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Housing as Infrastructure

House Democrats Release Sweeping Infrastructure Plan, Would Invest \$100 Billion in Affordable Housing

House Democrats released on June 18 the “[Moving Forward Act](#),” a \$1.5 trillion infrastructure package. In addition to investing substantially in repairing the nation’s roads and bridges and improving broadband access, the bill proposes \$100 billion to construct and preserve 1.8 million affordable homes, through \$70 billion for public housing capital repairs and \$5 billion for the national Housing Trust Fund, among other things.

The bill builds on the “INVEST in America Act” (HR 2), introduced on June 11 by Representative Peter DeFazio (D-OR). In addition to the proposed \$100 billion for affordable housing, the bill would expand the Low-Income Housing Tax Credit by creating targeted housing incentives to build homes in rural and tribal communities and for people at risk of homelessness. The bill would also establish a Neighborhood Investment Tax Credit to subsidize certain development costs for the construction of new homes or rehabilitation of vacant homes. Other provisions focus on maintaining affordability requirements, like requiring homes be owner-occupied.

Read a fact sheet on the bill at: <https://tinyurl.com/y7ft3frx>

Read House Ways and Means Committee Chair Richard Neal’s (D-MA) press statement on the “Moving Forward Act” at: <https://tinyurl.com/ya3w54ax>

Coronavirus, Homelessness, and Housing

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

Join today’s (June 22) [national call on coronavirus, housing and homelessness](#) at 2:30 - 4 pm ET to hear from our guest speaker, Matthew Desmond, author of *Evicted: Poverty and Profit in the American City* and principal investigator at Princeton University’s [Eviction Lab](#). Dr. Desmond and his team will discuss a new tool they are launching to track evictions during the coronavirus pandemic. We will also provide updates on the [Framework for an Equitable COVID-19 Homelessness Response](#), share analysis of economic impact payment access, discuss HUD’s LGBTQ-discrimination proposal, hear updates from the field, and more. Register for the call at: <https://tinyurl.com/ru73qan>

See the full agenda [here](#).

Tenant Talk Live! Webinar for Residents: Race, Housing, and Hope, Today at 6 pm ET

Join NLIHC’s next *Tenant Talk Live!* – a webinar with and for residents and resident leaders – today at 6 pm ET (5 pm CT, 4 pm MT, and 3 pm PT) to discuss race, housing, and hope. Our guest speakers will be Pittsburgh artist and community activist Vanessa German and Shriver Center racial justice attorney Rasheedah Phillips. Register at: <https://bit.ly/3dNekGP>

Vanessa German is a Pittsburgh-based artist and community activist who creates works that explore the power of transformation and healing. Her works are held in numerous permanent collections and have been featured in outlets such as *NPR*, *The New York Times*, *The Oprah Magazine*, and many others. Vanessa uses her art to address hate in the world while also expressing hope for the future.

Rasheedah Phillips is a senior advocate resources and training attorney at the Shriver Center, a leading national non-profit organization leading the fight for economic and racial justice. Previously, Rasheedah served as managing attorney of the Landlord-Tenant Housing Unit at Community Legal Services of Philadelphia where she led a right to counsel campaign resulting in the significant expansion of legal services for tenants. Also an artist and author, Rasheedah is based in Philadelphia.

On the webinar, we will also discuss how resident leaders can engage in securing critically important housing and homelessness provisions and resources in the next coronavirus response package.

Register for the webinar at: <https://bit.ly/3dNekGP>

Coronavirus – New Resources

NHLP and NAHRO Release Flyer on CARES Act Eviction Moratorium for Public Housing and Voucher Residents

The National Housing Law Project (NHLP) and the National Association of Housing and Redevelopment Officials (NAHRO) have prepared a [two-page flyer](#) for public housing and voucher residents that explains the CARES Act eviction moratorium. The flyer provides sample policies that public housing authorities (PHAs) can adopt for interim income recertifications, repayment plans, minimum rent, and hardship exemptions – all of which will be important after the eviction moratorium ends on July 24.

More details about the CARES Act eviction moratorium were described in [Memo on April 13](#).

NHLP had previously issued another flyer, [Does a New Federal Law Protect You from Eviction?](#)

The NHLP/NAHRO flyer is at: <https://bit.ly/2YN5OkM>

NYU Adds “COVID Local Risk Index” to City Health Dashboard

The Department of Population Health at NYU Langone Health and the Robert F. Wagner School of Public Service at NYU recently added a [“COVID Local Risk Index”](#) to their City Health Dashboard. The index uses housing, health, demographic, and economic indicators from the American Community Survey (ACS) and Centers for Disease Control and Prevention (CDC) to report levels of COVID-19 risk across the 500 largest U.S. cities. The index allows users to identify which cities are at higher risk for coronavirus infection and for more severe cases.

Each geographic area is assigned a score from one to 10, with one being the lowest risk and 10 being the highest risk for infections and severe cases. The index is searchable by city, zip code, and census tract. An interactive map also allows users to compare risk levels down to the census tract within each city. This index can assist policymakers in resource allocation and targeted prevention efforts in communities with the highest levels of need.

The City Health Dashboard also provides data on 36 other health and socioeconomic measures, including housing cost-burden, housing with potential lead risk, and neighborhood racial/ethnic segregation.

The COVID Local Risk Index and searchable database can be found at: <https://bit.ly/2YENUAF>

Coronavirus – Other

Recording Available of NLIHC’s June 15 National Call on “Coronavirus, Housing, and Homelessness”

NLIHC’s most recent national call on “Coronavirus, Housing, and Homelessness” took place on June 15. Representative Deb Haaland (D-NM) discussed the disproportionate impact of COVID-19 on Native communities and the underlying Tribal housing crisis. She urged additional housing assistance for Tribal communities to be allocated in the next coronavirus relief package. Lisa Rice, president and CEO of the National Fair Housing Alliance, addressed the links among health, housing, and racism, encouraging advocates to contact their senators and demand they pass the HEROES Act. We also heard field updates from Eric Samuels of the Texas Homeless Network; Shelly Nortz of the New York Coalition for the Homeless; Melina Lodge of Housing Network Rhode Island; and John Jopling of the Mississippi Center for Justice.

Also on the call, NLIHC staff members provided updates on policy changes, advocacy efforts, and future events. Senior Advisor Ed Gramlich shared updates on HUD funding, and Lisa Marlow, manager of media relations and communications, discussed [strategies for communicating the need for emergency rental assistance](#). Policy Analyst Kim Johnson and Field Director Joey Lindstrom provided congressional updates and outlined needed advocacy actions. Renee Willis, vice president for field and communications, invited everyone to join resident leaders and NLIHC staff for the next [Tenant Talk Live! webinar on June 22 at 6 pm ET to discuss “Race, Housing, and Hope.”](#) Guest speakers for *Tenant Talk Live!* include Pittsburgh artist and community activist Vanessa German and Shriver Center racial justice attorney Rasheedah Phillips. Register at: <https://bit.ly/3dNekGP>

NLIHC hosts national calls on “Coronavirus, Housing, and Homelessness” every week. On today’s call (Monday, June 22 at 2:30 pm ET), we will be joined by Matthew Desmond and his team from Eviction Lab. Register at: <https://tinyurl.com/ru73qan>

Watch a recording of the June 15 call at: tinyurl.com/y96f7o6t

View June 15 presentation slides at: tinyurl.com/y76mxwr2

Read NLIHC’s “RentReliefNow” Social Media Toolkit at: <https://tinyurl.com/yb3hyqv7>

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

Additional Coronavirus Updates - Monday, June 22, 2020

National Updates

HUD

The Federal Housing Administration [announced](#) on June 17 a two-month extension of its foreclosure and eviction moratorium through August 31, 2020, for homeowners with FHA-insured single family mortgages.

HUD [awarded](#) \$40 million in grants to help more than one million individuals and families access HUD-approved housing counseling.

Federal Housing Finance Administration (FHFA)

FHFA [announced](#) on June 17 that Fannie Mae and Freddie Mac will extend their single-family moratoriums on foreclosures and evictions until at least August 31, 2020.

FHFA [announced](#) on June 16 that [translated COVID-19 resources](#) are now available in six languages. COVID-19 Servicing Scripts and the Mortgage Assistance Application are available in English, Spanish, traditional Chinese, Vietnamese, Korean, or Tagalog.

Department of Treasury

Treasury Secretary Steven Mnuchin issued a [statement](#) on June 12 regarding the provision of Coronavirus Relief Fund dollars to Native American Tribes.

Advocacy

The NLIHC-led Disaster Housing Recovery Coalition continues to advocate 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](#).

A new [Urban Institute report](#) estimates that \$16 billion is needed each month to support renters to remain stably housed during the coronavirus crisis. The report suggests that Congress replace or complement existing unemployment assistance with rental assistance, which would help renters who experienced cost burdens prior to and as a result of COVID-19.

Reporting

[NBC News](#) reports that some landlords are using threats and harassment (or “self-help” tactics) to force tenants out of their homes during the coronavirus pandemic. While data have not yet emerged on renters facing self-help evictions during COVID-19, according to National Fair Housing Alliance President and CEO Lisa Rice, even when there is no pandemic, people of color and single-women households are more likely to face these forms of abusive evictions.

Tenant advocates report that some landlords' [rent-collection practices across the Washington DC region](#) during COVID-19 have included aggressive bullying tactics. Advocates are concerned about a deluge of evictions once courts reopen.

A new report found that the [coronavirus has exacerbated food and housing insecurity among students](#) in higher education, with nearly three in five college students experiencing some type of basic-needs insecurity during the pandemic. The [study also found significant racial disparities](#): while about half of white students experienced at least one kind of basic-needs insecurity during COVID-19, 71% of Black students and 65% of Latino students did.

An article in the [Washington Post](#) examines how the coronavirus pandemic may further widen racial disparities in housing, highlighting a new [Urban Institute report](#) that analyzes how economic crises and sudden disasters increase racial disparities in homeownership.

While the pandemic has prompted most states and federal officials to establish eviction moratoriums, some tenants who are unable to pay rent due to COVID-19 are experiencing [harassment and threats of eviction](#).

A letter to the editor of the [Boston Globe](#) calls housing an issue of racial and economic justice, identifying housing policies that stand in the way of racial equity. “If we truly believe that Black Lives Matter, we cannot ignore our fight for housing for all,” said Beyazmin Jimenez.

State and Local News

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

Alaska

A letter to the editor in the [Anchorage Daily News](#) discusses the urgent need for Congress to enact a coronavirus relief bill that includes at least \$100 billion for emergency rental assistance and a national eviction moratorium.

California

The [California Legislature is expected to vote on a bill](#) this week that would commit \$2 billion each year to combat homelessness. Democratic lawmakers argue that this work has never been more urgent, given the pandemic’s impact on people experiencing homelessness.

The [National Health Foundation](#) has partnered with Project Roomkey to provide temporary housing and support services to people experiencing homelessness who suffer from medical conditions. Residents receive medical care, medications, meals, and case management to help them find permanent housing.

A makeshift trailer park to provide shelter to seniors experiencing homelessness in San Jose is being dismantled just one month after being opened. A [San Jose Housing Department](#) official said that accessibility issues and recurring sewage and electrical emergencies made the project difficult, and that the city opted instead to house elderly adults experiencing homelessness in hotels.

[Contra Costa County officials](#) hope that several of the six hotels and motels the county has leased to provide temporary shelter to people experiencing homelessness will eventually be purchased for permanent housing. While it would be more efficient to purchase existing buildings for permanent housing rather than construct new facilities, an official said that there is no current funding mechanism for purchases of the leased sites.

The San Diego Housing Authority unanimously voted on June 16 to approve the San Diego Housing Commission’s fiscal year 2021 budget, which includes [\\$19 million to purchase hotels and \\$10 million to house people experiencing homelessness](#) in those properties.

San Francisco reached a deal with the group of Tenderloin residents and business owners that [sued the city](#) in federal court last month. The [settlement requires San Francisco](#) to remove 70% of the tents crowding Tenderloin’s sidewalks and to provide temporary housing in vacant hotel rooms or sanctioned encampments.

Homeful Foundation, a nonprofit organization, is partnering with the Pfizer Foundation and the state of California to [provide RV trailers for families experiencing homelessness](#) in three counties throughout California.

Connecticut

The City of New Haven announced on June 15 that Columbus House, in partnership with the Greater New Haven Coordinated Access Network, has [housed more than 100 people](#) experiencing homelessness during the COVID-19 pandemic. “What COVID-19 has shown us is a reminder that housing is health care. If people are housed, they are safer, and our community is safer. We must not forget this when the pandemic is over,” said Cathleen Meaden, director of housing services at [Columbus House](#).

Delaware

An opinion piece in [Delaware Online](#) makes the case that civil legal aid should be part of Delaware’s front-line response to preventing eviction, domestic violence, and poverty during the public health and economic crises. The authors argue that legal representation for tenants reduces homelessness.

Georgia

The [Atlanta City Council approved legislation on June 15](#) directing millions of dollars in CARES Act funding to prevent evictions and support people experiencing homelessness. City officials are allocating \$22 million for rental assistance to prevent evictions and homelessness. An additional \$7 million will be allocated to provide care for people experiencing homelessness to mitigate COVID-19 effects. Read the legislation [here](#).

Hawaii

A [Star Advertiser](#) editorial urges officials to use available federal resources from the CARES Act to address Hawaii’s homelessness needs, stating, “It’s now the duty of state and local lawmakers and officials to deliver this funding where it’s urgently needed. At this point in time, keeping more families housed is central to any rational pandemic recovery strategy.”

Indiana

Indianapolis approved [\\$15 million in federal Coronavirus Relief Fund](#) (CRF) dollars for rental assistance. Any Indianapolis resident, regardless of status, can apply for assistance back rent to April 1 or forward rent, for a total of 90 days. The city also allocated \$1.8 million in CRF funds for hotel housing to de-congregate shelters and \$398,275 in FEMA funds for “at-risk homeless hotel housing.”

Iowa

The Ames City Council approved the use of [\\$354,515 in Community Development Block Grant - Coronavirus \(CDBG-CV\)](#) funds to provide rental and utility assistance. Rental assistance will be capped at three months and cannot exceed a total of \$3,000.

Kentucky

Housing advocates, tenants, and experts are concerned about a surge of evictions after the [Kentucky Supreme Court](#) rescinded the state’s eviction moratorium, which was initially set to expire July 1, and announced that evictions for issues other than nonpayment could begin being filed on June 1.

The [Louisville Metro Government proposed allocating \\$21.2 million](#) in federal CARES Act funding to provide rental assistance to an estimated 6,075 households for three months. Under the proposed plan, the rental assistance would be provided through a tenant-based application and a new process in which landlords of federally subsidized units could apply directly on behalf of their tenants.

Louisiana

HousingNOLA, an NLIHC state partner, announced the launch of a [COVID-19 Short-Term Rental Pilot Program](#), which provides temporary housing and supportive services to people experiencing homelessness or housing insecurity amid the pandemic. “It’s been heartening and tremendously impressive to see all the ways our partners are stepping into this challenging time with programs to keep people stably housed and provide supportive services,” said NLIHC President and CEO Diane Yentel.

Massachusetts

According to a new poll, many [renters in Massachusetts](#) are struggling to afford monthly rent payments. Experts and housing advocates worry that as the eviction and foreclosure moratoriums expire, Massachusetts faces a new housing crisis that will disproportionately impact economically distressed areas and populations.

According to a re-housing manager for an adult emergency homeless shelter in Quincy, [COVID-19 has exacerbated the challenge of finding housing](#) for adults experiencing homelessness. The pandemic has also highlighted why Massachusetts must take dramatic efforts to address homelessness.

Michigan

In a [Michigan Advance](#) article, Eric Hufnagel, executive director of Michigan Coalition Against Homelessness, an NLIHC state partner, discussed the urgent need for Congress to pass the HEROES Act. The article also references House Speaker Nancy Pelosi's (D-CA) comments on NLIHC's national call, as well as NLIHC's policy priorities.

In Kalamazoo, early [180 people experiencing homelessness](#) who were temporarily staying in hotels during the pandemic will be moved. This decision comes before the June 30 close of the Emergency Relief Shelter Project that shelters Kalamazoo's hotel programs. Kalamazoo County Health officer Jim Rutherford said that the low rate of positive COVID-19 tests among people experiencing homelessness is an encouraging sign for reintegrating families back into a shelter.

Minnesota

Olmsted County is preparing [30 single-occupancy rooms](#) to house people experiencing homelessness as the county will close its nightly shelter at Mayo Civic Center. The county will reserve the thirty rooms for people experiencing homelessness who are "willing to work with county staff to meet established goals."

Missouri

The [Springfield City Council](#) passed a bill on June 15 that allocated nearly \$1 million in federal CARES Act funding, with \$383,000 for affordable housing assistance, including \$183,000 in Community Development Block Grant - Coronavirus (CDBG-CV) funds and \$200,000 in existing HOME Grant funds. The city council also allocated \$330,038 for services for people experiencing homelessness and homeless prevention and \$403,100 for forgivable business loans.

[Two motels and one hotel in St. Louis](#) have been converted into temporary housing for people experiencing homelessness during the pandemic. The city is paying for approximately 200 rooms and providing 24/7 security. An official from the St. Louis mayor's office reported that these efforts will cost approximately \$800,000 through June. The city hopes to be reimbursed by the federal government.

Nevada

The [Isolation/Quarantine Complex for people experiencing homelessness at the Cashman Center](#) will close at the end of June. Since the complex opened in April, 234 people have stayed there to quarantine, and a total of 20 residents who tested positive for the coronavirus recovered at the facility. After the complex closes, Clark County will work to find housing and care at county-funded facilities for medically fragile people experiencing homelessness.

New York

New Yorkers staying in shelter face disproportionately high mortality rates during the pandemic, according to a [recent report by Coalition for the Homeless](#), an NLIHC state partner. As of June 1, the overall New York City

mortality rate due to COVID-19 was 200 deaths per 100,000 people. For New Yorkers residing in shelters, it was 321 deaths per 100,000 people, 61% higher than the overall rate. An article in [Curbed New York](#) discusses the Coalition's findings.

Advocates are calling for [more transparency about coronavirus cases in New York City shelters](#). New York City's Department of Homeless Services has not disclosed the number of coronavirus infections and deaths for specific shelters. It has provided only information about the entire shelter system, leaving shelter workers and residents in a state of anxiety and fear.

An opinion piece in [City Limits](#) argues that the purpose of the New York City housing court, one of the busiest courts in the United States, is antithetical to the mitigation of COVID-19. Reopening housing courts will lead to evictions that disproportionately harm low-income minority communities and increase the risk of coronavirus exposure to tenants, court workers, and attorneys.

Funding for a temporary program that provides [hotel rooms for people released from city jails during the pandemic](#) will expire at the end of June. Advocates are calling on New York City officials to replenish re-entry housing funds that help people recently released from jails and prisons and people experiencing homelessness who experience housing discrimination.

North Carolina

[Supportive Housing Communities](#), an Mecklenburg County organization that provides affordable housing and support services to people experiencing homelessness, has provided rent and utility assistance for 31 households and mental health counseling for 18 households since the beginning of the pandemic.

Ohio

A [Columbus Business First](#) article discussed the role of housing in Central Ohio's battle with inequality. "A lot of the racial inequality we're seeing now is related to economic inequality. Minority communities are more likely to experience housing inequality and disproportionately more likely to be in low-wage industries hardest-hit by the pandemic. These injustices are at the heart of the unrest we're seeing across the nation," said Bill Faith, executive director of the Coalition on Homelessness and Housing in Ohio, an NLIHC state partner.

Oregon

[Housing and homelessness advocates in Oregon](#) are urging lawmakers and Governor Kate Brown to provide rental assistance to prevent a wave of evictions when the state's eviction moratorium expires June 30.

Pennsylvania

[LGBTQ organizations in Pittsburgh](#) have experienced a surge in need due to COVID-19 and the economic fallout. A board member of Proud Haven, an LGBTQ-serving nonprofit organization in Pittsburgh, said that the number of LGBTQ youth needing emergency shelter has doubled during the pandemic.

Rhode Island

[Rhode Island advocates](#) are concerned about a rise in evictions and homelessness as a result of COVID-19, noting that the demand for rental assistance is far exceeding the supply. While the looming housing crisis is a threat to the entire state, it is also a reminder that disasters have a disparate impact on certain groups. "COVID is far from being the greater equalizer. It's exacerbated so many inequalities and disparities, and that comes through in stark light when you look at access to basic, secure affordable housing," said Kristina Contreras Fox of the Rhode Island Coalition for the Homeless, an NLIHC state partner.

Governor Gina Raimondo announced that Rhode Island will allocate [\\$500,000 to provide financial incentives for landlords](#) to rent to people experiencing housing insecurity or homelessness. Landlords will receive a \$2,000 signing bonus for the first unit they rent to people experiencing homelessness and \$500 for each additional unit.

South Carolina

[Spartanburg County will receive \\$919,036](#) in Community Development Block Grant-Coronavirus (CDBG-CV) funds. The Upstate Family Resource Center, one of 14 agencies in the county to receive CARES Act funding, will receive \$188,634 to provide rent, mortgage, and utility payments to households impacted by the pandemic.

Texas

Houston became the largest American city to resume evictions when it did not extend its local moratorium after Texas lifted the statewide moratorium last month. [Housing advocates in Houston and across the state](#) are concerned about an increase in evictions and homelessness. Lone Star Legal Aid, a nonprofit that advocates on behalf of low-income Texans, has received an influx of calls for assistance from tenants facing eviction or utility cut-offs.

Utah

[Utah affordable housing advocates](#), including the Utah Housing Coalition, an NLIHC state partner, are urging the Legislature to maintain funds for affordable housing as lawmakers make budget cuts due to COVID-19.

Vermont

[Shelterforce](#) examined how Vermont and the Champlain Housing Trust have protected people experiencing homelessness during the pandemic by remaining flexible, responding quickly, and effectively repurposing space for quarantine.

Washington DC

Housing advocates and experts warn of a surge in evictions after [Washington DC's eviction ban](#) expires 60 days after Mayor Muriel Bowser lifts the public health emergency.

Wisconsin

Two weeks after Wisconsin's eviction moratorium expired, [eviction filings across the state have jumped 42%](#) over 2019 levels. Housing advocates and officials fear that these numbers will continue to grow after the federal eviction moratorium expires July 25.

Guidance

Centers for Disease Control and Prevention

[Overview of Testing for SARS-CoV-2](#) - Updated June 13

Department of Housing and Urban Development

[Housing Trust Fund CARES Act Eviction Moratorium FAQs](#) - June 16

[System Planning: A Framework for Homelessness Prevention](#) - June 16

Department of Treasury

[Coronavirus Relief Fund Allocations to Tribal Governments](#) - Updated June 17

[Coronavirus Relief Fund: Tribal Allocation Methodology for Second Distribution](#) - June 12

Federal Housing Finance Agency

[Translated FHFA COVID-19 Resources Available in Six Languages](#) - June 16

FEMA

[Clarification of Applicability of OMB Memorandum M-20-20 to FEMA’s Non-disaster Grants for COVID-19 Response](#) - June 11

United States Interagency Council on Homelessness

[Disaster Preparedness, Response, and Recovery Resources](#) - Updated June 12

Opportunity Starts at Home

Polling Points to Effective Messages for Housing Advocacy during the Pandemic

The [Opportunity Starts at Home](#) multisector affordable homes campaign commissioned a May 2020 national public opinion poll through Hart Research Associates to assess the public’s opinions on issues related to housing instability during the COVID-19 pandemic. The poll tested nine statements describing why it is important to address housing instability and homelessness during the pandemic.

For each of statements, respondents were asked whether they thought it was a “very important reason,” “fairly important reason,” “just somewhat important reason,” or “not an important reason.” The top five most compelling statements are listed below. These statements were found to be effective with Democrats, Independents, Republicans, and conservative Republicans, and can be incorporated into grassroots and direct advocacy strategies.

<i>Important reason to address housing instability during coronavirus outbreak:</i>	Very/fairly important	VERY important
With roughly 30 million Americans newly unemployed or furloughed from their jobs, investing in housing and providing protections from evictions is needed now more than ever. Keeping people housed will not only save taxpayers money in the short-term, it will provide the stability necessary for people to stay healthy and help rebuild our economy.	89%	59%
People need a home to be able to wash their hands, be protected from the weather, and maintain their health and safety. Research has shown that safe and affordable housing helps to curb healthcare costs.	88%	59%
Temporary halts on evictions help people keep their homes when they lose their jobs, but when they are removed, all the back rent is due and they face losing their homes. Emergency rental assistance lets people keep their homes and shelter in place, which keeps people safe and healthy.	87%	58%
The nation is experiencing an unprecedented spike in unemployment and job losses are expected to grow dramatically in coming months. Before the coronavirus outbreak, millions of low-income renters were already having trouble affording their rent, and their numbers are likely to grow significantly due to the spike in unemployment.	87%	57%
During a pandemic, evictions and other types of housing instability worsen public health risks as well as increase hardship for individual households. Our collective health depends on every one of us having safe, affordable housing.	87%	56%

At the time of the polling, 30 million Americans were newly unemployed or furloughed, a number that is now over 40 million.

To access the full poll findings, [click here](#).

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

Congress

Trump Signs Executive Order on Policing, Includes Provisions Related to Homelessness

President Trump signed an [executive order](#) on June 16 incentivizing states and localities to undertake a series of police reforms. The order calls for law enforcement officers to partner with social workers and mental health providers for calls related to mental health, homelessness, and addiction.

The order seeks to incentivize law enforcement agencies to provide additional training and development of co-responder programs, which “involve social workers or other mental health professionals working alongside law enforcement officers so that they arrive and address situations together.” The order also charges Secretary of Health and Human Services Alex Azar to conduct a survey of community support models and develop recommendations on reallocating funding to support adoption of co-responder programs.

[Over-policing](#) of homeless communities and the administration’s [contentious](#) record on homelessness has left advocates questioning how the executive order will be carried out. Further, the order does not address root causes of homelessness such as the lack of affordable, accessible homes for the lowest-income people.

Read the executive order here: <https://tinyurl.com/ydddbh5o>

HUD

Landmark SCOTUS Ruling Weakens Administration Attempts to Allow Discrimination against LGBTQ People in Shelters

The U.S. Supreme Court issued a landmark ruling on June 15 on the civil rights of LGBTQ people. In a [6-3 vote](#) in *Bostock v. Clayton County, Georgia* and *R.G. & G.R. Harris Funeral Homes Inc. v. Equal Employment Opportunity Commission*, the court held that Title VII of the Civil Rights Act bars discrimination based on gender identity and sexual orientation. This landmark civil rights ruling protects LGBTQ people from discrimination in employment, extending protections for millions of LGBTQ workers, making it illegal to be fired for simply being LGBTQ. The decision comes as the administration seeks to remove protections for transgender people against discrimination in different [arenas](#). The ruling is a historic victory for the LGBTQ community and sets an important precedent. While the ruling only opens the door to equality in one facet of life, employment, the Court’s interpretation of Title VII may influence lower court decisions on Title VIII/Fair Housing cases dealing with sexual orientation and gender identity discrimination.

NLIHC celebrates this Supreme Court victory and recognizes that efforts to protect the rights of LGBTQ people must continue. This is particularly important during a time when LGBTQ people, especially LGBTQ people of color, have been [disproportionally impacted](#) by the COVID-19 pandemic, reporting higher levels of unemployment and reduced hours compared to their white, non-LGBTQ peers.

Writing for the majority, Justice Neil Gorsuch stated, “An employer who fires an individual for being homosexual or transgender fires that person for traits or actions it would not have questioned in members of a different sex. Sex plays a necessary and undisguisable role in the decision, exactly what Title VII forbids.”

Justice Samuel Alito’s dissent indicated that “interpreting discrimination because of ‘sex’ to encompass discrimination because of sexual orientation or gender identity—is virtually to have far-reaching consequences.” Justice Alito also observed that other federal laws such as the Fair Housing Act ban discrimination “because of sex.” NLIHC will work to ensure these “consequences” include a stop to the administration’s efforts to weaken shelter and housing protections for LGBTQ people.

The majority’s interpretation is consistent with the Equal Access Rule’s 2016 addition of LGBTQ provisions set out to do to ensure protections for transgender people from discrimination in homeless shelters and other HUD-funded services. HUD’s [proposed rule change \(see Memo, 6/8\)](#) would weaken enforcement mechanisms by allowing shelter providers to determine whether to provide emergency shelter services based on their perception of a person’s sex assigned at birth. While the employment context of the Supreme Court ruling differs from the housing context of the Equal Access Rule, it still can shape how other sectors should interpret anti-discrimination law, particularly for transgender people.

In compliance with HUD regulations, the [proposed rule change](#) has been sent to the House Financial Service Committee and the Senate Committee on Banking, Housing, and Urban Affairs for a 15-day period ending on June 26. The proposed rule will then be published in the *Federal Register* for 60-day comment period. NLIHC will work with advocates to prevent HUD from weakening protections for LGBTQ people, particularly transgender people, from discrimination in homeless shelters and other HUD-funded services.

The *Bostock v. Clayton County* decision is at: <https://bit.ly/2YIHG2J>

HUD PIH Summarizes Public Housing Tenant Protection Voucher Policies

HUD’s Office of Public and Indian Housing (PIH) created “[Tenant Protection Vouchers \(TPVs\) for Public Housing Actions](#),” a summary of its current policies regarding Tenant Protection Vouchers (TPVs). The summary is not separately posted, but is only linked in another new PIH document, “[Project-Based Vouchers: Frequently Asked Questions About PBVs and Public Housing Repositioning](#)” (see separate article in this issue of *Memo*). The summary does not apply to TPVs for HUD’s Office of Multifamily Housing Programs (Multifamily), which primarily relate to private, Section 8 Project-Based Rental Assistance (PBRA) properties exiting the program by opting out of the PBRA program. The 12-page document has 20 questions addressing a variety of TPV issues.

The summary explains that Tenant Protection Vouchers (TPVs) are Section 8 Housing Choice Vouchers (HCVs) provided to public housing agencies (PHAs) in response to a “public housing action.” The primary public housing actions are: Section 18 demolitions and/or dispositions, de minimis Section 18 demolitions (demolitions of only a few units), Section 22 voluntary conversions to vouchers, and Section 33 required conversions to vouchers.

There are two types of TPVs: replacement and relocation. Replacement TPVs are provided when a PHA is not replacing public housing units lost through a public housing action (e.g., disposition) with other public housing units. Replacement TPVs are intended to assist public housing households displaced by the public housing action. Replacement TPVs are also provided as a permanent resource to the PHA and community to compensate for the loss of the original public housing. After a household that initially received a TPV ends its participation in the voucher program, the voucher funding remains in the PHA’s baseline funding and is available to assist

other households. Replacement TPVs are also provided for vacant units that were occupied by an assisted family in the previous 24 months.

Relocation TPVs are used when a PHA is replacing public housing units removed through the public housing action with other public housing units. For example, a PHA may propose a Section 18 demolition in order to develop the same site with new replacement public housing units (including through mixed-finance development). Relocation TPVs are a temporary resource to the PHA to assist only households who are being temporarily displaced by a public housing action. Once a household uses a relocation TPV to lease a replacement unit, it becomes traditional HCV tenant-based assistance for the household. Relocation TPVs “sunset” when the household returns to a public housing unit or otherwise no longer needs the TPV. A PHA cannot reissue the HCV assistance from the relocation TPV when the family exits the HCV program.

Congress funds TPVs as part of an annual Appropriations Act. The FY19 Act provided \$85 million. HUD anticipated that this amount, combined with available carryover, would support 17,000 households. [PIH 2018-09](#) and [PIH 2019-08](#) implement TPVs for 2018 and 2019.

“Tenant Protection Vouchers (TPVs) for Public Housing Actions” is at: <https://bit.ly/2Y4DeMM>

More information about Tenant Protection Vouchers is on [page 4-12](#) of NLIHC’s *2020 Advocates’ Guide*.

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

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

More information about [Section 18 demolition and disposition](#) and about [Section 22 voluntary conversion](#) is on NLIHC’s public housing webpage: <https://bit.ly/2N2ombx>

HUD PIH Posts FAQs on Project-Based Vouchers and Public Housing Repositioning

HUD’s Office of Public and Indian Housing (PIH) posted “[Project-Based Vouchers: Frequently Asked Questions About PBVs and Public Housing Repositioning](#)” to clarify existing requirements pertaining to project-basing Housing Choice Vouchers (HCVs) as a tool for repositioning public housing units. The document provides 30 Frequently Asked Questions (FAQs) addressing specific situations. This article provides highlights.

The term “repositioning” essentially means reducing the number of homes in the public housing stock. PIH sent a letter to public housing agency (PHA) executive directors on November 13, 2018, signaling HUD’s intent to reduce the public housing stock dramatically, euphemistically calling the policy “repositioning public housing” (see *Memo*, [11/19/18](#)). HUD listed four means of repositioning public housing: 1) Rental Assistance Demonstration (RAD); 2) Section 18 demolition or disposition of public housing; 3) facilitation of Section 22 voluntary conversion of public housing to vouchers; and 4) retention of assets after a Declaration of Trust (DOT) release. To demolish or dispose of public housing or to convert it to vouchers, a PHA must first apply to HUD’s Special Applications Center (SAC).

The term “project-based voucher” (PBV) means that Housing Choice Voucher (HCV) assistance is tied to a particular property, as opposed to tenant-based vouchers that move with a household. PHAs may project-base up to 20% of their authorized HCVs and up to 30% if the additional units contain certain types of households or are located in specific areas.

Question 3 (page 3) states that for a Section 18 demolition or disposition, a PHA may project-base a Tenant Protection Voucher (TPV) at a former public housing unit. For Section 22 Voluntary Conversions of public housing units to vouchers, PIH states that if a project (or portion of a project) will be used as rental housing following a Section 22 conversion approval, then each household living in the project may remain in its dwelling unit with tenant-based TPV assistance. TPVs are Housing Choice Vouchers (HCVs) provided to PHAs in response to a “public housing action.” The primary public housing actions are: Section 18 demolitions and/or dispositions, de minimis Section 18 demolitions (demolitions of only a few units), Section 22 voluntary conversions to vouchers, and Section 33 required conversions to vouchers. See a separate article about TPVs in this issue of *Memo*.

Question 31 (page 12) states that a PHA must describe its intent to project-base vouchers in its PHA Annual Plan. However, “Qualified PHAs” (i.e., those that administer a combination of fewer than 550 units of public housing and vouchers) do not have to submit a PHA Annual Plan. About 70% of all PHAs are Qualified PHAs. A list of Qualified PHAs is at: <https://bit.ly/3e9K6Oy>. A Qualified PHA must hold an annual public hearing inviting public comment about any changes to its goals, objectives, and policies. The Qualified PHA must also consult with and consider the recommendations of the Resident Advisory Board (RAB) for the agency. At least 45 days before the date of the public hearing, the PHA must:

- Make available for inspection by the public at the principal office of the PHA during normal business hours, all information relevant to the hearing and any changes to the goals, objectives, and policies of the PHA to be considered at the hearing.
- Publish a notice informing the public of the date, time, and location of the public hearing, and that the information to be reviewed during the public hearing is available, as well as where and when the public may inspect the information.

Question 34 (page 14) clarifies that for PBV units in a property assisted with Low-Income Housing Tax Credits (LIHTCs) with allowable LIHTC rents to the owner greater than the Fair Market Rent (FMR), the maximum PBV rent paid to the owner is the maximum rent allowed under the LIHTC program (minus any utility allowance), which may be greater than 110% of the FMR. If the allowable LIHTC rent to the owner is less than the FMR, then the PBV rent to the owner is the PHA’s Section 8 rent (not greater than 110% of FMR), even if the PBV rent to the owner is greater than the amount permitted under the LIHTC.

“Project-Based Vouchers: Frequently Asked Questions About PBVs and Public Housing Repositioning” is at: <https://bit.ly/3e9hXqQ>

PIH’s public housing repositioning webpage is at: <https://bit.ly/37AEwIB>

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

More information about repositioning of public housing is on [page 4-50](#) of NLIHC’s *2020 Advocates’ Guide*.

More information about project basing vouchers is on [page 4-8](#) of NLIHC’s *2020 Advocates’ Guide*.

More information about [Section 18 demolition and disposition](#) and about [Section 22 voluntary conversion](#) is on NLIHC’s public housing webpage: <https://bit.ly/2N2ombx>

More information about Tenant Protection Vouchers is on [page 4-12](#) of NLIHC’s *2020 Advocates’ Guide*.

More information about PHA Plans and Resident Advisory Boards (RABs) is on [page 7-61](#) of NLIHC’s *2020 Advocates’ Guide*, as well as at [Outline of Resident Participation in the PHA Plan Process](#) on NLIHC’s public housing webpage: <https://bit.ly/2N2ombx>

More information about the Low Income Housing Tax Credit (LIHTC) program is on [page 5-17](#) of NLIHC’s *2020 Advocates’ Guide*.

HUD to Provide Training on “Understanding Section 3”

HUD's Office of Fair Housing and Equal Opportunity (FHEO) announced the launch of a training curriculum on “[Understanding Section 3](#).” The online, self-directed training consists of eight modules designed to help HUD grantees and contractors understand the basics of Section 3 of the Housing and Urban Development Act of 1968. The modules will help users better understand the definition of Section 3 and how to comply with its requirements.

The curriculum includes the following modules:

1. Understanding Section 3
2. Implementation of Section 3 Requirements
3. Procurement Requirements of Section 3
4. Grantee Oversight Responsibilities and SPEARS
5. Compliance and Monitoring
6. HUD Programs Covered by Section 3
7. Best Practices
8. Opportunity Portal

The purpose of Section 3 of the Housing and Urban Development Act of 1968 is to ensure that when HUD funds are used to assist housing and community development projects, “to the greatest extent feasible” preference for jobs, training, and contracting opportunities go to low-income people, businesses owned or controlled by low-income people, or businesses that hire them. Public housing agencies and jurisdictions using Community Development Block Grant (CDBG), HOME Investment Partnerships program, and other HUD funds must comply with Section 3 and ensure that contractors and subcontractors also comply.

The online training curriculum is at: <https://bit.ly/2Yab56Y>

More about Section 3 is on [page 7-75](#) of NLIHC’s *2020 Advocates’ Guide*.

Our Homes, Our Votes: 2020

Next Our Homes, Our Votes 2020 Webinar on “The Challenge of Voting While Homeless,” July 16

Join an NLIHC *Our Homes, Our Votes 2020* webinar on “The Challenge of Voting While Homeless,” taking place on July 16 at 3 pm ET. Register for this webinar and NLIHC’s entire 15-month “[Third Thursdays at Three](#)” webinar and podcast series on nonpartisan voter and candidate engagement, free to the public, at: <https://bit.ly/2Luj0F3>

NLIHC’s *Our Homes, Our Votes: 2020* provides training and resources to resident leaders, housing providers, social service professionals, community organizers, and others on key aspects of effective voter engagement. The “Third Thursdays at Three” webinar series is a 15-part effort to explore best practices, new ideas, and legal considerations for 501(c)(3) nonpartisan election engagement on issues such as voter registration, candidate engagement, election education, and getting out the vote. Our sessions have involved experts from Nonprofit

VOTE, the League of Women Voters, Alliance for Justice, Colorado Coalition for the Homeless, Arizona Housing Coalition, Michigan Coalition Against Homelessness, Johnathan Rose Companies, and many others. View [recordings of previous sessions \(1-10\) on our website](#).

[Register here for the “Third Thursdays at Three” series!](#)

Upcoming topics in the “Third Thursdays at Three” series include:

Session 11

The Challenge of Voting While Homeless

Thursday, July 16 at 3 pm ET

This session explores best practices for homeless shelters and outreach agencies increasing voter registration and mobilization for people who do not have an address. As the National Coalition for the Homeless says, “You don’t need a home to vote,” but there can be confusion among election officials on how best to register someone with no address and how to assign them to a polling location.

Session 12

Voter Mobilization Part 1 – Early Voting and Vote-by-Mail

Thursday, August 20 at 3 pm ET

More votes each year are cast before Election Day, providing voter engagement campaigns with a longer window to get out the vote (GOTV). This session will review how to best maximize early voting opportunities and increase voter turnout in states with expanded vote-by-mail options.

Session 13

Voter Mobilization Part 2 – Protecting Low-Income People from Voter Intimidation and Voter Caging Tactics

Thursday, September 17 at 3 pm ET

Presenters will explore community efforts to staff polling locations with well-trained volunteers to protect against intimidation efforts. Ultimately, educating voters in advance about going to the polls even if they have been told their registration is not current is the best practice, along with ensuring that everyone casts at least a provisional ballot. The discussion will also highlight the importance of establishing relationships with election officials who monitor polling locations in advance of Election Day.

Session 14

Election Day! Getting Out the Vote

Thursday, October 15, 2020 at 3 pm ET

Presenters will review the most effective Election Day get-out-the-vote practices such as coordinating rides to the polls, hosting “walk to the polls” groups in low-income housing communities with nearby polling locations, using snacks and music to keeping people in line at busy polling locations, and using Election Day visibility volunteers with signs reminding people to vote. The discussion will also explore effective “knock-and-drag” efforts throughout Election Day for identifying who has not yet voted and sending volunteers to their doors.

Session 15

After the Vote—Holding Candidates to their Promises

Thursday, November 19, 2020 at 3 pm ET

Once the election is over, it is important to hold candidates to their promises. Learn how to track the success of your voter turnout efforts to demonstrate to newly elected officials that low-income renters are an important and active constituency. Presenters will discuss the best ways to constructively remind elected officials of their campaign promises while establishing relationships with new legislative staff members.

Don't miss these important training opportunities. Put "Third Thursdays at Three" in your calendar and [register for the presentation series today](#).

Research

Continuums of Care Identify Permanent Housing as Top Priority for Future Funding

A report released by the National Alliance to End Homelessness (NAEH) describes findings from a survey and interviews conducted with Continuum of Care (CoC) providers following the onset of COVID-19. The report, "[Community-level Responses of Homelessness Assistance Programs to COVID-19: Data from May 2020](#)," finds that while many CoCs have been able to implement social distancing guidelines and increase capacity in hotels, significant challenges remain. Specifically, CoCs voiced the need for increased permanent housing, hotel rooms, personal protective equipment (PPE), and staffing support.

People experiencing homelessness are far more likely than the general population to require hospitalization and critical care if they contract coronavirus, due to the fact that risk factors leading to the most severe COVID-19 cases are overrepresented in unhoused populations. Individuals experiencing homelessness are more likely to be older and have underlying conditions such as asthma, kidney disease, lung disease, and diabetes. They are also more likely to be people of color. Given these increased risks, CoCs have grappled with how best to serve people experiencing homelessness during the pandemic. Primary concerns include how to provide shelter for those infected with the coronavirus; how to provide shelter to those at greatest risk of severe illness; how to implement social distancing in shelter settings; how to acquire adequate PPE; and how to protect staff.

To collect data on community-level responses to these challenges, NAEH emailed surveys to all 397 CoCs on April 23. Forty-two percent (168 CoCs) responded to the survey. NAEH also conducted phone interviews with a sample of CoC contacts to collect in-depth information about responses, challenges, and future priorities.

Many CoCs have been able to move quickly to address some of the most pressing challenges posed by COVID-19, including increasing temporary housing placements and adapting shelter services to meet CDC guidelines. Ninety-two percent of CoCs reported implementing social distancing guidelines, and 83% reported being able to procure hotel rooms for individuals who had been staying in shelters. Additionally, 30% reported opening new emergency shelters. CoCs have also made specific accommodations for those medically impacted by COVID-19. Thirty-seven percent of CoCs report housing symptomatic individuals in a designated space within a shelter; 62% report housing symptomatic individuals in hotels; and 22% report housing symptomatic individuals in other separate facilities. Only 4% of CoCs reported no special arrangements for those who were symptomatic or diagnosed with COVID-19.

Despite these accommodations, CoCs have also experienced significant challenges. While many CoCs have expanded shelter services, nearly one fifth of CoCs report closing emergency shelters. Many also report a major

shortage in PPE: 49% did not have enough masks for symptomatic/diagnosed residents, and 59% did not have enough masks for shelter staff. Sixty percent reported staff shortages due to employees staying home to quarantine or the need for social isolation, employees being out sick, and employees resigning amid fears of contracting COVID-19 at work. These shortages were most prevalent among frontline shelter workers and street outreach workers.

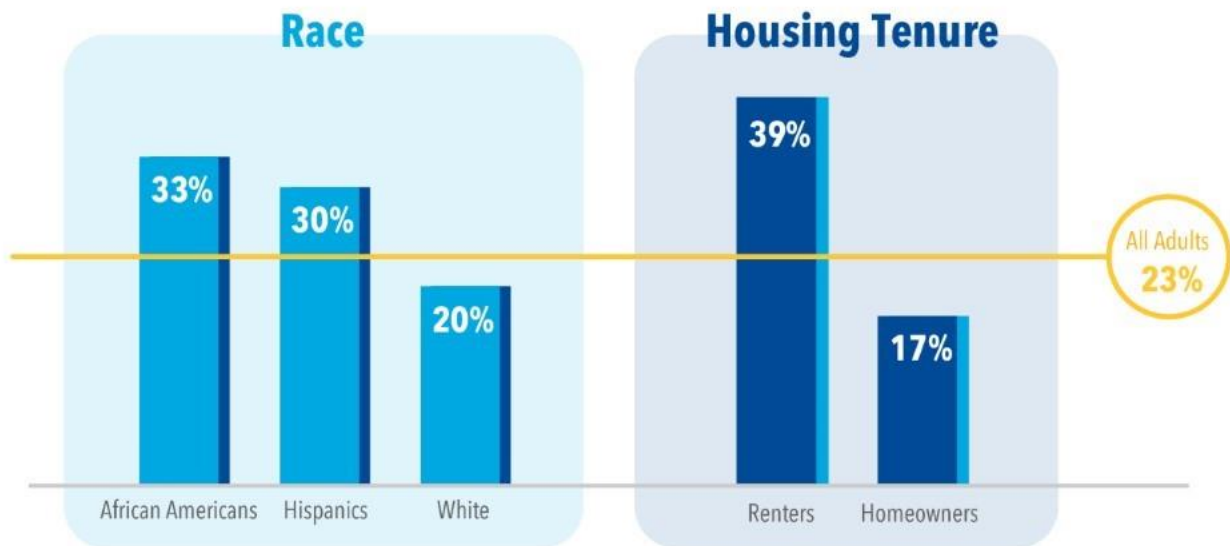
When asked how they were prioritizing current resources, 51% of CoCs ranked hotel room acquisition as the top priority. This was followed by permanent housing (18%) and PPE (9%). When asked how CoCs would prioritize *future* funding, 56% of CoCs ranked permanent housing as the top priority and 74% ranked it as the 1st or 2nd priority. Sixteen percent ranked hotel or motel rooms as the 1st priority for future funding, and 39% ranked rooms as the 1st or 2nd priority. Interviews with CoCs revealed that permanent housing would curb concerns about where medically vulnerable populations would go once hotel/motel funds expire. This finding highlights the importance of additional funding for non-congregate shelter options, permanent housing, and rental assistance. Additional emergency funding would also allow CoCs to acquire adequate protective equipment to keep residents and staff safe.

The report can be found at: <https://bit.ly/3eaY5Um>

Fact of the Week

Nearly 40% of Renters Planned to Use Stimulus Check to Cover Rent

Percent of Adults Who Planned to Use Stimulus Checks to Pay Rent or Mortgage, By Race and Housing Tenure



Source: Public Opinion Poll May 15-20, 2020 Hart Research Associates

Webinar

National Housing Law Project to Hold Webinar on City Nuisance Property Ordinances and Impacts on Domestic Violence Survivors

The National Housing Law Project (NHLP) will hold a webinar to discuss key features and trends in city nuisance property ordinances and their impact of domestic violence survivors. These ordinances require landlords to regulate the conduct of their tenants, sometimes through eviction, often penalizing landlords if they fail to do so. These laws can have a disproportionate effect on domestic violence survivors, who may have to call the police for help more often than others. The webinar will take place on Tuesday, June 30 at 2 pm ET and will be closed captioned. Register at: <https://adobe.ly/30XPrV8>

The Center for Public Health Law Research at Temple University's Beasley School of Law has created a legal data set to track nuisance property ordinances in the 40 most populous cities. The webinar will introduce the methods and process used to create this data set and discuss key features of the laws. Following the presentations, there will be time for questions from webinar attendees.

Presenters include:

- Jessica Amoroso, JD, law and policy analyst at the Center for Public Health Law Research (CPHLR), Temple University Beasley School of Law
- Katie Moran-McCabe, JD, special projects manager at the Center for Public Health Law Research, Temple University Beasley School of Law
- Mariel Block, staff attorney, National Housing Law Project
- Moderator: Renee Williams, senior staff attorney, National Housing Law Project

The webinar will take place on Tuesday, June 30 at 2 pm ET and will be closed captioned. Register at: <https://adobe.ly/30XPrV8>

From the Field

Massachusetts Advocates Secure \$10 Million in CDBG-CV Funds for Mortgage and Rental Assistance

The Massachusetts Department of Housing and Community Development (DHCD) is in the process of determining award recipients for \$19.65 million of Massachusetts' CDBG-CV \$20.4 million Phase 1 funding from the CARES Act. Ten million dollars will be used for rental and mortgage assistance, while the remaining \$9.65 million will be used to assist micro-enterprises. DHCD also allocated an additional \$16 million in state and federal funding for supportive housing projects as part of an annual competition. Advocates from Citizens Housing and Planning Association (CHAPA), an NLIHC state partner, helped ensure affordable housing was prioritized by working with advocacy partners and state officials.

The \$10 million in CDBG-CV funds will provide emergency rental and mortgage assistance to income-eligible residents of non-entitlement municipalities. The funds will flow through the state's existing rental assistance program, Residential Assistance for Families in Transition (RAFT), and be issued by the state's administering agencies which manage the program locally. Eligible recipients will receive up to three months of rent with a maximum of \$4,000, and payments will be made directly to landlords. Although RAFT currently serves households with incomes at or below 50% of the area median income (AMI), the program will temporarily be expanded to include households with incomes between 50% and 80% AMI.

In addition to CDBG-CV funding, Massachusetts renters will benefit from \$16 million in state and federal funds to produce or preserve critical supportive housing for vulnerable populations. Awarded projects will provide affordable housing across the state with supportive services to families and individuals who have experienced homelessness, older adults, and individuals living with disabilities. Funding for the projects comes from the National Housing Trust Fund, dedicated to households at 30% AMI or less, state capital funding including the Housing Innovations Fund (HIF) and the Housing Stabilization Fund (HSF), and project-based subsidy from the Massachusetts Rental Voucher Program.

“The immense need for more affordable housing in Massachusetts has not disappeared during this pandemic, and we are pleased to continue making awards and moving projects forward to address the shortage,” said Housing and Economic Development Secretary Mike Kennealy in a press release for the supportive housing awards announcement. “The link between housing and health has never been clearer, and these investments in our families and in our communities continue the Baker-Polito Administration’s commitment to increasing the production of housing across the state.”

Throughout the pandemic, CHAPA encouraged their members to be part of the decision-making process, sharing information about how federal expenditures are used in cities and towns with local officials and advocates. In addition to encouraging advocates to contact their policy makers, CHAPA invited state administration officials to join their members on webinars, to share how the Baker administration was responding to the pandemic, and to hear concerns and suggestions from advocates. Advocates were able to express their requests for some of the CDBG-CV funds to be used for rental assistance.

“As we wait for more federal assistance, the state and municipalities across Massachusetts are creating emergency rental assistance programs to help people stay stable through this public health and economic crisis.” said Rachel Heller, CEO of CHAPA. However, Heller warns, “These programs are critical, but they are short-term solutions. Long-term, we can’t lose sight of the housing crisis that existed before the pandemic and we will need more long-term rental assistance and more affordable housing development in each of our communities to ensure everyone has access to a safe, healthy, and affordable place to call home.”

To learn more about Citizens Housing and Planning Association, contact Director of Public Policy, Eric Shupin at eshupin@chapa.org or visit www.chapa.org.

NLIHC News

NLIHC Welcomes Rebecca Yae as a Senior Research Analyst

NLIHC is pleased to welcome Rebecca Yae as a senior research analyst. Rebecca will work with the research team to evaluate the implementation and effectiveness of state and local emergency rental assistance programs and other housing-related responses to COVID-19.

Rebecca is a recent graduate of the Master of Urban and Regional Planning program at the University of Michigan. During her graduate program, she worked on issues related to housing, regional planning, governance, racial equity, and coastal resiliency. As part of her capstone project, Rebecca supported União dos Movimentos de Moradia, São Paulo (Union of Housing Movements, São Paulo), União Nacional por Moradia Popular (National Union for Popular Housing), and Movimento dos Trabalhadores Sem Terra Leste 1 (Movement of Landless Workers of East District 1) in advocating for and enhancing a national legal framework for self-managed housing and collective property in Brazil. Prior to graduate school, Rebecca supported



communities in identifying and addressing significant community health needs and evaluating health-related initiatives. Her work in community health led her to focus on social determinants of health and the intersection of health, housing, and urban policy. Rebecca received her B.A. in public health from the University of California, Berkeley.

Please join us in welcoming Rebecca to the NLIHC team!

NLIHC Welcomes Esther Omole as Graphic Design and Communications Intern

Esther Abisola Omole is a rising senior at Stanford University where she studies Architectural Design, African & African American Studies, and Art Practice. Esther is passionate about equity in design and creating spaces that uplift marginalized communities. Previously, she worked as a Black Architects Intern at the Smithsonian National Museum of African American History & Culture. On campus at Stanford, Esther is a program associate at the Black Community Services Center, where she manages creative content and design for events that celebrate Black students. She recently served as a graphic design intern at Open Streets Cape Town in South Africa. Please join us in welcoming Esther to the NLIHC team!

NLIHC Seeks Operations Manager

NLIHC seeks an operations manager to work closely with the NLIHC chief operating officer (COO) and the director of administration to ensure effective and efficient NLIHC operations in support of the Coalition's mission to achieve socially just public policy to ensure the lowest-income people in the U.S. have decent, affordable homes. The operations manager will manage key functions related to organizational financials, contracting and granting; meetings and events; hiring, staffing and HR management; and other matters. The operations manager will report to the COO.

Responsibilities/Duties

Financials, Contracts and Grants:

- Prepare monthly financial Excels for NLIHC's 501(c)(4) and monthly tracking of outside donor financials.
- Prepare drafts of monthly financial narrative reports for review by COO.
- Assign general ledger codes to revenue receipts (grants, donations, memberships, and other payments).
- Assist the COO with annual audit and tax filings.
- Assist director of admin with transitioning previous years financial documents into storage (on and off-site) and updating the system to receive the new/current years financial documents.
- Play a key role in contracting and granting with NLIHC vendors/partners – preparation of grants/contracts, tracking deliverables, invoicing/payments, etc.

Meetings and Events:

- Manage the planning and operational execution of the NLIHC annual Housing Policy Forum under the guidance of the COO – preparing/updating the Forum planning guide, managing food and beverage/banquet event orders (F&B/BEOs), preparing onsite staff assignments, etc. Prepare weekly drafts of Forum and Leadership Reception e-mail blasts and articles for *Memo to Members and Partners* from January-March.

- Coordinate operations components of other smaller events – facility contracts, F&B/BEOs, audio-visual, etc. – including for the fall NLIHC state partner and board meetings.
- Manage the annual low-income resident lodging scholarship process for the Housing Policy Forum in close coordination with the director of administration and the Field team.

Hiring/Staffing/HR:

- Post vacancy position announcements, review resumes, schedule interviews, conduct reference checks.
- Prepare new staff on-boarding orientation schedules
- Ensure intern postings on Idealist and university websites each semester (with executive assistant).
- Prepare intern on-boarding orientation schedules and complete the administrative orientation for interns.
- Assist new staff in enrolling in 403b retirement plan.
- Compile annual NLIHC workplan and mid-year workplan revisions with inputs from each NLIHC work team.

Board:

- Prepare minutes for finance committee, investment committee, and personnel committee meetings for review by COO.
- Assist COO in preparation of Board documents.

Other Operations:

- Conduct annual equipment inventory.
- Manage document organization and destruction in the NLIHC storage facility once a year.
- Coordinate annual update of the NLIHC Disaster Preparedness/Business Continuity Plan.
- Coordinate with NLIHC staff the regular updating of the NLIHC Standard Operating Procedures – 4-5 functional areas each year.
- Operations manager may provide some communications support such as preparing first draft of NLIHC *Annual Report* from the Program Summary Report for the COO’s review and scanning NLIHC website for out-of-date information and ensuring corrections are made by comms team.

Qualifications

Applicants must have a bachelor's degree and at least two years of experience in nonprofit operations and/or financial management (additional years of experience preferred; exceptional candidates with fewer may be considered). Applicants should have a strong commitment to social justice. Candidates should have strong analytical, writing, and organizational skills, as well as a keen attention to detail. Applicants should also be proficient in the Microsoft Office suite and must have at least an intermediate level of proficiency in Excel (common formulas, understanding/calculating percentages, linked workbooks, etc.).

An equal opportunity, affirmative action employer, NLIHC offers a competitive salary and a generous benefits package. This is a full-time position located in Washington, DC, but NLIHC will be flexible about location for the first 6-12 months (depending on the pandemic).

Interested candidates should submit a resume, cover letter with salary requirement, one writing sample, and one Excel sample to Paul Kealey, chief operating officer at: pkealey@nlihc.org

NLIHC in the News

NLIHC in the News for the Week of June 14

The following are some of the news stories that NLIHC contributed to during the week of June 14:

- “Gov. Brown's eviction freeze ends June 30: How lawmakers, advocates want to help renters,” *Statesman Journal*, June 15 at: <https://tinyurl.com/y889ashg>
- “Need for homeless resources rises in Kansas,” *KSN*, June 15 at: <https://tinyurl.com/yap2xrck>
- “Despite eviction bans, local landlords are still threatening to kick out tenants,” *DCist*, June 15 at: <https://tinyurl.com/yavnlx92>
- “Spiraling eviction crisis threatens more renters with homelessness,” *Truth Out*, June 14 at: <https://tinyurl.com/ycv8qbrd>
- “Coronavirus: 44M unemployment claims filed in 12 weeks and stock market sees biggest single day drop in 3 months,” *One Green Planet*, June 13 at: <https://tinyurl.com/y7ubxuqo>

NLIHC Staff

Kyle Arbuckle, Housing Advocacy Organizer, x227
Xavier Arriaga, Policy Analyst, x231
Andrew Aurand, Vice President for Research, x245
Abigail Barton, Policy Intern, x241
Victoria Bourret, Housing Advocacy Organizer, x244
Alayna Calabro, Policy Analyst–COVID-19 Response, x252
Josephine Clarke, Executive Assistant, x226
Emma Foley, Research Intern, x249
Dan Emmanuel, Senior Research Analyst, x316
Ed Gramlich, Senior Advisor, x314
Emma Jewel, Field Intern
Kim Johnson, Housing Policy Analyst, x243
Paul Kealey, Chief Operating Officer, x232
Mike Koprowski, Director, Multisector Housing Campaign, x317
Joseph Lindstrom, Director, Field Organizing, x222
Mayerline Louis-Juste, Communications Specialist, x201
Lisa Marlow, Manager, Media Relations and Communications, x239
Esther Omole, Graphic Design/Communications Intern
Sarah Saadian, Vice President, Public Policy, x228
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