

**Volume 25, Issue 18**  
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## **In This Issue:**

### **Coronavirus, Homelessness, and Housing**

- Join NLIHC's Weekly "Coronavirus, Housing and Homelessness" Call Today at 2:30 pm ET!
- Join Today's National Call-In Day to Demand#RentReliefNow!!

### **Coronavirus – Congress**

- NLIHC Joins Letters Urging Congress to Expand CARES Act Relief to Marginalized Communities
- Senators Stabenow and Schumer Release Report on Racial Disparities in COVID-19 Impacts
- House Committee Holds Virtual Forum on the Impact of Coronavirus on Veterans Experiencing Homelessness
- Representative Kildee Introduces Bill to Expand Unemployment Insurance

### **Coronavirus – HUD**

- NLIHC and NHLP Send Letter Telling HUD to Correct its LIHTC Eviction Moratorium Guidance
- HUD FHEO Provides Fact Sheet for Property Owners and Managers on Preventing and Addressing Sexual Harassment
- HUD PIH Releases Flyer for Residents Explaining the CARES Act Eviction Moratorium
- HUD PIH Posts Guidance Implementing CARES Act Appropriation for Public Housing Operating Fund
- HUD PIH Posts Guidance Implementing a Portion of CARES Act Appropriation for Housing Choice Voucher Administrative Fees
- HUD Posts HOME Coronavirus Waiver Webinar Slides and Recording

### **Coronavirus – Other**

- Register for DHRC Working Groups Addressing Emerging Issues Related to Coronavirus, Housing and Homelessness
- Recording of NLIHC's April 27 National Call on "Coronavirus, Housing, and Homelessness" Now Available
- Support Homeless Services and Affordable Housing Providers Responding to COVID-19 on May 5 through #GivingTuesdayNow
- Additional Coronavirus Updates - Monday, May 4, 2020

### **Opportunity Starts at Home**

- Leaders in Health, Education, Hunger, Faith, Civil Rights, Environment, and More Urge Housing Resources in Next COVID-19 Package

## **Our Homes, Our Votes: 2020**

- Senators Klobuchar and Wyden Introduce “Natural Disaster and Emergency Ballot Act”
- NLIHC Provides New State-Specific Voter and Candidate Engagement Resources
- 2020 Elections Approach: Webinar on “Getting Housing Issues and Ballot Initiatives into the Elections,” May 21 at 3 pm ET

## **National Housing Trust Fund**

- National Housing Trust Fund Allocations Published in *Federal Register*

## **Research**

- Massachusetts Local Land-Use Override Program Continues to Spur Affordable Housing Development

## **Fact of the Week**

- Lowest-Wage Jobs Are Most Exposed to COVID-19-Related Unemployment

## **From the Field**

- Massachusetts Advocates Celebrate Passage of Strong Statewide Eviction and Foreclosure Moratorium

## **NLIHC News**

- NLIHC Welcomes Six New Members to the Board of Directors

## **NLIHC in the News**

- NLIHC in the News for the Week of April 26

## Coronavirus, Homelessness, and Housing

### Join NLIHC's Weekly "Coronavirus, Housing and Homelessness" Call Today at 2:30 pm ET!

NLIHC hosts national calls every Monday at 2:30 pm ET on "Coronavirus, Homelessness, and Housing." Calls feature leaders from Congress, the administration, state and national partners, local homeless services and housing providers, and NLIHC staff. The call will include the latest on how federal, state, and local governments are responding to the COVID-19 pandemic; the pandemic's impact on people experiencing homelessness and low-income households; and how you can advocate for needed resources. Register at: <https://tinyurl.com/ru73qan>

Today's (May 4) call at 2:30 to 4 pm ET will feature Representative David Price (D-NC), chairman of the House Appropriations Subcommittee; Nan Roman, president and CEO of the National Alliance to End Homelessness; Chandra Crawford, program and policy analyst at the National Alliance to End Homelessness; Solomon Greene, senior fellow at the Urban Institute; Ariadna Godreau-Aubert, executive director of Ayuda Legal Puerto Rico, and more.

The NLIHC-led Disaster Housing Recovery Coalition (DHRC) continues to advocate for a broad array of resources and protections, including emergency rental assistance and eviction prevention assistance, a national moratorium on evictions and foreclosures, and emergency funds for homelessness service providers, housing authorities, and housing providers, among other recommendations. For more information, see DHRC's [full list of recommendations](#).

NLIHC maintains a regularly updated COVID-19/Housing and Homelessness News and Resource page [here](#).

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### Join Today's National Call-In Day to Demand #RentReliefNow!

NLIHC and other national leaders of the Campaign for Housing and Community Development Funding (CHCDF) are leading a national call-in day today (May 4) to urge Congress to include funding to meet the urgent needs of people experiencing homelessness and America's lowest-income renters in the next coronavirus relief package. It is crucial that advocates contact their representatives and senators and urge them to support vital resources and protections, including \$11.5 billion to address the needs of people experiencing homelessness, \$100 billion in emergency rental assistance, and a uniform national moratorium on evictions and foreclosures. See NLIHC's recommendations for the next relief package [here](#). Contact your member of Congress and then tweet about it using hashtag #RentReliefNow!

As House and Senate leaders debate the scope of the fourth coronavirus package, the coming weeks will be critical for advocates as we work together to ensure significant housing and homelessness resources are included in the bill. While Congress provided \$12 billion in housing and homelessness resources in the Coronavirus Aid, Relief, and Economic Stability (CARES) Act, far more resources are needed. Even before the pandemic, America's lowest-income renters were struggling to pay rent each month, and many of these renters are now facing job losses and reduced wages. Congress must provide at least \$100 billion in rental assistance to keep the lowest-income renters stably housed during and after the pandemic and to preserve our country's essential affordable housing infrastructure.

**Contact your senators and representatives TODAY** to demand funding for housing and homelessness programs in the next coronavirus relief package. You can find contact information for your members of Congress [here](#) or send an email from NLIHC's [Legislative Action Center](#). You can also join the conversation on Twitter by using the sample tweets below.

## Sample Call Script:

I am calling to urge you to including funding in the next coronavirus relief package to meet the pressing needs of people experiencing homelessness and America's lowest-income renters.

As the health and economic impacts of coronavirus become clear, our country's lowest-income and most marginalized people are at the greatest risk of harm. People experiencing homelessness are vulnerable to contracting the disease, and, once infected, are more likely to require critical care and die from COVID-19. Resources are needed NOW to curb the spread of coronavirus and save lives.

The next coronavirus relief package must include funding to help keep America's lowest-income renters stably housed. Congress should provide at least \$100 billion for emergency rental assistance and implement a uniform national moratorium on all evictions and foreclosures.

Please tell House and Senate leadership to ensure the next congressional relief package addresses the urgent needs of people experiencing homelessness and the lowest-income renters.

## Sample Tweets:

- Incl. hsg & homelessness resources in the #CARESAct was an important 1st step, but Congress must do more to address the dire needs of people who were struggling before #COVID19. Join #NationalCallDay & demand #RentReliefNow with \$100B for #rentalassistance <https://tinyurl.com/y8j6rvv6>
- The issue of homelessness is a growing problem, especially during this pandemic. This is a moral failure, but we can do better. The urgent needs of millions of America's lowest-income families can't wait. Join #NationalCallDay and demand #RentReliefNow! <https://tinyurl.com/y8j6rvv6>
- Vital resources & protections for people experiencing homelessness, who were more endangered by #COVID19, must be incl. in the next #COVID19 bill. Join us today for a #NationalCallDay to urge Congress to fund homelessness programs and #RentReliefNow <https://tinyurl.com/y8j6rvv6>
- Rent is past due & millions of the lowest-income families can't afford to pay. Let's contact Congress, tell them to get back to work & invest in solutions needed to safely & stably house families during the #COVID19 pandemic <https://tinyurl.com/y8j6rvv6>
- Our country can't contain #COVID19 if millions of us are without homes or on the brink of homelessness. Join today's #NationalCallDay & tell Congress to provide #RentReliefNow to allow families to keep roofs over their heads during & after this pandemic <https://tinyurl.com/y8j6rvv6>

See NLIHC's recommendations for the next coronavirus relief package at: <https://tinyurl.com/y9mmz9hv>

Find out how to contact your member of Congress at: <https://tinyurl.com/yb9goyt6>

Send your member of Congress an email through NLIHC's Legislative Action Center at: <https://tinyurl.com/y9xxw4or>

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## Coronavirus – Congress

### NLIHC Joins Letters Urging Congress to Expand CARES Act Relief to Marginalized Communities

NLIHC joined two sign-on letters urging Congress to ensure the next coronavirus relief bill expands resources for marginalized communities most likely to be impacted by the virus but least likely to receive federal aid. The Protecting Immigrant Families letter is at <https://bit.ly/2Yjd9Kr> and the Consortium for Citizens with Disabilities (CCD) letter is at <https://bit.ly/2WgD4zx>

The first letter calls on Congress to include support for millions of low- to moderate-income immigrants and their families in the next relief bill. Led by the [Protecting Immigrant Families](#) campaign, the letter requests that the next relief bill halt implementation of the Department of Homeland Security's public charge rule (see *Memo*, [8/19/19](#)). The letter urges congressional leaders to provide [Economic Impact Payments](#) (EIPs) for all tax filers, expand access to nutrition and other safety net programs, and extend COVID-19 testing and treatment to all people regardless of immigration status.

“As the nation navigates the current public health and economic crisis, it is essential to ensure that all families have access to the support they need to stay healthy and put food on the table,” the letter states. “If we are serious about addressing the full scale of this public health emergency, we can no longer afford to leave out millions of our community members from the response and must ensure that everyone has access to the health care, nutrition and income support they need.”

NLIHC also joined a letter led by the Consortium for Citizens with Disabilities (CCD) on April 30 in support of the “All Dependent Children Count Act” ([H.R. 6420](#)), introduced by Representative Angie Craig (D-MN), and the “All Dependents Count Act” a companion bill [soon to be introduced](#) by Senator Tina Smith (D-MN). The bills would extend the dependent EIPs authorized in the CARES Act to adult dependents, many of whom are people with disabilities.

People with disabilities have been disproportionately impacted by COVID-19. Currently, individuals who qualify for EIPs may receive an additional \$500 per eligible, dependent child under the age of 17. Adult dependents, including many college students and adults with disabilities, qualify for neither the \$1,200 EIP nor the additional \$500, providing them with no direct financial support. The letter urges congressional leaders to strengthen financial support to people with disabilities and their families by including the provisions in Representative Craig and Senator Smith's bills in the next coronavirus relief package.

Read the Protecting Immigrant Families campaign letter at: <https://bit.ly/2Yjd9Kr>

Read the CCD letter at: <https://bit.ly/2WgD4zx>

Learn more about the “All Dependent Children Count Act” at: <https://bit.ly/2YkhzAx>

Learn more about the “All Dependents Count Act” at: <https://bit.ly/3aRJGd8>

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## **Senators Stabenow and Schumer Release Report on Racial Disparities in COVID-19 Impacts**

Senators Debbie Stabenow (D-MI) and Chuck Schumer (D-NY) released a [report](#) on April 30 detailing the disproportionate impact of COVID-19 on communities of color. The report also lists Democratic priorities for future coronavirus relief packages, including funding to provide emergency rental assistance for low-income renters and to address the urgent needs of people experiencing homelessness.

The COVID-19 crisis has exacerbated the impact of longstanding structural inequities and racial discrimination, leaving people of color acutely vulnerable to coronavirus infection and increasing the likelihood of severe complications and death due to the disease. Despite comprising 13% of the U.S. population, Black people make up 30% of COVID-19 patients nationally. In New York, Black and Latino people are twice as likely to die from

coronavirus as white people. In New Mexico, Native people make up roughly 10% of the population but suffer 29% of coronavirus infections, while in Arizona, Native people account for 16% of COVID-19 deaths but only 6% of the state's population.

The report notes that structural racism and discrimination have created an environment in which communities of color have less access to quality healthcare and are more likely to: 1) be uninsured and have pre-existing medical conditions; 2) live in "food deserts" with limited access to nutritious foods and increased reliance on convenience stores and fast food restaurants; and 3) reside in areas with high levels of air pollution. Moreover, people of color make up a disproportionate number of frontline workers, limiting their ability to work from home. They have been hit hardest by layoffs and furloughs. They are more likely to experience homelessness or to be severely housing-cost burdened, spending over half of their incomes on rent.

The disproportionate impact of COVID-19 on communities of color lays bare the necessity of centering racial equity in coronavirus funding packages. Along with ensuring equitable access to affordable healthcare and COVID-19 testing and treatment, the report notes that "emergency rental assistance, mortgage assistance, and other support for families to...stay in their homes during and after the COVID-19 crisis" should be one of top priorities in the next coronavirus relief bill. The report also emphasizes the importance of additional funding for homeless service providers and housing providers to help individuals and families find shelter and remain stably housed during the pandemic.

Read the full report at: <https://bit.ly/2z0JQlm>

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## **House Committee Holds Virtual Forum on the Impact of Coronavirus on Veterans Experiencing Homelessness**

The House Committee on Veterans' Affairs held a virtual forum on April 28 to address the "[Coronavirus Pandemic Response: The Impact of Economic and Health Care Services on Homeless Veterans in America.](#)" Committee members asked the single witness, National Coalition for Homeless Veterans (NCHV) CEO Kathryn Monet, about the impact of the COVID-19 pandemic on veterans experiencing homelessness.

In his opening remarks, Chair Mark Tanako (D-CA) stated that more than 7,000 veterans have tested positive for COVID-19, and at least 430 have died from the virus. Ranking Member Phil Roe (R-TN) noted that 20 homeless services staff working with veterans have died from COVID-19. The committee discussed how some shelters serving people experiencing homelessness have closed due to a lack of resources or staff as they try to follow public health guidelines. Millions of people have lost income as a result of the crisis and are struggling to pay their rent or mortgage, which could lead to an increase in homelessness. Chair Tanako mentioned Department of Veterans Affairs (VA) health centers are treating all veterans regardless of discharge status. He noted that while funding in the CARES Act has helped maintain services, more resources are needed to protect veterans experiencing homelessness. In his remarks, Ranking Member Roe stated that staying home is impossible if someone does not have a home.

In her testimony, Ms. Monet of NCHV shared that 4% of COVID-19 related deaths in Washington, DC, were homeless veterans, even though they make up only 1% of the total population. She noted that veterans experiencing homelessness are at higher risk for contracting the virus due to underlying health conditions and age. Ms. Monet stressed that increased funding is needed for HUD-VASH, mental health services, and personal protective equipment for homeless service providers. She encouraged efforts to secure permanent housing for homeless veterans to reduce homelessness during and after the pandemic, estimating that an investment of \$1.34 billion will be needed in 2021.



Representatives Julia Brownley (D-CA) and Lauren Underwood (D-IL) shared that women veterans, especially those with children, are less likely than men to access VA services. Representatives Gus Bilirakis (R-FL), Conor Lamb (D-PA), Gil Cisneros (D-CA), and Mike Leven (D-CA) posed questions about the use of the HUD-VASH program during the pandemic, citing the availability of case managers, mental health services, and permanent supportive housing options to support veterans.

View the recording at: <https://tinyurl.com/y9v87snm>

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## **Representative Kildee Introduces Bill to Expand Unemployment Insurance**

Representative Dan Kildee (D-MI) introduced a bill on May 1 to extend the date of Unemployment Insurance included in the CARES Act, which provided 100% federal funding, allowed more people to obtain benefits, and increased benefits by \$600 per week. These increased benefits are set to expire at the end of July.

Representative Kildee's proposal would allow people who are unemployed due to the coronavirus to stay on the expanded benefits through December 31, 2020 and would exempt Unemployment Insurance benefits as income for all means-tested programs, including federal housing assistance. NLIHC supports this proposal. The press release announcing the bill is at: <https://tinyurl.com/ycf8we78>

Representative Kildee's bill would also create a partial \$300 weekly benefit for college students and recent college graduates who lack enough work experience to qualify. The bill would allow workers who have lost jobs since March 13 to receive the \$600 per week benefit. Currently, the benefit is available beginning on the day a state enrolls in the program. Additionally, workers whose hours have been reduced due to the pandemic would be able to receive the expanded benefits above and beyond partial state Unemployment Insurance benefits.

“Congress must take every step to prevent housing instability and homelessness as a result of the coronavirus outbreak. Individuals who have lost their jobs or lost wages due to coronavirus should not be forced to choose between unemployment insurance and the housing assistance they rely on to keep roofs over their heads,” said Diane Yentel, NLIHC president and CEO, in Congressman Kildee's [press statement](#). “Ensuring that low-income workers are not penalized for receiving unemployment insurance helps avoid exacerbating the country's affordable rental housing and homelessness crisis.”

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## **Coronavirus – HUD**

### **NLIHC and NHLP Send Letter Telling HUD to Correct its LIHTC Moratorium Guidance**

The National Housing Law Project (NHLP) and NLIHC sent a [letter](#) on May 1 to HUD Secretary Ben Carson urging HUD to immediately revise its recent guidance on the CARES Act eviction moratorium to correctly state that the moratorium applies to all tenants of any Low Income Housing Tax Credit (LIHTC) property. The HUD Office of Public and Indian Housing's (PIH's) FAQs (see *Memo*, [4/27](#)) and the Office of Multifamily Housing Program's Q&As (see *Memo*, [4/20](#)) each provide misleading responses to the question of whether the LIHTC program is covered the eviction moratorium (see *Memo* [4/13](#)) when the answer is unequivocal that it does.

NHLP and NLIHC write that HUD's response must be revised to clarify that all tenants in LIHTC properties are covered by the CARES Act eviction moratorium protections. The eviction moratorium applies to “covered dwellings,” which includes dwellings on or in “covered properties.” The Act defines a “covered property” as a property that participates in a “covered housing program” as defined by the Violence Against Women Act (VAWA), as well as in two other categories.

LIHTC properties are indisputably covered under VAWA and, therefore, any tenants in any property participating in the LIHTC program would be a covered dwelling for purposes of the CARES Act moratorium. The letter concludes that HUD must revise the FAQ and Q&A responses so that tenants understand their rights during the pandemic.

The types of properties that would be subject to the PIH FAQ are mixed-financed properties and some properties converting to the Project-Based Voucher (PBV) program through the Rental Assistance Demonstration (RAD).

The letter from NHLP and NLIHC is at: <https://bit.ly/2YyySxR>

The PIH FAQ is at: <https://bit.ly/3bAicd2>

The Multifamily Q&A is at: <https://bit.ly/2RJEUaO>

More about VAWA is at: [page 6-6](#) of NLIHC's *2020 Advocates' Guide*.

More about Multifamily Housing is at: [page 4-61](#) of NLIHC's *2020 Advocates' Guide*.

More about RAD is at [page 4-39](#) of NLIHC's *2020 Advocates' Guide*.

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## **HUD FHEO Provides Fact Sheet for Property Owners and Managers on Preventing and Addressing Sexual Harassment**

HUD's Office of Fair Housing and Equal Opportunity (FHEO) released a fact sheet, "[Preventing and Addressing Harassment in Housing for Property Owners and Managers](#)." The document primarily addresses sexual harassment, but also includes information on harassment based on other characteristics protected by the Fair Housing Act. The fact sheet emphasizes that sexual harassment in housing is illegal, as is harassment based on race, color, national origin, familial status, disability, or religion. All property owners and managers are responsible for ensuring that their housing is free from discriminatory harassment of any type. Property management staff, agents, and owners can all be liable for harassment, as can tenants who harass other tenants.

The fact sheet states that sexual harassment is illegal when an owner or property management employee or agent:

- Makes obtaining, maintaining, using, or enjoying housing (or housing-related services) contingent upon submitting to unwelcome demands for sex, sexual favors, or any other type of sexual conduct.
- Subjects a resident or applicant to unwelcome sexual conduct that is sufficiently severe or pervasive that it interferes with that person's right to obtain, maintain, use, or enjoy housing (or housing-related services).

Owners and management companies are liable for sexual and other types of harassment in their housing if:

- The harassment is committed by any employee or agent (even if supervisors do not know about it).
- The owner or management company fails to take action(s) within their power to stop the harassment of a tenant or applicant by an employee, agent, or another tenant, if they knew or should have known about it.

The fact sheet offers examples of each of these situations and provides suggestions for property owners and managers to prevent and address harassment. These include:



- Establishing and enforcing anti-harassment policies to stop inappropriate or offensive conduct early before it becomes a Fair Housing Act violation.
- Providing multiple ways for tenants to make complaints safely and easily, or otherwise report problems.
- Speaking with tenants to find out whether harassment is occurring and to inform them about their fair housing rights and how to report harassment.

HUD’s Equal Access Rule prohibits property owners with Housing Assistance Payments (HAP) contracts from making housing unavailable because of an applicant’s or resident’s actual or perceived sexual orientation, gender identity, or marital status. The final Equal Access Rule was published in the [Federal Register on February 3, 2012](#).

The fact sheet “Preventing and Addressing Harassment in Housing for Property Owners and Managers” is at: <https://bit.ly/3f35A0a>

HUD training materials on “Preventing Sexual and Other Discriminatory Harassment in Housing” can be found at: <https://bit.ly/2z3r2S9>

To file a Fair Housing Act complaint, residents should go to: <https://bit.ly/3d9VwRx> or phone at (800) 669-9777, Federal Relay Service/TTY at (800) 877-8339.

To file an Equal Access Rule complaint, residents should contact their local HUD office. Clicking on the web address link on the fact sheet does not work. Going directly to the main HUD website, however, and selecting the “Contact Us” option at the top of the webpage has a link to HUD’s Local Office Directory: <https://bit.ly/2yg7qdy>

## **HUD PIH Releases Flyer for Residents Explaining the CARES Act Eviction Moratorium**

HUD’s Office of Public and Indian Housing (PIH) posted a flyer “[Addressing Tenant Concerns Regarding Rent and the Temporary Suspension of Evictions for Nonpayment of Rent](#)” on April 28. The flyer informs residents that evictions for nonpayment of rent and charges/fees for nonpayment of rent have been temporarily suspended. The suspension applies to all public housing and voucher households from March 27 through July 24.

In the April 21 FAQs regarding the eviction moratorium (see *Memo*, [4/27](#)) and in the April 22 updated overall FAQs (see *Memo*, [4/27](#)), PIH identifies July 24 as the end date for the suspension of evictions and fees. Elsewhere, HUD’s Office of Multifamily Housing Programs uses the end date of July 25 (see *Memo*, [4/27](#)).

The flyer informs public housing and voucher households that if they lose a job or have a significant loss of income, they should request an interim income reexamination with the public housing agency (PHA) as soon as possible. A household’s rent can be adjusted to reflect a change in income, or the household may be eligible for a financial hardship exemption. For voucher households, PIH urges households to contact their landlords immediately to discuss payment plans. A voucher household’s rent adjustment may be retroactive.

The flyer informs residents that a landlord or PHA cannot charge or accrue late fees, and assistance cannot be terminated for non-payment of rent in April, May, June, and July 2020. If a household is behind on rent after the moratorium expires, voucher households will need to negotiate with landlords to determine requirements to repay back rent. Public housing households should work with their PHA to pay back rent in a lump sum or set up a repayment agreement.

The CARES Act protects tenants from eviction for not paying rent and other charges/fees for 120 days if they live in certain properties, including Section 8 project-based housing, Section 202 Housing for the Elderly, Section 811 Supportive Housing for Persons with Disabilities, Section 236 multifamily rental housing, Section 221(d)(3) Below Market Interest Rate (BMIR) housing, and properties with FHA-insured mortgages (see *Memo, 4/13*).

The PIH flyer is at: <https://bit.ly/2z1Nkni>

More about the public housing program is on [page 4-30](#) of NLIHC's *2020 Advocates' Guide*.

More about the Housing Choice Voucher program is on [page 4-1](#) of NLIHC's *2020 Advocates' Guide*.

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## **HUD PIH Posts Guidance Implementing CARES Act Appropriation for Public Housing Operating Fund**

HUD's Office of Public and Indian Housing (PIH) issued [Notice PIH-2020-07](#) on April 28 implementing the CARES Act funding provisions for the Public Housing Operating Fund. The CARES Act appropriated \$685 million supplemental funding for the Public Housing Operating Fund to prevent, prepare for, and respond to the coronavirus pandemic, and to help public housing agencies (PHAs) maintain normal operations during the pandemic. The Notice also provides guidance regarding the CARES Act provision allowing PHAs to use previously appropriated Capital and Operating Funds to enable PHAs to prevent, prepare for, and respond to the crisis.

The funds may be used for eligible activities during the period the pandemic impacts PHAs. The funds may also be used for other expenses to prevent, prepare for, and respond to coronavirus, including: support to maintain the health and safety of assisted individuals and families and education and childcare for impacted families, which are newly eligible activities. Funds previously made available by formula under the Operating Fund and Capital Fund programs in prior appropriations may be used through December 31, 2020 for these purposes.

Notice PIH-2020-07 lists potential uses of funds:

1. To **prepare** for coronavirus, funds may be used before a local coronavirus outbreak in order to develop processes and procedures, and to take actions designed to help keep people healthy, reduce exposure to coronavirus, and slow the spread of the virus. Specific examples include:
  - Coordinating with providers of services needed to support residents as a result of coronavirus, including the cost of delivering goods, supplies, and equipment.
  - Coordinating with local health service providers for activities, including developing or providing guidance to staff or residents, travel for testing, or other reasons related to coronavirus.
  - Providing childcare for residents so they can continue to work and for staff performing essential functions.
2. To **prevent** the spread of coronavirus, funds may be used in a variety of ways:
  - Delivering supplies so staff or residents can shelter in place.
  - Transporting residents for coronavirus testing or other preventive health measures.
  - Protecting residents, particularly high-risk residents, from exposure through interaction with PHA staff.

3. To **respond** to the pandemic once coronavirus has spread to staff or residents, PHAs may use funds to care for those who have become infected and to limit exposure and spread of the virus. Funds may continue to be used after a local outbreak for any continuing expenses incurred due to the spread of coronavirus. Examples include:
  - Caring for residents and staff who have tested positive but do not require hospitalization.
  - Safely transporting residents or staff in need of medical attention.
  - Coordinating with local schools and local governments to provide internet access and tablets or other low-cost computers for students.

Notice PIH-2020-07 is at: <https://bit.ly/35jkV8z>

More information about the Public Housing program is on [page 4-30](#) of NLIHC's 2020 Advocates' Guide.

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## **HUD PIH Posts Guidance Implementing a Portion of CARES Act Appropriation for Housing Choice Voucher Administrative Fees**

HUD's Office of Public and Indian Housing (PIH) issued Notice [PIH-2020-08](#) on April 28 implementing CARES Act funding provisions for the Housing Choice Voucher (HCV) program. The CARES Act appropriated \$1.25 billion of supplemental funding for the HCV program to prevent, prepare for, and respond to the coronavirus pandemic, and to help public housing agencies (PHAs) maintain normal operations during the pandemic. Of the \$1.25 billion, \$850 million is set aside for additional administrative fee funding and other expenses PHAs might incur in their HCV programs. Notice PIH-2020-08 addresses \$380 million of the \$850 million set-aside for the administrative fee portion of the appropriation. It also establishes newly eligible activities.

The \$380 million supplemental administrative fee funding may be used for two purposes only:

- Any currently eligible HCV (including mainstream voucher) administrative costs during the period the pandemic impacts PHAs. Currently eligible HCV administrative costs include necessary upgrades to information technology or computer systems to enhance telework capacities, and overtime pay for PHA staff to carry-out HCV program responsibilities.
- New coronavirus-related activities, including activities to support or maintain the health and safety of residents, and costs related to retention and support of participating HCV property owners.

Notice PIH-2020-08 lists a variety of eligible coronavirus-related activities:

- Delivering goods, including food and medical supplies, to voucher households in a manner that complies with CDC requirements.
- Relocating families to health units or other designated units for testing, hospitalization, or quarantine, or for transportation to these locations.
- Providing incentives to retain or increase HCV property owner participation in the HCV program.
- Providing the children of PHA staff with childcare that would not have otherwise been incurred, such as childcare for children at home due to school closings or PHA staff working outside of regular work schedules.

PIH estimates that the \$380 million will cover two months of a PHA's administrative fee needs. Future guidance will address the remaining \$470 million supplemental administrative fee fund. Of the overall \$1.25 billion, \$400 million is set aside for additional housing assistance payments (HAP). These additional HAP

payments are for adjustments in the calendar year 2020 HCV renewal funding for PHAs that experience a significant increase in voucher per-unit costs due to extraordinary circumstances, such as decreasing tenant rent payments as their work hours are reduced or as they lose jobs. This set-aside can also be used to provide extra HAP funding because PHAs would otherwise have to terminate vouchers for households as a result of insufficient funding. A separate Notice will address the \$400 million HAP supplemental funding.

Notice PIH-2020-08 is at: <https://bit.ly/2VPmgRy>

More information about the Housing Choice Voucher program is on [page 4-1](#) of NLIHC's *2020 Advocates' Guide*.

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## **HUD Posts HOME Coronavirus Waiver Webinar Slides and Recording**

HUD's Office of Affordable Housing Programs (OAHP) hosted a webinar on April 20 for Participating Jurisdictions of the HOME Program. [Slides and recording](#) are now available.

On the webinar, OAHP staff provided information and answered participant questions on:

- Statutory suspensions and regulatory waiver flexibility for coronavirus response
- Using HOME funds for emergency tenant-based rental assistance (TBRA)
- Applicability of the CARES Act eviction moratorium to HOME projects
- Answers to frequently asked questions (FAQs)

Webinar slides and recording are at: <https://bit.ly/2VLYbuz>

More information about the HOME program is on [page 5-5](#) of NLIHC's *2020 Advocates' Guide*.

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## **Coronavirus – Other**

### **Register for DHRC Working Groups Addressing Emerging Issues Related to Coronavirus, Housing and Homelessness**

In addition to weekly national calls on COVID-19, homelessness, and housing, NLIHC is providing new opportunities for local, state, and national organizations to dive deeper into the critical issues facing our communities during the coronavirus pandemic. These working group calls provide an opportunity for people across the country to engage, share, learn from each other, and discuss actions to address housing and homelessness issues.

For the past two months, NLIHC's Disaster Housing Recovery Coalition (DHRC) has been hosting weekly national calls to share information about the impact of the coronavirus pandemic on people experiencing homelessness and lowest-income renters. The calls examine the responses of federal, state, and local governments, homeless services, housing providers, and local advocates. More than 2,000 people participate in each call.

In addition to the weekly national calls, advocates can join the following working group calls (most are held weekly): Legislative Working Group; *Tenant Talk Live* (biweekly, for low-income renters and resident leaders); Working with FEMA; State and Local Implementation of CARES Act funds; and Long-Term Solutions for an equitable federal disaster housing recovery system.

A full schedule and registration information for all the calls and working groups can be found at: <https://bit.ly/2VONibp>

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## **Recording of NLIHC’s April 27 National Call on “Coronavirus, Housing, and Homelessness” Now Available**

More than 2,000 organizers, advocates, reporters, and legislative staff attended the weekly “Coronavirus, Housing, and Homelessness” national call hosted by NLIHC and our Disaster Recovery Housing Coalition (DHRC) on April 27. The call featured updates from national, state, and local advocates and services providers working to assist people experiencing homelessness, low-income households, and members of marginalized communities, all of whom are disproportionately impacted by the coronavirus pandemic. Register for today’s (May 4) 2:30 pm ET call at: <https://tinyurl.com/ru73qan>

On the April 27 call, Federal Housing Finance Agency (FHFA) Director Mark Calabria spoke about the FHFA’s eviction prevention and mortgage forbearance efforts and provided preliminary data on how many property owners have requested forbearance. Former HUD Secretary and presidential candidate Julián Castro discussed how the current public health crisis has underscored the need for additional solutions to address pre-existing affordable housing and homelessness issues.

Keith Ellison, attorney general of Minnesota, spoke about his office’s efforts to prevent illegal evictions and labor practices, and Karl Racine, attorney general of the District of Columbia, discussed the need for increased rental assistance and other supports for low-income families.

Megan Gibbard Kline, director of A Way Home America, spoke about the health and humanitarian imperative of providing assistance to youth and young adults experiencing homelessness during the pandemic. Ms. Gibbard Kline stressed the need to include the voices of impacted people in policy-making discussions. Christina Rosales of Texas Housers provided an update from the Houston area regarding their soon-to-expire ban on evictions. Kody Glazer of the Florida Housing Coalition shared how her organization is encouraging connections between housing and emergency management agencies. Bambie Hayes-Brown, president and CEO of Georgia ACT, discussed her organization’s advocacy for low-income renters in Georgia. Will Fischer, senior director for housing policy and research at the Center on Budget and Policy Priorities, spoke about the efforts to create additional housing vouchers to deal with the fallout from the pandemic, and Sarah Saadian of NLIHC gave the latest updates on advancing our federal policy solutions in Congress.

NLIHC hosts national calls on the Coronavirus, Housing, and Homelessness every week on Mondays at 2:30 pm ET. Register for today’s (May 4) call at: <https://tinyurl.com/ru73qan>

Watch a recording of the April 27 call at: [tinyurl.com/yca9hqh2](https://tinyurl.com/yca9hqh2)

View April 27 presentation slides at: [tinyurl.com/ycz8flsn](https://tinyurl.com/ycz8flsn)

Stay up to date on COVID-19 news and housing resources at: <https://bit.ly/3dwCSEm>

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## **Support Homeless Services and Affordable Housing Providers Responding to COVID-19 on May 5 through #GivingTuesdayNow**

The sponsors of Giving Tuesday, a national day of giving usually held on the Tuesday after Thanksgiving, are conducting a special #GivingTuesdayNow on Tuesday May 5 to help nonprofits impacted by and responding to

the COVID-19 pandemic. NLIHC encourages you to donate to local homeless services and affordable housing providers and to the [NLIHC state partners](#) that support them. These organizations are working to ensure people experiencing homelessness and those on the brink remain stably housed and safe during the pandemic. These nonprofits are saving lives every day.

People experiencing homelessness—many of whom are seniors, people with disabilities or other underlying medical conditions—often live in congregate settings and are unable to isolate, quarantine and recover. Local and national health officials are reporting alarming outbreaks of coronavirus in the homeless population across a number of communities.

Low-income renters, similarly, are often seniors and people with disabilities or underlying health conditions. Many live on the edge of eviction or homelessness. Even before COVID-19, nearly 8 million of the lowest-income renters struggled to keep roofs over their heads, spending more than half of their incomes on housing. The vast majority are one financial emergency away from eviction and possible homelessness. For many, COVID-related lost hours, lost jobs, or sickness will be that financial emergency.

On this #GivingTuesdayNow, please consider donating to homeless services and affordable housing providers in your community to support their important work. Your contributions during this crisis will help them purchase handwashing stations for homeless encampments, secure additional space to shelter people without homes, prevent evictions, and much more. Another way you can help is by donating to [state homelessness and housing coalition organizations that are NLIHC's "state partners"](#). [These partners](#) support local providers and advocate for federal, state, and local decision-makers to address the dire needs of people experiencing homelessness and low-income renters during the pandemic.

Find your NLIHC state partner at: <https://bit.ly/2W8dnRX>

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## **Additional Coronavirus Updates - Monday, May 4, 2020**

Please note that NLIHC will be hosting weekly national calls on COVID-19 and housing/homelessness every Monday afternoon. The next call is this coming **Monday, May 4 at 2:30 to 4 pm ET**. **Representative David Price (D-NC)** will be joining us, as well as President and CEO of the National Alliance to End Homelessness (NAEH) **Nan Roman, Chandra Crawford** of NAEH, and **Solomon Greene** of the Urban Institute. Field updates will focus on Puerto Rico, Arizona, and South Dakota. **Register for the call here:** <https://tinyurl.com/ru73qan>

NLIHC maintains and updates a COVID-19/Housing and Homelessness News and Resource page [here](#).

## **National Updates**

### *Congress*

House Speaker Nancy Pelosi (D-CA) said that Democrats are considering approximately \$1 trillion in state and local government needs for the [next coronavirus spending bill](#). Republican lawmakers, however, rejected the idea of providing such a significant amount of money to state and local budgets. House Democrats are considering a variety of other provisions, including money for health care providers, food stamps, direct payments to individuals, and housing assistance. Speaker Pelosi suggested that the House will be returning to the Capitol the week of May 11.

### *Federal Housing Finance Administration*



FHFA released a [statement](#) reiterating that borrowers in forbearance with a Fannie Mae- or Freddie Mac-backed mortgage are not required to repay missed payments in a lump sum at the end of the forbearance plan.

### *FEMA*

FEMA Administrator Pete Gaynor discussed FEMA's response to COVID-19. Read more [here](#).

### *Department of Treasury*

U.S. Treasury Secretary Steven Mnuchin and Small Business Administrator (SBA) Jovita Carranza issued a joint [statement](#) on April 28 regarding the SBA's review procedure for Paycheck Protection Program loans.

### *Advocacy*

The NLIHC-led Disaster Housing Recovery Coalition (DHRC) will continue to advocate for a broad array of resources and protections, including emergency rental assistance and eviction prevention assistance, a national moratorium on evictions and foreclosures, and emergency funds for homeless service providers, housing authorities, and housing providers. For more information, see DHRC's [full list of recommendations](#).

The [Center on Budget and Policy Priorities](#) explored the disproportionate impact of COVID-19 on people of color and people with the lowest incomes who struggled with significant health and economic challenges prior to the pandemic. The report demonstrates the need for Congress to include measures in the next coronavirus relief package to help people with the fewest resources avoid hardships like eviction, homelessness, and food insecurity.

Community Solutions has a "[Take Action](#)" page where individuals can email their mayors and governors urging them to prioritize the needs of low-income renters, people experiencing homelessness, and homeless services staff.

### *Reporting*

In an [ABC News report](#), NLIHC President and CEO Diane Yentel urged Congress to include an additional \$100 billion in rental assistance in the next coronavirus relief package to prevent evictions and avert a significant spike in homelessness and displacement after the moratoriums expire.

Tens of thousands tenants across the country participated in a [coordinated rent strike](#) on May 1. The strikes were concentrated in Los Angeles, New York, and Philadelphia. Cea Weaver, communications director for Housing Justice for All, estimates that 10,000 people pledged to strike in New York City alone.

[The Washington Post](#) used the Eviction Lab's scorecard to examine state variations in eviction protections.

[Real Change News](#) explained that while America's affordable housing and homelessness crises have been present long before the coronavirus, the pandemic has highlighted the need for a national housing justice movement that addresses systemic racism.

[WBUR](#) aired a segment exploring how many Americans continue to face housing insecurity despite eviction and foreclosure moratoriums that some states have enacted.

[USA Today](#) reported on the relationship between COVID-19 and social determinants of health, including poverty and homelessness.

The [New York Daily News](#) examined a new coordinated effort between New York City and the MTA to force people experiencing homelessness out of the subway system.

[Politico](#) reported that while Republican lawmakers are reluctant to pass another coronavirus relief package, economists from a range of ideological backgrounds are urging Congress to keep spending money to protect the economy.

An article in the [Washington Post](#) argued that some federal coronavirus funding should be invested long-term in U.S. infrastructure, including affordable housing, as the coronavirus pandemic has made it more evident that we need increased investment in affordable housing.

[NPR](#) reported on the hurdles that families experience homelessness face in home-schooling their children.

## **State and Local News**

A list of local eviction and foreclosure moratoriums from NLIHC is available [here](#).

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

A list of local shelter closings from NLIHC is available [here](#).

### *Alabama*

[Birmingham](#) shelters and nonprofit organizations, including Firehouse, First Light, and the Salvation Army's Center of Hope, continue to serve people experiencing homelessness while adjusting to new guidelines due to the pandemic.

### *Alaska*

A temporary homeless shelter set up at [Ketchikan's recreation center](#) will close nearly two weeks ahead of schedule, drawing criticism from advocates. The initial plan was to keep the emergency shelter open until at least May 15, but Ketchikan's emergency operations center announced that it would close May 3.

### *Arizona*

Phoenix displaced part of a [large homeless encampment](#) this week.

### *California*

An editorial in the [Los Angeles Times](#) discussed the "appalling" nature of NIMBYism against housing for people experiencing homelessness, especially during the pandemic. Some cities, including Lawndale and Covina, have protested decisions to provide shelter for people experiencing homelessness in local hotels.

San Francisco officials announced that the city has acquired more than [120 recreational vehicles and trailers](#) to shelter people experiencing homelessness during the COVID-19 pandemic. Of the 120 trailers, 91 were provided by the Governor's Office of Emergency Services and 29 were leased by the city.

The city of [Encinitas](#) entered into an agreement on March 20 with a local nonprofit to house up to 80 households experiencing homelessness in motels. When the first batch of vouchers neared the expiration dates and California released a more detailed list of hotel room eligibility, the Encinitas City Council announced that it would only fund voucher extensions for up to 22 households until May 15. Many individuals experiencing homelessness in the city have already returned to their prior living situations or will soon, increasing their vulnerability to the coronavirus.

San Francisco's largest homeless shelter, [Multi-Service Center South](#), experienced one of the city's largest COVID-19 outbreaks. The shelter opened again last week after the city shut down the facility to clean, moving residents to private hotel rooms.

A resident of an [Oakland](#) homeless encampment has tested positive for COVID-19. Health officials are rushing to test and isolate the individual to prevent an outbreak.

Los Angeles County Supervisors Mark Ridley-Thomas and Janice Hahn co-authored a motion to expand the county's efforts to [house seniors experiencing homelessness](#) in vacant hotel and motel rooms. They expressed the urgent need to create a [sustainable crisis response](#) that addresses the needs of people experiencing homelessness after the acute crisis is over.

[California jails and prisons](#) are releasing thousands of people who were incarcerated for non-violent offenses to reduce crowding and stem the spread of COVID-19. Activists and service providers report that many of the people recently released from Bay Area jails are ending up in encampments and shelters, or are sleeping in their cars.

[Remezcla](#) spoke with United Way of Los Angeles' Chief Operating Officer Oscar Cruz to learn more about how the coronavirus pandemic is impacting people experiencing homelessness in Los Angeles County.

Two people experiencing homelessness who were sheltering at the [San Diego Convention Center](#) have tested positive for COVID-19. Both individuals will be kept off-site until it is safe for them to return to the shelter or be released to a permanent housing solution.

The [Los Angeles Times](#) examined how the coronavirus may impact California's plan to address the housing crisis.

### *Colorado*

City workers conducted a sweep of a large [homeless encampment in Denver](#) on April 30. A spokeswoman for the city stated that the sweep was prompted by concern that the area was becoming "increasingly hazardous."

### *Connecticut*

[New Haven](#) is establishing a drop-in resource center for people experiencing homelessness who are in encampments during the coronavirus pandemic.

### *Florida*

[Fort Lauderdale](#) officials announced that the city is prepared to spend up to \$200,000 to provide shelter in hotels for people experiencing homelessness during the pandemic. According to City Manager Chris Lagerbloom, a \$200,000 federal grant will eventually reimburse the city.

### *Georgia*

[Crossroads Community Ministries](#), an organization that operates like a post office for people who are experiencing homelessness and don't have a permanent address, has continued to provide services throughout the pandemic. The executive director spoke with *WABE* about the challenges that the organization has encountered due to COVID-19.

### *Hawaii*

Three [O’ahu service providers](#) shared updates on efforts to help sheltered and unsheltered people experiencing homelessness during the COVID-19 shutdown.

### *Idaho*

Interfaith Sanctuary, a Boise homeless shelter, spearheaded a new [program](#) to house and care for people experiencing homelessness who have tested positive for the coronavirus or are symptomatic. People who have tested positive can stay at Cottonwood Suites hotel, and those awaiting test results can stay at the Boise Rescue Mission.

### *Illinois*

The coronavirus has exacerbated [Chicago’s affordable housing crisis](#). The city is making efforts to address the crisis, but Chicago’s renters and owners need significant support from the federal government.

The founder of a [South Side nonprofit organization](#), her husband, and volunteers have been driving around Chicago, distributing food, masks, gloves, and hand sanitizer to vulnerable populations including people experiencing homelessness.

### *Indiana*

[Hoosier Action](#), a grassroots group focused on addressing the needs of Indiana residents, held a virtual meeting to discuss the resources needed to help low-income residents or those without permanent housing during and after the coronavirus pandemic.

### *Iowa*

The Wells Fargo Foundation has awarded the Institute of Community Alliances a \$150,000 grant to provide the first-ever statewide [rental assistance program to people experiencing homelessness](#) across the state of Iowa.

### *Louisiana*

The Southern Poverty Law Center, ACLU, and the United Way of Southeast Louisiana are among the nearly 40 groups that submitted a [letter](#) urging the First City Court and Second City Court judges to continue the eviction moratorium until August 24. The temporary halt on evictions could end May 1 in New Orleans if local courts decide to reopen. Read more [here](#).

### *Maryland*

[Fifty Democratic Senators](#) sent a letter to Governor Larry Hogan urging him to cancel rent and mortgage payments in Maryland for residents and businesses impacted by the pandemic.

Residents of [Project PLASE](#), a shelter facility in Baltimore, held a demonstration to denounce the shelter’s response after staff contracted the coronavirus last month. Residents and their allies accused the facility’s director of failing to institute necessary precautions and demanded blanket testing for all residents. Read the director’s full response [here](#).

### *Massachusetts*

Boston Mayor Martin Walsh announced that the city will move forward with universal [testing for all people experiencing homelessness](#). Boston has secured an additional 1,000 tests, which will allow public health officials to test all clients in the city’s shelter system over the next two weeks.

[WBUR](#) interviewed leadership and staff of St. Francis House, a homeless shelter in Boston. For workers in Boston shelters, the need for universal testing is urgent and personal.

[Boston Medical Center](#) and other hospitals have opened expanded services for people experiencing homelessness who need time and space to heal and recuperate. More than one in eight of Boston Medical Center's coronavirus patients are people experiencing homelessness.

On April 20, in response to the ongoing pandemic, Governor Baker signed the eviction and foreclosure moratorium bill (H.4647) – creating some of the strongest protections for tenants and homeowners in the nation. For tenants, the law temporarily halts all stages of most evictions. For homeowners, the law temporarily stops foreclosures and requires lenders to offer mortgage forbearance for those affected by COVID-19. Learn more [here](#).

On April 13, the Executive Office of Health and Human Services announced that the Commonwealth's COVID-19 Command Center and the Massachusetts Emergency Management Agency (MEMA) are setting up regional isolation and recovery sites located in hotels across the state. Currently there are sites in Pittsfield, Lexington, and Taunton with more coming soon. Learn more [here](#).

### *Michigan*

[Partnerships](#) among city departments, nonprofits, and other organizations aim to protect people experiencing homelessness in Detroit, including a new collaborative effort of restaurants providing food for 400 shelter residents each day.

The [Community Housing Network](#) is using funds from a \$100,000 grant from United Way for Southeastern Michigan to offer rental assistance and additional services to low-income renters. Housing advocates in Oakland County are calling for additional rental assistance and more affordable housing investments during and after the pandemic.

[Detroit shelters](#) are adjusting, rethinking, and expanding daily operations to meet the needs of people experiencing homelessness during the pandemic.

### *Minnesota*

The [Star Tribune](#) examined the disproportionate impact of COVID-19 on communities of color in Minnesota. State officials acknowledged that COVID-19 is exacerbating existing racial and economic inequities and that Minnesota is working to expand testing capacity.

### *Mississippi*

The [Mississippi Center for Justice](#) filed an emergency motion with the Mississippi Supreme Court to halt evictions until July 27 in an effort to prevent an expected rise in evictions and homelessness due to the pandemic.

### *Missouri*

Several churches in [Springfield](#) are opening their buildings as day shelters for people experiencing homelessness throughout May. Visitors will have access to laundry, showers, and shelter. More than 30 organizations have agreed to establish day shelters across Springfield.

Governor Mark Parson announced that Missouri will receive [\\$24 million](#) in federal funding to support homeowners and renters who have been impacted by the pandemic. The Governor announced via Twitter that

the state will receive an additional \$9.4 million dollars in ESG funds that can be used to help people experiencing homelessness or at risk of becoming homeless.

### *Montana*

[Missoula](#) will use a motel that the city purchased in late April to provide short-term housing for people experiencing homelessness who need to quarantine or self-isolate. When the crisis is over, the city plans to demolish and redevelop the property into permanent affordable housing.

### *New Jersey*

The [Newark Housing Authority](#) is adjusting its public housing wait list to accommodate families who are in need of transitional housing due to loss of employment or homelessness. Families who are currently on the public housing waiting list and wish to apply for COVID-19 preference can visit: [www.newarkha.org](http://www.newarkha.org)

As [Newark renters](#) face illegal eviction due to the pandemic, pro bono attorneys and advocacy groups worry that many residents are vulnerable to landlord exploitation. Newark is one of three cities in the country to offer pro bono legal representation to low-income renters facing eviction.

The [Housing and Community Development Network of Jersey](#) applauded Governor Phil Murphy for announcing new measures and resources for renters and homeowners impacted by COVID-19, including an order allowing renters to use security deposits to cover their rent with a notification of intent to their landlord.

Governor Murphy announced expanded protections for individuals without permanent housing on April 24. [Executive Order No. 106](#) protects access to hotels and motels for individuals without permanent housing and clarifies that municipalities are prohibited from imposing restrictions in response to the coronavirus pandemic on the ability of motels, hotels, guest houses, or private residents to accept any individuals who have no permanent housing.

### *New York*

Vijay Dandapani, president of the Hotel Association of New York City, said that [city hotels](#) are ready and willing to house people experiencing homelessness during the pandemic. The city cites health and safety concerns as justification for why it has not expanded its current hotel program. Giselle Routhier, policy director for Coalition for the Homeless, an NLIHC state partner, stated that the city's delay in housing unsheltered residents in hotels is due to a lack of political will.

Governor Andrew Cuomo and Mayor Bill de Blasio announced that the state and city will [halt subway service](#) between 1 and 5 am each night to disinfect every train every 24 hours. Homeless advocates expressed concern that people experiencing homelessness who had been staying in subway stations will have nowhere to go.

Mayor Bill de Blasio announced [plans](#) to move as many as 1,000 New Yorkers experiencing homelessness from shelters into hotels every week. As of April 28, 775 New Yorkers experiencing homelessness have tested positive for COVID-19.

[Governor Andrew Cuomo](#) referred to the increasing number of people experiencing homelessness staying on New York City subways as “disgusting” and “disrespectful” to essential workers who rely on the subway to get to work.

The [Westchester County Department of Social Services](#) reported that it had isolated and monitored 50 COVID-19-positive people experiencing homelessness. The department also said that across Westchester, 75% of its 987 units were filled in operating shelters, drop-in shelters, and emergency housing units.



[VA New York Harbor Healthcare System](#) providers are conducting street outreach and shelter visits to ensure at-risk veterans experiencing homelessness have access to health support.

The New York City health department began [delivering methadone](#) to homeless shelter residents and discharged hospital patients. Under normal circumstances, home delivery of methadone, a controlled substance, is prohibited. Door-to-door delivery of methadone is intended to stem the spread of COVID-19.

### *Ohio*

The Coalition on Homelessness and Housing in Ohio (COHHIO), an NLIHC state partner, held a [teleconference call](#) with the Ohio Poverty Law Center and the Affordable Housing Trust for Columbus and Franklin to address the state's affordable housing crisis. Advocates, including COHHIO executive director Bill Faith, [emphasized](#) the urgent need to establish an emergency rental assistance relief program to protect low-income renters from eviction.

The Affordable Housing Alliance of Central Ohio (AHACO) released its [April tracking report](#) detailing the impact of COVID-19 on the local affordable housing market. Affordable housing challenges increased in nearly all sectors. AHACO announced its support for including \$100 billion in Emergency Solutions Grants in the next federal relief package to provide rental assistance to Ohio tenants.

The Ohio Poverty Law Center released a [report](#) last week highlighting the need for Ohio to direct new and existing federal funds to establish a rental assistance program to protect low-income renters, property owners, and financial institutions.

### *Oregon*

Eleven people experiencing homelessness have tested positive for the coronavirus in the [Portland area](#). The Oregon Health Authority has announced plans to expand testing for people experiencing homelessness. Lane County has calculated how many tests would be needed to evaluate everyone in their shelters. Multnomah County and Washington County have yet to announce similar plans.

The City of [Ashland](#) has deployed funding from Community Development Block Grant and FEMA reimbursements to acquire hotel rooms for people experiencing homelessness during the pandemic. A local non-profit, Options for Helping Residents of Ashland, was awarded a \$100,000 grant to fund the program.

A [Street Roots editorial](#) urges Oregon officials not only to move all unhoused Oregon residents into hotels and motels, but also to create a statewide roadmap to solve homelessness.

### *Pennsylvania*

The [Community Action Agency of Delaware County](#) will receive \$300,000 to help people who have recently become homeless find shelter in hotels for up to three months. These individuals may include patients released from medical facilities, people recently released from jail or prisons, survivors of domestic violence, or people living in homeless shelters who have tested positive for COVID-19.

[Montgomery County](#) Commissioner Kenneth Lawrence Jr. announced that \$30,000 is needed to provide shelter for individuals experiencing homelessness through mid-May. The county is seeking [donations](#) to meet this need.

### *Rhode Island*

An interactive model from researchers at Boston University School of Social Work, University of Pennsylvania, and UCLA projects that at any given point in time, nearly [800 Rhode Islanders experiencing homelessness](#) will require emergency COVID-19 accommodations.

## *South Dakota*

[Homeless shelters in Sioux Falls](#) face additional challenges to serving people experiencing homelessness in the wake of the pandemic. While shelters such as Union Gospel Mission and Bishop Dudley Hospitality House struggle to balance safety and service, they continue their missions to serve people experiencing homelessness.

## *Tennessee*

The Metro Public Health Department is investigating a [possible COVID-19 outbreak](#) at the homeless shelters at the Fairgrounds after four individuals tested positive for COVID-19.

## *Texas*

A new [hotline](#) was established to connect Houston residents experiencing homelessness with free COVID-19 testing provided through Healthcare for the Homeless Houston.

Forty-one residents of the [Dallas Life shelter](#) in the Cedars tested positive for COVID-19, and another 150 were likely exposed and are in quarantine. In wake of this outbreak, Dallas shelters are instituting more forceful protective measures.

The University of Texas School of Law created a [website](#) to track local and state housing policy responses in Texas. The website is updated frequently and includes policy best practices to increase Texans' housing stability.

The [Houston Health Department](#) is expanding COVID-19 testing to vulnerable communities through partnerships with community organizations and new mobile testing units.

The Texas Supreme Court extended the moratorium on eviction procedures until May 18. [Texas Housers](#), an NLIHC state partner and member of DHRC, expressed concern about the long-term safety of low-income Texans, highlighting the need for emergency rental assistance when the moratorium is lifted and back-rent is due.

The [Austin City Council](#) voted to accept \$2.35 million from HUD to help people experiencing homelessness or at risk of becoming homeless during the coronavirus pandemic. Council members also accepted a \$272,065 Coronavirus Relief grant for Housing Opportunities for People with Aids (HOPWA).

## *Utah*

Tara Rollins and Francisca Blanc of the [Utah Housing Coalition](#), an NLIHC state partner, highlighted the need for Utah to ensure that all essential workers have access to a safe, affordable home.

## *Vermont*

The director of [Northeast Kingdom Community Action](#), a social services agency that is now managing four shelter sites across the region, discussed how the pandemic has revealed the extent to which residents are experiencing housing insecurity. Northeast Kingdom Community Action is one of 20 organizations selected by the [Vermont Affordable Housing Coalition](#) for a portion of its \$100,000 grant from NLIHC.

## *Virginia*

The City of Virginia Beach established a program to prevent evictions for low- and middle-income renters experiencing hardship due to the pandemic. The [Virginia Beach Eviction Prevention Assistance](#) program provides eligible renters with one-time payments issued directly to the landlord or property manager.

## *Washington DC*

The [D.C. Tenants Union](#), formed last year, sent a dozen letters to landlords requesting that all or portions of their tenants' rents be waived in wake of the coronavirus pandemic. More than 3,300 D.C. tenants signed on to a [petition](#) to "cancel rents and mortgages." The group's demands include cancellation of rent for the duration of the emergency and an additional month, a two-year rent freeze, strengthening the Emergency Rental Assistance Program, and others.

Washington, DC Mayor Muriel Bowser opened a new permanent [family homeless shelter](#) in Ward 3. The opening of the new shelter comes as the city is struggling to stop the spread of COVID-19. As of April 28, [162 people](#) residing in homeless shelters across the city had tested positive for COVID-19.

Habitat for Humanity of Washington, DC launched an [Emergency Housing Stability Fund](#) to expand affordable homeownership opportunities and protect homeowners. Shelter in place orders have forced the organization to pause volunteer operations on its construction sites. Donations to the fund will allow Habitat DC to finish the 14 homes it has been working on and build nearly 30 more homes.

## *West Virginia*

The [West Virginia Coalition to End Homelessness](#) has partnered with the United Way of Marion and Taylor Counties to move people experiencing homelessness into homes during the pandemic.

## **Guidance**

### *Centers for Disease Control and Prevention*

[Screening Clients at Entry to Homeless Shelters](#) - April 21, 2020

[Infection Prevention and Control Considerations for Alternate Care Sites](#) - Updated April 23, 2020

### *FEMA*

[FEMA/HHS Community Mitigation Task Force: Sustaining Nutritional Needs for At-Risk Individuals](#)

[Information on Federal Programs to Sustain Nutrition for At-Risk Individuals](#)

### *Housing and Urban Development*

[Multifamily Q&A for COVID-19](#) - May 1, 2020

[Addressing Tenant Concerns During the COVID-19 National Emergency](#) - April 28, 2020

[COVID-19 Office Hours for ESG Recipients - April 27 Recording and Slides](#)

[Notice PIH-2020-07: Implementation of Supplemental Guidance to the Federal Fiscal Year 2020 Operating Fund Appropriations](#) - Issued on April 28, 2020

[Notice PIH-2020-08: CARES Act - HCV Program Administrative Fees](#) - Issued on April 29, 2020

[Notice PIH-2020-06: IHBG-CARES Implementation Notice](#) - Issued on April 22, 2020

[COVID-19 HMIS Resources](#) - Updated April 28, 2020

*National Health Care for the Homeless (HCH) Council*

[COVID-19 Town Hall Series: Testing for COVID-19 in Homeless Shelters](#) - Every Tuesday and Friday at 1pm EDT

[Reducing Harm for People Using Drugs and Alcohol During the COVID-19 Pandemic: A Guide for Alternate Care Sites Programs](#)

[COVID-19 & The HCH Community: Needed Actions from Public Health and Emergency Response Systems](#)

*American Hotel and Lodging Association*

[Hotel-Hospital COVID-19 Response Playbook](#)

*A Way Home America*

[National Guidance on Emergency Homeless Services for Youth and Young Adults](#)

*Policy Research Associates*

[Release to What? Behavioral Health-Based Strategies to Address COVID-19: Equity for the Homeless and Justice Involved](#)

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## Opportunity Starts at Home

### **Leaders in Health, Education, Hunger, Faith, Civil Rights, Environment, and More Urge Housing Resources in Next COVID-19 Package**

The [Opportunity Starts at Home](#) multi-sector affordable homes campaign issued a press statement on April 27 urging Congress to address housing and homelessness in the next COVID-19 relief package. The press statement includes quotes from 20 CEOs and senior leaders of organizations that serve on the campaign's Steering Committee and Roundtable. The statement argues that if Congress does not act quickly to ensure housing stability during this crisis, the dire consequences will be long-lasting and will impact other areas such as healthcare, education, and food security.

“Housing insecurity and homelessness are devastating for kids and students,” states Lily Eskelsen García, president of the National Education Association, the largest labor union and professional interest group in the country. “We know that these issues are felt more sharply for Black, Latino, Indigenous and poor families. Having families and students worried about where they will sleep at night – or if they will have a safe place to sleep – makes it even more challenging to focus on school related work and distance learning. Our response to the coronavirus crisis must include secure housing in addition to access to nourishing food, medical care and testing.”

The statement also makes the connection between housing and health care. The Healthcare Anchor Network is a national collaboration of 50 leading hospitals and healthcare systems building more inclusive and sustainable local economies. As Network Director David Zuckerman says, “Our members know that good health requires that all of us live in safe homes that we can afford. The pandemic and economic crises we face have made the housing and health connection even more apparent. People need a home to be able to wash their hands, be protected from the elements, and maintain their health and safety. Moreover, research has shown that safe and

affordable housing helps to curb healthcare costs and that certainly includes the current urgent short-term needs for some Americans.”

To see the full press statement, [click here](#)

Follow the *Opportunity Starts at Home* campaign on all social media platforms: [Twitter](#), [Instagram](#), [Facebook](#), and [LinkedIn](#). 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](#).

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## **Our Homes, Our Votes: 2020**

### **Senators Klobuchar and Wyden Introduce “Natural Disaster and Emergency Ballot Act”**

Senators Amy Klobuchar and Ron Wyden and 27 other original cosponsors have introduced the “[Natural Disaster and Emergency Ballot Act \(NDEBA\)](#)” of 2020. The legislation would help voters exercise their right to vote during disasters like the COVID-19 pandemic in current and future elections.

This legislation comes as many states have delayed their primaries due to the pandemic and as policymakers consider how to make voting safe and accessible for all voters. The NDEBA would:

- Ensure that voters in all states have 20 days of early in-person voting and no-excuse absentee vote-by-mail and ensure states begin processing (but not counting) votes cast during early voting or by mail 14 days before Election Day to avoid delays in counting votes on Election Day.
- Guarantee that all voter registration applications submitted by mail or online, up until and 21 days prior to Election Day, are deemed valid.
- Provide all voters with the option of online requests for absentee ballots and require states to accept requests received up until and 5 days prior to Election Day.
- Guarantee the counting of absentee ballots postmarked or signed before the close of the polls on Election Day and received up until and on the 10th day following Election Day.
- Ensure states provide self-sealing envelopes with prepaid postage for all voters who request a voter registration application, absentee ballot application, or an absentee ballot.

Voting by mail, also known as absentee voting, is a proven way to let individuals exercise their right to vote without having to go to the polls. This option is more important than ever in the face of the health and safety precautions necessary to combat COVID-19. The NDEBA takes critical steps to ensure that everyone will have access to absentee voting and other important protections so that they can exercise their right to vote.

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## **NLIHC Provides New State-Specific Voter and Candidate Engagement Resources**

*Our Homes, Our Votes: 2020*, NLIHC’s non-partisan project on candidate and voter engagement, recently revised its website to feature new state-specific pages that let advocates explore key voting information for their states. The [state pages](#) provide voters and advocates information about voter registration, polling places, provisional ballots, absentee ballots, voter identification requirements, and more. The state pages also include state housing profiles with state-specific facts, data, and important information about the affordable housing situation in every state. These data are important in making the case to candidates about the need for socially just housing policies.

## 2020 Elections Approach: Webinar on “Getting Housing Issues and Ballot Initiatives into the Elections,” May 21 at 3 pm ET

As the 2020 elections approach, learn about how advocates can advance housing issues and ballot initiatives during a NLIHC webinar on May 21 at 3 pm ET. Register for this webinar and NLIHC’s entire 15-month “*Third Thursdays at Three*” *Our Homes, Our Votes 2020* webinar and podcast series on nonpartisan voter and candidate engagement at: <https://tinyurl.com/y3t9gfr2>

The May 21 webinar will share how voters in communities throughout the U.S. are taking the lead on affordable housing issues. Twenty-two ballot initiatives on housing affordability issues passed in 2018, and more are expected in 2020. While taking issues directly to the voters can be a challenging endeavor, it can also produce outstanding results. This *Third Thursday at Three* session will discuss how to place housing-related items on the ballot through the legislative process or through signature gathering. Presenters will discuss what works best in ballot initiative campaigns and how to build broad support prior to an election.

The presentations take place at 3 pm ET on the third Thursday of each month. All sessions are recorded and posted to the *Our Homes, Our Votes: 2020* website for those who cannot attend the live broadcasts. The full list of webinar topics includes:

- Session 1: Legal Considerations for Election Engagement for 501 (c3) organizations, September 19. (Watch recording at: <https://bit.ly/338Ydho>)
- Session 2: Developing an Effective Plan for Voter Engagement Work, October 17. (Watch recording at: <https://bit.ly/338Ydho>)
- Session 3: Helpful Tools and Partners for Election Engagement, November 21 (Watch recording at: <https://bit.ly/338Ydho>)
- Session 4: Voter Registration Part 1 – Messaging, Events, and Canvassing, December 19 (Watch recording at: <https://bit.ly/338Ydho>)
- Session 5: Voter Registration Part 2 – Finding and Registering Residents of Subsidized Housing, January 16 (Watch recording at: <https://bit.ly/338Ydho>)
- Session 6: The Role of Housing Providers in Registering and Mobilizing Voters, February 20 (Watch recording at: <https://bit.ly/338Ydho>)
- Session 7: Getting Candidates on the Record, March 19 (Watch recording at: <https://bit.ly/338Ydho>)
- Session 8: Educating Voters, April 16 (Watch recording at: <https://bit.ly/338Ydho>)
- **Session 9: Housing Issues and Ballot Initiatives, May 21**
- Session 10: Overcoming Common Obstacles to Voting, June 18
- Session 11: The Challenge of Voting While Homeless, July 16
- Session 12: Voter Mobilization Part 1 – Early Voting and Vote-by-Mail, August 20
- Session 13: Voter Mobilization Part 2 – Protecting Low Income People from Voter Intimidation and Voter Caging Tactics, September 17
- Session 14: Election Day! Getting Out the Vote, October 15
- Session 15: After the Vote – Holding Candidates to their Promises, November 19

Register once for all webinars/podcasts and receive reminders at: <https://tinyurl.com/y3t9gfr2>

[Watch recordings of previous webinars at: https://bit.ly/338Ydho](https://bit.ly/338Ydho)

*Our Homes, Our Votes 2020* provides [an array of nonpartisan resources, tools, and training](#) on candidate engagement and increasing voter registration and turnout among low-income renters.



## National Housing Trust Fund

### National Housing Trust Fund Allocations Published in *Federal Register*

National Housing Trust Fund (HTF) FY20 allocations were officially published in the [Federal Register](#) on April 29, including specific information for each state, the District of Columbia, Puerto Rico, and U.S. Territories. As previously reported in [Memo](#), a total of \$322,564,268 was allocated, representing a 23% increase over the \$247.7 million for FY19. Previous HTF allocations were \$173.6 million in 2016, \$219.2 million in 2017, and \$266.8 million in 2018.

The *Federal Register* HTF allocations are at: <https://bit.ly/3bPtNVM>

More information about the national Housing Trust Fund is on [page 3-1](#) of NLIHC's *2020 Advocates' Guide*.

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## Research

### Massachusetts Local Land-Use Override Program Continues to Spur Affordable Housing Development

An article published in *Housing Policy Debate*, "[Overriding Exclusion: Compliance with Subsidized Housing Incentives in the Massachusetts 40B Program](#)," reports that a Massachusetts policy of allowing subsidized-housing developers to appeal local land-use decisions has successfully encouraged the development of affordable housing. Between 1997 and 2017, the share of the state housing stock that was subsidized increased from 7.8% to 9.2%. In the Boston metropolitan area, the subsidized share of housing rose from 9.2% to 10.3%. The authors also found that race plays a role in slowing affordable development, with the whitest cities producing the least subsidized housing.

The Massachusetts 40B program, enacted in 1969, allows developers of subsidized housing to appeal project denials by local governments when less than 10% of the housing stock in the municipality is subsidized. At the time of passage, only Boston and two other communities in the state had subsidized housing greater than 10% of the housing stock. The prospect of a state review board overriding local control provides an incentive for communities to negotiate with subsidized housing developers.

Previous studies have found that the 40B program spurred affordable housing development: between 1969 and 1994, 20 cities brought their subsidized share over the 10% threshold, and 118 cities began building affordable housing. This article updates that assessment and analyzes the characteristics of housing-responsive communities. The authors analyzed housing production in Massachusetts since 1997, using the Massachusetts Department of Housing and Community Development's online Subsidized Housing Inventory database, as well as data from the U.S. Census Bureau. The authors also conducted interviews with local officials about how cities meet 40B obligations.

Between 1997 and 2017, 58,975 subsidized homes were built in Massachusetts, including 37,417 homes in the Boston metropolitan area. In 1997, only 24 cities (6.8%) had met the program's 10% threshold, and 56 cities had no subsidized housing at all. By 2017, 65 cities (18.5%) had met the threshold and only 42 cities (11.9%) lacked any subsidized housing. Furthermore, 235 communities (67%) increased the percentage of subsidized housing. Improvement was uneven, however: 35 communities (10%) made no progress and 81 communities (23%) lost subsidized housing as a percentage of the overall housing stock. The communities that passed the threshold in that time are concentrated within the Boston metropolitan area.

Given this uneven progress, the authors examined which community characteristics were related to development of affordable housing. They report a statistically significant association between population and subsidized-housing share, with larger cities producing more subsidized housing. The subsidized-housing share was also positively associated with the poverty rate: cities with lower poverty rates produced less subsidized housing. The racial makeup of the community also mattered: the larger the white population in a city was in 2017, the smaller the share of subsidized units. Cities with stronger fiscal situations (measured in terms of the ratio of total expenditures to local revenues) produced greater amounts of subsidized housing. Finally, they found that meeting the 10% goal had a slight negative effect on subsequent gains in the share of the subsidized-housing stock—that is, cities tended to slow development of affordable housing after meeting the 10% threshold that eliminated the prospect of a state review board override.

In interviews, the authors found that local officials were acutely aware of whether their city met the 10% threshold. Several officials expressed concern that the 2020 Census would push them under the threshold again. The 40B program was described as an unwelcome intrusion that permitted developers to override environmental concerns and “smart growth” principles. Some interviewees acknowledged that racial and socioeconomic prejudice motivated some resistance to affordable housing development in their communities.

The paper can be accessed here: <https://bit.ly/3eH327J>

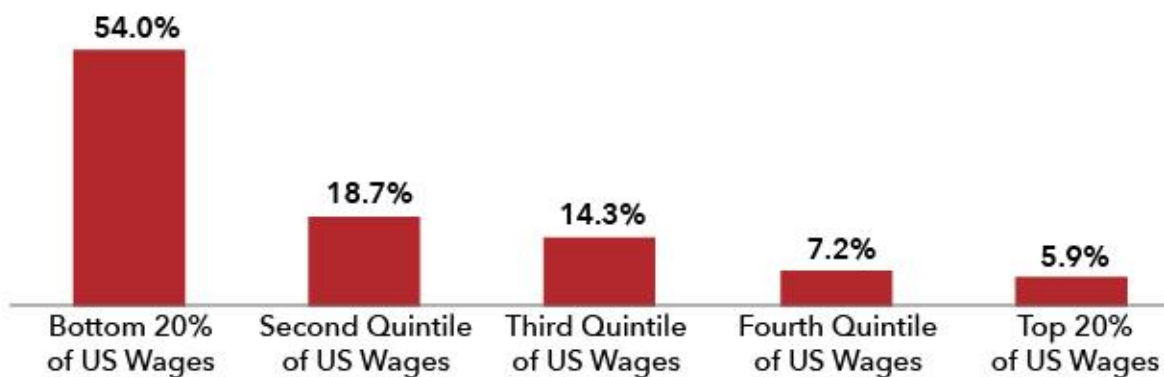
For other recent scholarship on the Massachusetts affordable housing appeals system and how it compares with similar policies in the Northeast, see [Memo, 3/30](#).

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## Fact of the Week

### Lowest-Wage Jobs Are Most Exposed to COVID-19-Related Unemployment

## Wages of Jobs Most Exposed to COVID-19-Related Unemployment



Source: Bureau of Labor Statistics, 2020. BLS included Restaurants and Bars, Travel and Transportation, Entertainment, Personal Services, sensitive Retail, and sensitive Manufacturing. Wage data from May 2019 Occupational Employment Statistics.

Source: Bureau of Labor Statistics, 2020.

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## From the Field

### **Massachusetts Advocates Celebrate Passage of Strong Statewide Eviction and Foreclosure Moratorium**

In response to the ongoing coronavirus pandemic, Massachusetts Governor Charlie Baker signed an eviction and foreclosure moratorium bill (H.4647) on April 20 creating some of the strongest protections for tenants and homeowners in the nation. This law means that Massachusetts residents will not have to worry that they will be evicted or lose homes to foreclosure during this unprecedented emergency. Organizations driving the moratorium included Citizens' Housing and Planning Association (CHAPA), an NLIHC state partner; the Renters Rising Campaign; and Homes for All Massachusetts, a state-wide grassroots coalition that includes the community organization City Life/Vida Urbana.

Chief Justice Timothy Sullivan of the Massachusetts Housing Court had previously ordered the postponement of most eviction cases during the emergency, beginning on March 14. "The decision was only a partial victory," said Lisa Owens, executive director for City Life/Vida Urbana, "since the order did not cover those who were evicted by a judge prior to the order." City Life/Vida Urbana received more than 500 calls to its hotline from tenants in the Metro Boston area worried about how they would be able to pay their rent and stay safe if they were to become evicted before the moratorium was instituted.

In response to renters' concerns about losing their homes during a pandemic, Homes for All Massachusetts and the Renters Rising Coalition initiated the moratorium campaign with a protest at Housing Court in early March. Homes for All Massachusetts, along with legal aid partners at the Massachusetts Law Reform Institute, Greater Boston Legal Services, and Heisler, Feldman & McCormick P.C., then worked on the legislation with Representatives Mike Connolly and Kevin Honan. In just two days preceding the passage of the moratorium, over 1,000 residents contacted the State House to voice support for the bill.

CHAPA collaborated with legislators, policy makers, and legal advocates to craft the strongest possible eviction and foreclosure moratorium during the COVID-19 emergency. CHAPA then advocated for the moratorium by working with their members to support the legislation.

The moratorium protects tenants from eviction by:

- Preventing landlords from sending notices to quit or filing new eviction cases.
- Stopping courts from scheduling non-emergency hearings, entering judgements, and issuing eviction executions for possession.
- Preventing sheriffs from levying executions for possession to remove tenants.
- Temporarily halting most eviction cases with limited exceptions for emergencies involving alleged criminal activities or conduct endangering the health and safety of others.

For homeowners, the law temporarily stops foreclosures and requires lenders to offer mortgage forbearance for those affected by COVID-19. Specifically, the law:

- Stops residential foreclosures of owner-occupied one- to four-unit family housing.
- Requires lenders to offer a mortgage forbearance for homeowners affected by COVID-19, with payments added to the end of the loan.
- Prevents negative credit reporting for homeowners in forbearance.

The moratorium will remain in effect for 120 days (or 45 days following the end of the state of emergency) and can be extended at the governor's discretion to ensure it does not end before state of emergency is lifted plus a reasonable period thereafter. The moratorium also pauses evictions on small businesses and allows reverse mortgage counseling to be conducted virtually or by phone. Read a detailed summary of the legislation [here](#).

To learn more about Homes for All Massachusetts, Renters Rising Coalition, and City Life/Vida Urbana, contact Helen Matthews, communications manager for City Life/Vida Urbana at [homefries@clvu.org](mailto:homefries@clvu.org). To learn more about CHAPA, contact Ryan Dominguez, senior policy analyst, at [rdominguez@chapa.org](mailto:rdominguez@chapa.org).

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## NLIHC News

### NLIHC Welcomes Six New Members to the Board of Directors

NLIHC unanimously voted six new members onto its board of directors on March 24: Colorado Coalition for the Homeless Vice President of Communications and Public Policy Cathy Alderman; New York City tenant association leader Loraine Brown; Georgia Advancing Communities Together President and CEO Bambi Hayes-Brown; Center on Budget and Policy Priorities Vice President for Housing Policy Peggy Bailey; Boston University Associate Professor of Pediatrics and Children's Healthwatch Co-Lead Principal Investigator Megan Sandel; and Washington Low Income Housing Alliance resident advocate and Resident Action Project Steering Committee member Mindy Woods.

**Cathy Alderman** joined the Colorado Coalition for the Homeless (an NLIHC state partner) as vice president of communications and public policy in 2016. Ms. Alderman oversees public policy efforts to create lasting solutions for families, children, and individuals who are experiencing or at-risk of homelessness throughout Colorado. "I am honored to join the NLIHC Board," said Ms. Alderman. "Now, more than ever, our advocacy with the federal government and Congress to increase investment in housing and homelessness is critical to save lives and build stronger communities across the country. NLIHC has demonstrated outstanding credibility, influence, and strategic direction for moving the needle on unacceptable inaction by the federal government. As a state partner, we have long supported the work of NLIHC, and I personally look forward to assisting the board and the Coalition's amazing staff to ensure that everyone in America has a safe place to call home."

**Loraine Brown** has held the position of board member with several tenant associations throughout New York City, including Manhattan Community Board 8, for over two decades. Ms. Brown has worked to highlight the intersectionality between housing, gender equality, justice reform, climate and environmental justice, and human rights. "I am honored to serve on the NLIHC Board of Directors and contribute to the important work of addressing policies that will increase affordable housing for those with the lowest incomes," said Ms. Brown. "The needs of this community are ones that I am personally invested in and are integral to the overall economic growth of this country. I feel privileged to work alongside leaders in this field to advance NLIHC's mission and empower all housing residents."

**Bambi Hayes-Brown** joined the Georgia Advancing Communities Together (an NLIHC state partner), as president and CEO in 2018. Ms. Hayes-Brown has 20 years of experience in rural and urban community and economic development, including with the Housing Choice Voucher Program, public housing, the HUD-VASH program, Low Income Housing Tax Credits, Community Development Block Grants, the HOME Investment Partnership program, tax-exempt bonds, and public/private deal structuring. "I am thrilled to be selected to serve on the Board of Directors for NLIHC," said Ms. Hayes-Brown. "As an individual who was previously homeless and a previous public housing resident, I am excited to lend a lived-experience voice to influence national policy to ensure decent, safe, and low-cost housing for all. The City of Atlanta and many urban communities' towns throughout Georgia have faced significant affordable housing challenges. Rents continue

to increase, and wages have remained stagnant, making affordable housing out of reach for Georgia's lowest-income residents. Georgia's rural residents face even more challenges with lack of access to employment centers, transportation, hospital closures, disinvestment, and aging naturally occurring affordable housing. The NLIHC and its support, expertise and research has been invaluable to Georgia to help move the needle to a more inclusive affordable housing ecosystem to our nation's most vulnerable populations."

**Peggy Bailey** has overseen housing policy at the Center on Budget and Policy Priorities as a vice president since 2016. Throughout her career, Ms. Bailey has worked to help build connections between the housing community and health, nutrition, child welfare, and other systems of care amid the growing recognition that access to stable, affordable housing is a necessary foundation for low-income people to meet other basic needs. "I am excited to join the NLIHC board," said Ms. Bailey. "NLIHC and its members are critical in the fight to overcome the income and achievement gaps that marginalized people experience. The fact that ZIP code is predictive of these outcomes illustrates the role housing policy and practice play in people's success. Making housing affordable for all and breaking down the barriers that obstruct fair access to safe, healthy housing are what drives me. I look forward to bringing that passion to NLIHC."

**Megan Sandel, MD**, has held the position of associate professor of pediatrics at the Boston University School of Medicine and Public Health for the last eight years. Dr. Sandel is also the co-lead principal investigator with Children's Health Watch, one of the founding partners of the NLIHC-led Opportunity Starts at Home multisector affordable homes campaign. She is a nationally recognized expert on housing, child health, and social determinants of health. "The COVID-19 pandemic has shown that housing is healthcare," said Dr. Sandel. "As a doctor, I am committed to elevating the health impacts of issues such as lack of housing and food insecurity on marginalized communities. I am joining NLIHC's board to help spread information and resources on how housing impacts everyone's wellbeing. The connections between housing and health care are evident. As an NLIHC board member who also works in the healthcare sector, I will ensure these connections are shared widely in one voice so that everyone, particularly the most marginalized, has a stable place to call home."

**Mindy Woods** is one of the founding members of Washington Low Income Housing Alliance's Resident Action Project. She is an advocate for veterans and other people experiencing homelessness. She uses her voice at the state legislature and on social media to connect with lawmakers, journalists, and other advocates to share stories, resources, and calls to action. "Over the last decade," said Ms. Woods, "I have worked to elevate the resources and issues of people experiencing homelessness because as a single mother who has experienced homelessness twice, I know that homelessness can happen to anyone. All it takes is one incident—one job loss, medical bill, rent increase—and anyone can become homeless, no one is immune. The COVID-19 pandemic has spotlighted the connection between housing and healthcare at the highest level. Across the country, millions of people looked to their members of Congress, landlords and homeless service providers to assist them in getting through to the next month, not knowing if the next month they will have wages or a roof over their heads where they can self-quarantine and recover. I am happy to be on the board of NLIHC where we can work collectively to influence positive policy changes that will help mitigate the increase of homelessness during the current pandemic and after future disasters."

"Each new NLIHC board member brings valuable perspectives and years of leadership and experience advocating for affordable and decent homes for those with the lowest incomes," said NLIHC President and CEO Diane Yentel. "Adding this experience to the NLIHC board builds on the high-level expertise of those already serving. I look forward to working with the NLIHC board of directors in continuing to advance socially just policies to ensure decent, safe, accessible, and affordable homes for those with the greatest needs."

Check out the full list of NLIHC board of directors at: <http://nlihc.org/about/board>

## NLIHC in the News

### NLIHC in the News for the Week of April 26

The following are some of the news stories that NLIHC contributed to during the week of April 26:

- “‘Mass evictions’ on the horizon as US confronts coronavirus housing crisis: Advocates,” *ABC News*, May 1 at: <https://tinyurl.com/y86z76vk>
- “Opinion: Rent is due. Texas must do more to protect tenants during the COVID-19 crisis,” *Houston Chronicle*, May 1 at: <https://tinyurl.com/yc755kwf>
- “How we can ease the looming crisis in rental housing,” *The Dallas Morning News*, April 29 at: <https://tinyurl.com/ydh9yk4w>
- “Amid coronavirus outbreak, one affordable housing owner tried to raise rent. Technically, others could, too.,” *Orlando Sentinel*, April 29 at: <https://tinyurl.com/yb6j9cng>
- “COVID-19 has made Chicago’s affordable housing crisis worse, and the feds must step in to help | Op-ed.,” *Chicago Sun Times*, April 27 at: <https://tinyurl.com/y8pmk5b2>
- “Stimulus checks will help homeless Seattleites — but not into housing, experts say,” *The Seattle Times*, April 24 at <https://tinyurl.com/y83cavbl>

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Andrew Aurand, Vice President for Research, x245

Victoria Bourret, Housing Advocacy Organizer, x244

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Josephine Clarke, Executive Assistant, x226

Dan Emmanuel, Senior Research Analyst, x316

Ed Gramlich, Senior Advisor, x314

Kim Johnson, Housing Policy Analyst, x243

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Mayerline Louis-Juste, Communications Specialist, x201

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