent emergency COVID-19 stimulus package, thanks to the dedicated work of advocates across the nation and the leadership of our congressional champions!

Payments will be made directly to states, territories, tribal governments, and local governments with more than 200,000 residents. For a state or locality to get its share of ERA funds, they must submit completed payment information and a signed acceptance of award terms by **11:59 pm ET on January 12, 2021**.

NLIHC encourages advocates to contact local and state governments to ensure they are aware of this imminent deadline and take the necessary actions to receive funds, including submitting the form accepting award terms and completing the electronic submission document. The Treasury Department posted a list of [eligible cities and counties](#) and [additional information](#) on the steps governments must take to receive these critical rental assistance funds.

While we await further details from Treasury, NLIHC [sent a letter](#) on January 8 to the incoming Biden administration to encourage Treasury to issue clear and timely guidance to allow states and localities to serve households in need efficiently and effectively.

Treasury's webpage on the Emergency Rental Assistance program is at: <https://bit.ly/38oYPV6>

Treasury's list of eligible units of local government is at: <https://bit.ly/2JRBIJt>

See NLIHC's *Emergency Rental Assistance Frequently Asked Questions* document at: <https://bit.ly/2L2O5Dn>

Coronavirus – HUD

PIH Informs Public Housing Agency Directors of Extended CDC Eviction Moratorium

HUD's Office of Public and Indian Housing (PIH) sent an [email](#) to all public housing agency (PHA) directors alerting them to the temporary extension to January 31, 2021 of the Centers for Disease Control and Prevention (CDC) order banning evictions for nonpayment of rent (see *Memo*, [9/8/20](#) and [10/13/20](#)). In order to receive this eviction protection, tenants must sign a [declaration](#) that is attached to the CDC Order. **Residents who previously submitted a declaration should not be asked to resubmit and should have continued protections until January 31, 2021.**

PIH reminds PHAs that nothing in the CDC order prevents landlords from charging or collecting fees, penalties, or interest as a result of a tenant's inability to pay rent on a timely basis. Evictions unrelated to nonpayment of rent can still take place. Any state, local, tribal, or territorial area with a moratorium on residential evictions that provides the same or greater level of public-health protection can supersede the CDC order.

The PIH email is at: <https://bit.ly/2Xm5SrE>

The new CDC declaration form in English is at: <https://bit.ly/3biy6vm>

The new CDC declaration form in Spanish is at: <https://bit.ly/3s65yuY>

The original CDC declaration form in many languages is on NLIHC's National Moratorium webpage at: <https://bit.ly/2XhiGPJ>

PIH CDC Eviction Moratorium FAQs (November 18, 2020) are at: <https://bit.ly/3bokRcR>

HUD CPD Issues Fourth Set of Continuum of Care (CoC) Waivers

HUD's Office of Community Planning and Development (CPD) issued a [memorandum](#) on December 29, 2020 updating seven waivers pertaining to the Continuum of Care (CoC) program in the context of COVID-19. In short, the period of applicability of waivers previously made on March 31 (see *Memo*, [4/6/20](#)), May 22 (see *Memo*, [6/1/20](#)), and September 30 (see *Memo*, [10/13/20](#)) are extended to March 31, 2021.

The regulations affected by the seven waiver extensions include:

1. Third-Party Documentation of Income
2. Housing Quality Standards, Initial Inspection of Unit
3. Suitable Dwelling Size and Housing Quality Standards
4. Assistance Available at Time of Renewal
5. Permanent Housing, Rapid Re-housing Monthly Case Management
6. Fair Market Rent for Individual Units and Leasing Costs
7. One-Year Lease Requirement

The memorandum is at: <https://bit.ly/35kaBOP>

More information about CoC is on [page 4-82](#) of NLIHC's *2020 Advocates' Guide*.

Coronavirus, Disasters, Housing, and Homelessness – Other

Join NLIHC’s National Call on Coronavirus, Disasters, Housing, and Homelessness Today at 2:30 pm ET

Join today’s (January 11) national call on coronavirus, disasters, housing, and homelessness at 2:30-4 pm ET. We will hear from Senator Sherrod Brown (D-OH), incoming chairman of the Senate Banking, Housing and Urban Affairs Committee; discuss the latest actions and updates on the extended eviction moratorium and emergency rental assistance (ERA) program; hear about our new publication on best practices for local ERA programs; learn about an accommodation request letter generator for people with disabilities facing eviction for nonpayment of rent; and receive updates from the field.

Register for the national call at: <https://tinyurl.com/ru73qan>

See the full agenda [here](#).

Recording Available of NLIHC’s January 4 National Call on “Coronavirus, Disasters, Housing, and Homelessness”

During last week’s national call on [coronavirus, disasters, housing, and homelessness](#), we shared insights on the housing provisions included in the recently enacted coronavirus relief bill and discussed next steps the incoming Biden administration will need to take to address renters’ ongoing needs. We also learned about new resources to address family homelessness and received updates from the field.

Sharon McDonald of the National Alliance to End Homelessness discussed [new resources on addressing family homelessness](#) released as part of the *Framework for an Equitable COVID-19 Homelessness Response*. We received field updates from Sue Watlov Phillips of the Metropolitan Interfaith Council on Affordable Housing (MICAH) in Minnesota, Martie North of the Arkansas Coalition of Housing and Neighborhood Growth for Empowerment (ACHANGE), and Jennifer Hark-Dietz from People Assisting the Homeless (PATH) in Los Angeles. Shelly Nortz from the [Coalition for the Homeless](#) in New York provided an overview of the state’s recently enacted *COVID-19 Emergency Eviction and Foreclosure Prevent Act of 2020*. The bill enacts a moratorium on evictions and moratoriums throughout the state and prevents lending institutions from discriminating against property owners granted a stay of mortgage or tax foreclosure proceedings.

NLIHC hosts national calls on coronavirus, disasters, housing and homelessness every week. On today’s call, we will be joined by U.S. Senator Sherrod Brown (D-OH). Register for today’s call (Monday, January 11 at 2:30 pm ET) at: <https://tinyurl.com/ru73qan>

Watch a recording of the January 4 call at: tinyurl.com/y57ntxaq

Access presentation slides at: tinyurl.com/y5cmm8q5

Additional Coronavirus Updates - January 11, 2021

Updated NLIHC Resources

[NLIHC FAQ: Emergency Rental Assistance](#): This FAQ provides additional clarity on duplication of benefits. Individuals living in federally assisted housing, such as households supported by the Housing Choice Voucher program, who need rental assistance should be able to receive CRF emergency rental assistance. If someone receives one month of rental assistance through the CARES Act, they would not be eligible to receive additional CRF rental assistance for the same month. However, households that received CARES Act funds for rental assistance previously but are no longer receiving that assistance and still need help should be able to receive new CRF rental assistance. Treasury may offer additional clarity around the issue in future guidance.

[NLIHC/NHLP Overview of CDC Eviction Moratorium](#)

[NLIHC/NHLP CDC Eviction Moratorium: FAQ for Renters \[Español\]](#)

[NLIHC, NHLP, Eviction Lab Priorities for Biden-Harris Administration: Enact a Broad Eviction Moratorium](#)

National Updates

Department of Housing and Urban Development

The Federal Housing Administration (FHA) on December 21 [announced](#) it is extending the [foreclosure and eviction moratorium](#) for single family FHA-insured mortgages for an additional two months through February 28, 2021.

Department of Treasury

The U.S. Department of the Treasury [announced](#) the launch of the [\\$25 billion Emergency Rental Assistance Program](#) (ERAP) established by the Consolidated Appropriations Act of 2021. States, U.S. territories, local governments with more than 200,000 residents, and tribal communities are now able to enroll in the ERAP through a web portal by providing payment information and accepting award terms.

Federal Housing Finance Agency

FHFA [announced](#) on December 23 that Fannie Mae and Freddie Mac will continue to offer COVID-19 forbearance to qualifying multifamily property owners through March 31, 2021.

Reporting

“We are urging President-elect Biden on his first day and hour in office, as one of a set of emergency actions that we expect him to take, to sign a new executive order and implement a new strengthened and enforced eviction moratorium for the duration of the pandemic,” said NLIHC President and CEO Diane Yentel on [BBC World News](#).

NLIHC’s Diane Yentel spoke to [News Nation Now](#) about the critical housing provisions in the COVID-19 relief bill and the need for more comprehensive solutions.

“Eviction moratoriums are an essential protection because they keep tens of millions of people housed who would otherwise be losing their homes in the middle of this pandemic,” NLIHC’s Diane Yentel told [Yahoo Finance](#). Diane discussed the critical need for additional housing resources and protections.

NLIHC’s Diane Yentel spoke to [Denver7](#) about the \$25 billion in emergency rental assistance enacted in the COVID-19 relief package and NLIHC’s work to track and analyze state and local emergency rental assistance programs.

Millions of renters in the U.S. are [facing eviction legal battles without legal aid](#). Fewer than ten cities and counties guarantee tenants the right to a lawyer in housing-related disputes. While the push for the right to counsel preceded the pandemic, it is particularly urgent in light of the looming eviction crisis.

[Popular Science](#) discusses how a new wave of evictions in 2021 could fuel a rise in COVID-19 cases. Without extending eviction protections beyond January, tens of millions of people will face eviction, further exacerbating the pandemic's public health impacts.

State and Local News

A list of state and local emergency rental assistance programs is available [here](#) from NLIHC.

Arizona

The Pima County Constables Office has [hired a social worker](#) to help prevent homelessness and connect individuals to needed services. At least 146 eviction hearings were scheduled in the county for the first week of 2021, and that number is expected to surge once the CDC eviction moratorium expires at the end of January.

California

The Los Angeles County Board of Supervisors voted unanimously on January 6 to [extend and expand](#) both a local rent relief program and an eviction moratorium. Changes to the rent relief program will expand eligibility and align the county program with conditions that apply to new federal rent relief funds. The eviction moratorium is extended through February 28.

The [LA Times editorial board](#) reports on the alarming surge in COVID cases among people experiencing homelessness in LA and the urgency of moving individuals into motels, hotels, or apartments, not into congregate settings.

[Los Angeles County homeless shelters](#) are overwhelmed by COVID-19. Homeless service providers, encampment residents, local officials, and street medical teams are working to keep people safe from coronavirus, but more resources are desperately needed.

Florida

Leaders of [Brevard County aid organizations](#) state that despite federal eviction protections extended through January, the area faces a looming eviction crisis, with many tenants falling too far behind on rent to catch up.

An op-ed in the [Tallahassee Democrat](#) outlines immediate steps the city should take to address its homelessness and eviction crisis. Recommendations include enacting an eviction moratorium, establishing a forgiveness program for unpaid utilities, and funding social service providers, among others.

Iowa

Iowa housing and homeless service providers are [struggling to meet the ongoing demand](#) for rental assistance and transitional housing. Some families avoided homelessness by continuing to live in buildings damaged by the August derecho, but winter weather is forcing them out of their units.

Maryland

Baltimore officials have [extended emergency contracts](#) to house approximately 500 individuals experiencing homelessness residing at five city hotels for three more months. The contracts were set to expire at midnight on December 31 but will remain through the end of March.

Despite Maryland’s eviction moratorium, [landlords have used loopholes](#) to continue evicting tenants.

New Hampshire

According to the annual report of the New Hampshire Coalition to End Homelessness, the number of people experiencing homelessness was [rapidly growing](#) before COVID-19, and the pandemic has escalated that growth.

New Mexico

According to the New Mexico Coalition to End Homelessness, [state homeless shelters](#) are concerned about reduced funding amid the ongoing pandemic and surges in homelessness and housing insecurity.

New York

The New York Legislature on December 28 passed one of the most [comprehensive eviction moratoriums](#) in the nation. The [law](#) places a moratorium on evictions until May 1 for tenants who endured a “COVID-related hardship.”

The [New York Times](#) discusses the looming eviction crisis that threatens to overwhelm schools, homeless shelters, and food pantries.

Oregon

The expiration of federal coronavirus relief funding prompted the closure of [Washington County’s Sleep Safe RV program](#), which provided access to resources for people living in RVs during the pandemic. The program hosted more than 60 people while it was open.

Pennsylvania

[Bucks County](#) has awarded nearly \$2 million in Community Development Block Grant – Coronavirus (CDBG-CV) to assist residents facing eviction. In 2020, the county used multiple funding streams, including CARES Act funds, to help more than 500 families avoid losing their housing.

Texas

[Houston housing advocates](#) agree that the city must consider two critical issues when distributing the federal emergency rental assistance funds recently enacted in the COVID-19 relief bill: speed and reaching households most in need.

Guidance

Centers for Disease Control and Prevention

[Toolkit for People Experiencing Homelessness](#) – Updated January 6, 2021

[Toolkit for Shared and Congregate Housing](#) – Updated January 6, 2021

[HHS/CDC Temporary Halt in Residential Evictions to Prevent the Further Spread of COVID-19: Frequently Asked Questions](#) – January 4, 2021

[Eviction Declaration Form \(English\)](#)

[Eviction Declaration Form \(Spanish\)](#)

[COVID-19 Vaccination for People Experiencing Homelessness: Frequently Asked Questions](#) – December 18, 2020

Department of Agriculture Rural Development

[Actions Taken by USDA Rural Development to Help Rural Residents, Businesses, and Communities Impacted by the COVID-19 Pandemic](#) – Updated December 30, 2020

Department of Housing and Urban Development

[CPD Memo: Availability of Additional Waivers for CPD Grant Programs to Prevent the Spread of COVID-19 and Mitigate Economic Impacts Caused by COVID-19](#) – December 30, 2020

[How CoCs Can Start Vaccine Distribution Planning](#)

[COVID-19 Homeless System Response: Special Population Rehousing Strategy – People Experiencing Unsheltered Homelessness](#)

[COVID-19 Homeless System Response: Housing Surges – Special Considerations for Targeting People Experiencing Unsheltered Homelessness](#)

[COVID-19 Homeless System Response: ESG-CV Supplemental Reporting Instructions](#)

National Health Care for the Homeless Council

[December Brief: Vaccines for Patients and Staff](#)

Additional Disaster Housing Recovery Updates - January 11, 2021

The NLIHC-led Disaster Housing Recovery Coalition is convening and supporting disaster-impacted communities to ensure that federal disaster recovery efforts reach all impacted households, including the lowest-income and most marginalized people who are often the hardest-hit by disasters and have the fewest resources to recover.

Resources & Reporting

HUD [announced](#) the publication of two Federal Register notices allocating \$272,072,000 in CDBG-DR and CDBG-MIT funds made available by the Additional Supplemental Appropriations for Disaster Relief Act of 2019.

The [Washington Post](#) reports that of the more than 3,000 counties in the U.S., [FEMA's National Risk Index](#) rates Los Angeles County as the most dangerous county for natural disasters.

Hurricanes Laura & Delta

FEMA [announced](#) on December 23 that survivors in Allen and Iberia parishes are now eligible for federal disaster assistance for uninsured and underinsured damage and losses resulting from Hurricane Delta. Survivors are not required to provide additional documentation and will not receive a late-application letter. Those who previously registered for Hurricane Delta (not Hurricane Laura) assistance from those two parishes do not have to re-register. Their existing registrations will now be processed.

Hurricane Zeta

FEMA [announced](#) on January 1 that federal disaster assistance has been made available to Mississippi to supplement state and local recovery efforts in the areas impacted by Hurricane Zeta.

Iowa Derecho

A winter storm in December that dropped upwards of 10 inches of snow on some Iowa communities created [additional challenges for Iowans](#) still repairing damages to their homes from last fall's derecho. Service providers report that the aftermath of the derecho has led to an affordable housing shortage and pushed many residents closer to homelessness.

Wildfires in the West

The Oregon Office of Emergency Management reported that by the end of 2020, at least [4,201 homes](#) were destroyed by the wildfires, with 13 more homes seeing major damage.

FEMA began the construction of a [site for temporary housing units](#) for qualified survivor families from Linn and Marion counties. Currently, 250 survivor families are approved to receive FEMA Direct Temporary Housing in four counties. The new site in Mill City is expected to hold up to 16 temporary housing units. According to a FEMA spokesperson, the manufactured homes are expected to arrive in Mill City in [three to four weeks](#), depending on the weather.

NLIHC Housing Policy Forum 2021

Register for NLIHC Virtual Housing Policy Forum 2021, March 30-31!

Register for *NLIHC's Virtual Housing Policy Forum 2021: A New Day* taking place March 30-31, 1-5 pm ET. The forum will feature keynote speakers and panels on Racial Equity and Housing Justice; Coronavirus, Housing and Homelessness: The Current State of Play; State and Local Emergency Rental Assistance Programs; Achieving a Housing Entitlement; What the Election Means for Affordable Housing/Capitol Hill Insiders Panel; Best Practices in Organizing; and more. Register to attend at: <http://bit.ly/NLIHCForum21>

NLIHC 2021 Organizing Awards

Final Week to Nominate Organizations and Campaigns for NLIHC's 2021 Housing Organizing Awards!

This is the final week for affordable housing advocates to submit nominations for the 2021 Annual Organizing Awards! Two awards will be granted for achievements in expanding housing funding, renters' rights, combatting homelessness, and organizing low-income people. Nominations can be made [here](#).

The NLIHC Organizing Awards recognize outstanding achievement during 2020 in statewide, regional, citywide, neighborhood, and resident organizing that furthers NLIHC's mission of achieving socially just public policy to ensure people with the lowest incomes in the U.S. have affordable and decent homes. Special consideration will be given to nominations that incorporate tenant- or resident-centered organizing and leadership. For examples of past recipients, visit our new webpage with the history of the Organizing Awards. The awards will be featured at the NLIHC 2021 [Virtual Housing Policy Forum](#) on March 30-31, 2021.

Nominations for the awards are due by 5 pm ET this Friday, January 15, 2021.

An Organizing Awards Committee composed of NLIHC board members and previous award winners will determine this year's honorees. NLIHC will provide two representatives of each honored organization complimentary Policy Forum registrations.

To be eligible, organizations must be current NLIHC members. Organizations may self-nominate. NLIHC board members and Award Committee members may not nominate an organization with which they are employed or affiliated.

If you have questions, please reach out to Olivia Arena at: oarena@nlihc.org

Opportunity Starts at Home

Housing Challenges Common among Students, According to Educators in Recent Survey

A [recent study](#) by Enterprise Community Partners and the NHP Foundation found that 76% of educators reported housing-related challenges are somewhat or very common among their students. Survey participants consisted of 500 educators nationwide, including teachers, aides, and specialists working directly with students. The study found that low-income families were acutely impacted by housing challenges. For example, 87% of staff in Title 1 (higher poverty) schools said housing challenges are common, compared to 65% of staff in non-Title 1 (lower poverty) schools. Findings also showed that the COVID-19 pandemic has exacerbated the impact of housing-related challenges among students.

Read the article [here](#).

Follow the *Opportunity Starts at Home* campaign on social media: [Twitter](#), [Instagram](#), [Facebook](#), and [LinkedIn](#). Be sure to [sign up](#) for our e-newsletter to get the latest updates about the campaign, including new multi-sector partners, [calls to action](#), events, and [research](#).

Congress

Democrats Begin Planning Bold Legislative Proposals after Gaining Control of the Senate

Democrats gained control of the U.S. Senate after Senators-Elect Raphael Warnock (D-GA) and Jon Ossoff (D-GA) defeated incumbent Senators Kelly Loeffler (R-GA) and David Perdue (R-GA) in Georgia's runoff elections held January 5. The wins cemented a 50-50 split between the two parties in the Senate, with Vice President-elect Kamala Harris serving as the tie-breaking vote.

The narrow majority gives Democrats control of the House, Senate, and White House during the 117th Congress. Party leaders are [already discussing](#) legislative proposals to provide additional pandemic relief and address the nation's crumbling infrastructure. Top Democrats are also considering invoking "[reconciliation](#)," a legislative tool allowing legislation to pass the Senate with a simple majority, rather than the 60 votes typically required for legislation to pass the chamber.

NLIHC looks forward to working with the incoming administration and the new Congress to advance our policy priorities and ensure the lowest-income people have access to safe, stable, affordable, and accessible housing.

HUD

PIH Assistant Secretary Hunter Kurtz Resigns

Hunter Kurtz, HUD's assistant secretary for Public and Indian Housing (PIH), sent an [email](#) to public housing agency (PHA) executive directors on January 7 announcing his resignation at the close of business that day.

Prior to being confirmed as assistant secretary by the Senate in June 2019, former Secretary Kurtz served as the principal deputy secretary for PIH (see *Memo*, [6/24/19](#)). From June 2015 to January 2017, he served as deputy director of Detroit's Department of Housing and Revitalization. From March 2006 to November 2007, he served as special assistant to Pamela Patenaude, HUD's assistant secretary for Community Planning and Development. He then served as special assistant to the deputy chief of staff at HUD from November 2007 to July 2008 and policy advisor in HUD's Office of Congressional and Intergovernmental Relations from July 2008 to January 2009. During this period, he worked with Brian Montgomery, who was then assistant secretary for the Office of Housing and commissioner of the Federal Housing Administration, and who is currently HUD deputy secretary.

The email announcing Secretary Kurtz's resignation is at: <https://bit.ly/2LqLpiy>

HUD PIH Notice Describes Limits for Moving to Work PHAs Seeking to Participate in Voucher Mobility Demonstration

HUD's Office of Public and Indian Housing (PIH) published a [notice](#) in the *Federal Register* announcing limits for public housing agencies (PHAs) applying to participate in both the Moving to Work (MTW) Demonstration expansion and the Housing Choice Voucher (HCV) Mobility Demonstration. The January 6 notice explains that the restrictions are necessary to ensure the integrity of the Congressionally mandated evaluations of both demonstrations.

HUD had previously published a notice in the *Federal Register* on July 15, 2020 implementing the HCV Mobility Demonstration and making \$50 million available for grants to PHAs as a demonstration program authorized by statute.

Brief Background on MTW Expansion

The "Consolidated Appropriations Act of 2016" authorized HUD to expand the MTW demonstration to an additional 100 high performing PHAs over a seven-year period to end in 2022. PHAs will be added to the MTW demonstration in groups (cohorts), each of which will be overseen by a research advisory committee to ensure the demonstrations are evaluated with rigorous research protocols, quantitative analysis, and comparisons to control groups. Each year's cohort of MTW sites will be directed by HUD to test one specific policy change (see *Memo*, [8/31/20](#)).

There are now five cohorts:

- Cohort 1 will evaluate the overall impact of MTW flexibilities on PHAs with fewer than 1,000 units.
- Cohort 2 will evaluate the impacts of different rent structures.
- Cohort 3 will evaluate the impacts of work requirements.
- Cohort 4 will evaluate incentives to landlords to participate in the HCV program.
- Cohort 5 will evaluate the overall impact of MTW flexibility on PHAs with fewer than 27,000 units.

PIH has issued notices soliciting PHAs to apply to participate in the first and second cohorts and anticipates announcing selections in early 2021.

Restrictions

PHAs may apply to all cohorts as well as to the HCV Mobility Demonstration; however, HUD restricts participation in both, depending on the cohort and MTW flexibilities a PHA chooses to use.

MTW Cohorts 1 and 5. PHAs selected for cohorts 1 and 5 may participate in both the HCV Mobility Demonstration and MTW expansion. However, HUD lists twelve MTW flexibilities that a PHA cannot implement without HUD approval during the term of HCV Mobility Demonstration in order to avoid unduly affecting the Mobility Demonstration. These restrictions only apply to a PHA's HCV program; there will be no restrictions on a PHA's public housing activities.

MTW Cohorts 2, 3, and 4. PHAs may not participate in both the HCV mobility demonstration and cohorts 2 (rent reform), 3 (work requirements), or 4 (landlord incentives).

The *Federal Register* notice is at: <https://bit.ly/3pZcx7b>

Research

Urban Institute Survey Reveals Ongoing Housing Instability among Renters

A recent survey and report from Urban Institute highlights the ongoing hardships many renters face amid COVID-19. The report, "[The Looming Eviction Cliff: Findings from the Urban Institute Coronavirus Tracking Survey](#)," finds that approximately 10% of renters were behind on rent in September. It also estimates that 3.3 million renters have received an eviction notice or have been threatened with an eviction since the onset of the COVID-19 pandemic. Across all outcomes, Black and Hispanic/Latino renters experienced higher rates of housing instability.

The data from this report come from the second wave of Urban Institute's *Coronavirus Tracking Survey*, administered between September 11 and 28 to a nationally representative group of nonelderly adults.

This survey reveals that 13.6% of adult renters experienced problems paying rent in September 2020. The share of renters experiencing a hardship paying their rent varied widely by race and ethnicity, with 8.3% of white renters reporting problems paying rent compared to 16.7% of Black renters and 22.8% of Hispanic/Latino renters. Further, unpaid rent has started to accumulate. One in ten renters reported being behind on rent, with 4.2% of renters owing one to two months of rent, 2.5% owing two to three months, and .8% owing more than three months.

An estimated 3.3 million renters have received an eviction notice or have been threatened with an eviction since the onset of COVID-19. This represents 4.7% of all renters, with 2.6% being threatened with eviction and 2.2% receiving an eviction notice. Black and Hispanic/Latino renters were almost four times more likely to be threatened with eviction or receive an eviction notice compared to white renters. Approximately 2% of white renters experienced the threat of eviction, compared to nearly 8% of Black and Hispanic/Latino renters.

To combat widespread housing insecurity amid COVID-19, the authors recommend strengthening the CDC eviction moratorium, expanding rental assistance, implementing eviction diversion programs, and providing tenants the right to legal assistance.

The paper can be found at: <https://urbn.is/2L3BH62>

Study of Rapid Rehousing Identifies Barriers to Successful Long-Term Outcomes

An article in *Housing Policy Debate*, “[“Many of us have been previously evicted’: Exploring the relationship between homelessness and evictions among families participating in the Rapid Rehousing Program in Salt Lake County, Utah.](#)” identifies reasons why some Rapid Rehousing Program (RRHP) participants subsequently face eviction and homelessness. Interviews with participants, case managers, and landlords suggest that many program participants struggle to find landlords willing to rent to them, and that they are unable to pay the rent after short-term subsidies end.

RRHP provides short-term rental and move-in assistance, housing search services, and case management to households experiencing homelessness. Participants must earn less than 30% of the area median income and be assessed as able to eventually pay rent on their own. Previous research has found that, compared to the usual care provided through emergency shelters, RRHP is cheaper and allows households to exit homelessness more quickly (see *Memo*, [10/22/2018](#) and [1/22/2019](#)). RRHP is designed to be used for 3-6 months on average, though a household can receive assistance for up to 24 months.

While about 70% of RRHP participants find permanent housing within 3 months, 10-50% of participants become homeless again within two years. To understand the barriers faced by participants when trying to secure and maintain permanent housing, the authors conducted three focus groups with six service providers/case managers and 23 families staying in Salt Lake County’s The Road Home family shelter. Families were eligible to participate if they had been rehoused through RRHP and subsequently returned to the emergency shelter. The authors asked tenants about their experiences finding housing and case managers and landlords about their experiences with leasing and evictions. The authors also interviewed two landlords who participate in RRHP.

Program participants reported difficulty finding landlords willing to work with RRHP, which may in part be due to the uncertainties of how long a RRHP subsidy will last. Case managers and service providers reported that small landlords are more likely to accept RRHP vouchers and generally more willing to accept tenants with bad credit history, criminal records, or prior evictions. HUD’s 2016 Family Options Study found that nearly 40% of RRHP participants had a prior eviction. Case managers reported that due to difficulty finding willing landlords, participants with such records often cluster in the same lower-quality apartment complexes. Such clustering may compound the difficulties that people with a criminal record or recovering from an addiction face.

Interviewees reported several reasons some RRHP participants eventually return to the emergency shelter system. Families reported that medical emergencies, unreliable jobs, low-paid jobs, transportation issues, criminal charges, childcare issues, and problems related to substance abuse made it difficult to stay in their homes. The most common reason cited, however, was simply that households were not able to pay rent after the subsidy ended.

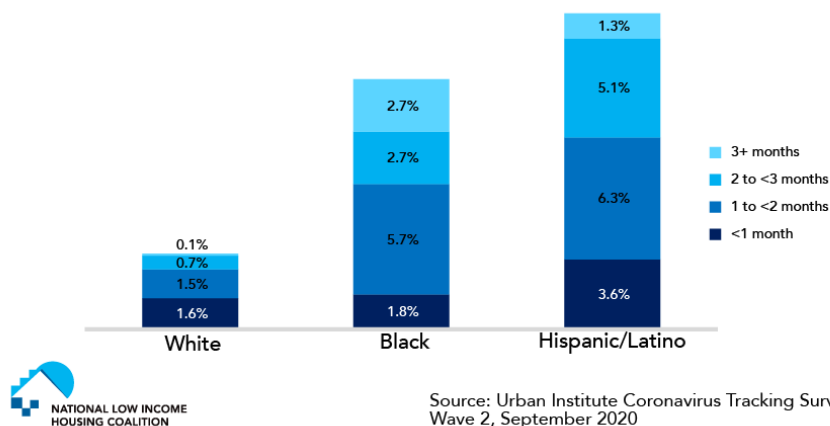
The authors report three recommendations suggested by interviewees to improve long-term outcomes, though all three would require significant increases in funding. First, interviewees recommended that administering agencies dedicate more time and resources to preparing families for the RRHP subsidy by providing more employment training or credit repair programs. The authors note that HUD’s Family Options Study did not find that transitional housing, which often offers these types of support, was more effective in the long run, despite offering more preparation. Second, administering agencies could master-lease apartments and sublease them to RRHP tenants, which could provide greater security for landlords and protect program participants from evictions that could harm future housing searches. Third, administering agencies might avoid some evictions by providing more information about the program to landlords or by facilitating structured dialogue between landlords and tenants. The authors note that while such recommendations might improve outcomes, long-term subsidies like the Housing Choice Voucher program are better suited to reduce homelessness and housing insecurity.

The article can be found at: <https://bit.ly/2L6R7WS>

Fact of the Week

Black and Latino Renters More Likely than White Renters to Be Several Months Behind on Rent

Percent of Adult Renters Behind on Rent in September 2020, by Race/Ethnicity and Number of Months Owed



Source: Urban Institute Coronavirus Tracking Survey, Wave 2, September 2020.

Resources

CBPP Updates Data Dashboard on Federal Program Participants

The Center on Budget and Policy Priorities (CBPP) houses a data dashboard containing the number of government program participants by state. The [Program Participation Data Dashboard](#) was recently updated and contains data for federal programs such as HUD housing assistance, the Earned Income Tax Credit, SNAP, Medicaid/CHIP, SSI, and SSDI. The HUD housing assistance data is current as of 2017 and contains counts for all individuals and households in HUD programs. These include public housing, Section 8 Housing Choice Vouchers, Section 8 Project-Based Rental Assistance, and others. Demographic data are also provided by state, including age, race, gender, and head of household information. The data are downloadable as an Excel spreadsheet.

The dashboard can be accessed at: <https://bit.ly/2XexZZN>

From the Field

New York Extends Broad Eviction and Foreclosure Moratorium until May

New York now has one of the most comprehensive eviction and foreclosure moratoriums in the nation, signed into law on December 28 by Governor Cuomo. The “COVID-19 Emergency Eviction and Foreclosure Prevention Act of 2020” (S.9114/A.11181) prevents residential evictions, foreclosure proceedings, credit discrimination, and negative credit reporting related to COVID-19. Housing advocates across the state were

instrumental in getting the bill passed, raising concerns of increased homelessness and disease exposure if the moratorium was not extended and modified.

The New York Legislature convened a special session between Christmas and New Year's to pass the Act since the governor's eviction moratorium was set to expire on December 31, 2020. Senate Majority Leader Andrea Stewart-Cousins, Assembly Speaker Carl Heastie, Senators Brian Kavanaugh and Zellnor Myrie, and Assembly Members Jeffrey Dinowitz and Karines Reyes were instrumental in getting the bill enacted. Governor Cuomo acted quickly to sign the bill into law.

Since March, the Legal Aid Society, in conjunction with other housing advocates and tenants, called for a robust eviction moratorium to protect all renters, regardless of circumstance. The COVID-19 Emergency Eviction and Foreclosure Prevention Act of 2020 is the culmination of efforts both on a legislative advocacy front and in the media.

This new moratorium, in place until May 1, 2021, eases the process for tenants to claim financial hardships as a reason for eviction protection. Tenants affected by COVID-19 must submit a hardship declaration, or a document explaining the source of the hardship, to prevent eviction. Additional documents are not required. For eviction cases that are already working their way through the courts, the law will halt proceedings for at least 60 days.

The Act also eases the process for small landlords to claim financial hardships, prevents local governments from engaging in a tax lien sale or tax foreclosure until May 1, 2021, prohibits lending institutions from discriminating against property owners seeking credit for foreclosure related circumstances, and eliminates hurdles for disabled and older homeowners to renew tax exemptions.

“This critical legislation will defend hundreds of thousands of families from eviction and homelessness,” said Judith Goldiner, Attorney at The Legal Aid Society, in response to passage of the Act. “However, the pandemic has proven time and time again to be unpredictable, and we must be ready to quickly enhance the protections afforded in this bill if the virus still poses a significant risk to the health and safety of New Yorkers come May.”

To find out more about the Legal Aid Society, contact Redmond Haskins at: rhaskins@legal-aid.org

NLIHC NEWS

NLIHC Seeks Research Analyst–COVID Response

NLIHC seeks a research analyst to further the coalition's research on housing-related responses to the coronavirus pandemic and economic crisis. The analyst will work with other members of the NLIHC research team to initiate and carry-out research, including data collection and analysis, on rental assistance and other housing policies intended to aid low-income renters. This is a one-year position.

RESPONSIBILITIES:

- Develop and implement research related to housing-related responses to the coronavirus pandemic
- Collect and analyze federal housing-related expenditure data, including spending through FEMA, the Community Development Block Grant (CDBG), and other federal programs
- Participate in NLIHC working groups related to the coronavirus and other disasters
- Collect data on state and local housing-related responses to the coronavirus pandemic
- Write reports that communicate NLIHC research with the general public

- Disseminate NLIHC research to the general public, members, and partners through writing reports and blogs, creating visualizations, and other means
- Participate in other research as assigned
- Prepare materials and give research presentations for webinars, briefings, conferences, and similar events organized by NLIHC and other partner organizations
- Contribute to NLIHC’s weekly e-newsletter *Memo to Members & Partners* by identifying and summarizing new research relevant to NLIHC members’ interests
- Attend and participate in NLIHC staff meetings, events, Board meetings, and trainings
- Other duties as assigned.

Qualifications

A bachelor's degree (master's degree preferred). Applicants should have at least one year of experience in research and/or public policy (three years of experience for senior research analyst position). Applicants should have a commitment to social justice and some knowledge of affordable housing, homelessness, or fair housing policies (knowledge of CDBG, ESG, or FEMA a plus). Candidates should have strong analytical, writing, and editing skills, oral and interpersonal communications, organizational skills, and attention to detail. Applicants should be proficient in the Microsoft Office suite. Experience with statistical software like SPSS, STATA, or R. GIS is a preferred.

An equal opportunity, affirmative action employer, NLIHC offers a competitive salary and benefits package. NLIHC is located in Washington, DC, but the analyst will work remotely, at least initially.

Interested candidates should submit a resume, cover letter with salary requirement, and two writing samples to Bairy Diakite, operations manager, and Andrew Aurand, vice president for research, at: bdiakite@nlihc.org and aaurand@nlihc.org

NLIHC Seeks Winter/Spring Intern for Graphic Design/Communications

NLIHC is accepting applications for our winter/spring graphic design/communications internship position. Interns are highly valued and fully integrated into our staff work. We seek a student passionate about social justice issues, with excellent writing and interpersonal skills, to work as a graphic design/communications intern from January to May.

Position description:

Graphic Design/Communications Intern. Assists with designing collateral material such as brochures, flyers, infographics, and social media imagery, and updating content on the NLIHC website. They also prepare and distribute press materials, assist with media research and outreach for publication releases, work on social media projects, maintain a media database, and track press hits. Some experience with graphic design and Adobe Creative Cloud (Illustrator, InDesign, and/or Photoshop) is needed.

Spring/winter intern is expected to work 25 hours a week. NLIHC provides a modest stipend.

A cover letter, resume, writing sample, and examples of your graphic design work are required for consideration.

Interested students should send their materials to: Bairy Diakite, operations manager, National Low Income Housing Coalition, 1000 Vermont Avenue, NW, Washington, DC 20005 via email to: bdiakite@nlihc.org

NLIHC in the News

NLIHC in the News for the Weeks of December 27 and January 3

The following are some of the news stories that NLIHC contributed to during the weeks of December 27 January 3:

- “New York halted evictions. But what happens when the ban ends?” *New York Times*, January 1 at: <https://tinyurl.com/y8pgtmlb>
- “How the Low-Income Housing Tax Credit regs could be more flexible,” *Forbes*, January 1 at: <https://tinyurl.com/y2ho4uov>
- “Colorado's eviction ban expires, but some renters remain protected under federal moratorium,” *Patch*, January 2 at: <https://tinyurl.com/y5t5pbts>

NLIHC Staff

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Olivia Arena, Housing Advocacy Organizer, x209
Xavier Arriaga, Policy Analyst, x231
Andrew Aurand, Vice President for Research, x245
Victoria Bourret, Housing Advocacy Organizer, x244
Jen Butler, Director, Media Relations and Communications, x239
Alayna Calabro, Policy Analyst–COVID-19 Response, x252
Josephine Clarke, Executive Assistant, x226
Emmy Cohen, Policy Intern
Bairy Diakite, Operations Manager, x254
Emma Foley, Research Intern, x249
Dan Emmanuel, Senior Research Analyst, x316
Ed Gramlich, Senior Advisor, x314
Kim Johnson, Housing Policy Analyst, x243
Paul Kealey, Chief Operating Officer, x232
Mike Koprowski, Director, Multisector Housing Campaign, x317
Joseph Lindstrom, Director, Field Organizing, x222
Mayerline Louis-Juste, Communications Specialist, x201
Sarah Saadian, Vice President, Public Policy, x228
Khara Norris, Director of Administration, x242
Noah Patton, Housing Policy Analyst, x227
Ikra Rafi, Creative Services Specialist, x246
Catherine Reeves, Development Coordinator, x234
Brooke Schipporeit, Housing Advocacy Organizer, x233
Sophie Siebach-Glover, Field Intern
Dan Threet, Research Analyst, x202
Chantelle Wilkinson, Housing Campaign Coordinator, x230
Renee Willis, Vice President for Field and Communications, x247
Rebecca Yae, Senior Research Analyst–COVID-19 Response
Diane Yentel, President and CEO, x225