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Coronavirus – TAKE ACTION!

Congress Goes Home While Tens of Millions of Renters Risk Losing Theirs

The Senate officially adjourned for August recess through Labor Day, walking away from negotiations over the next coronavirus relief package and leaving tens of millions of renters on their own as they face evictions and imminent risk of homelessness.

Contact your members of Congress and demand that they #GetBackToWork and #DoYourJob to pass a comprehensive relief package. The time for political games and brinksmanship has long passed. Negotiations must restart to reach a deal that includes robust housing and homelessness protections and resources.

Take Action

1. Contact your senators and representatives and demand that Congress restart negotiations and pass the essential housing provisions of the [HEROES Act](#). Find the phone numbers of your members of Congress [here](#) or [send an email](#)!
2. Use NLIHC's [Advocacy Toolkit](#) and urge Congress to take immediate action to ensure people stay stably housed.
3. Call out the need for [#RentReliefNow on social media](#) using NLIHC's sample social media posts and images. Tag your member of Congress and demand action!
4. Publish op-eds and letters to the editor in your local papers using NLIHC's media toolkit [here](#).

Without significant and sustained action by Congress, [30 to 40 million renters](#) are at risk of being evicted by the end of the year. The White House and congressional leaders must return to the negotiating table and work out a deal for the next coronavirus relief package that includes the essential resources and protections provided in the HEROES Act, including [NLIHC's top priorities](#): a national, uniform moratorium on all evictions for nonpayment of rent; at least \$100 billion in emergency rental assistance through the "[Emergency Rental Assistance and Rental Market Stabilization Act](#)" and housing vouchers; and \$11.5 billion to help prevent and respond to outbreaks among people experiencing homelessness.

The cost of inaction is far greater than the cost of providing essential rental assistance to households at risk of eviction and homelessness. The stakes could not be higher. Every day of inaction puts more seniors, people with disabilities, families, and other individuals at imminent risk of losing their homes.

Join us in demanding comprehensive solutions at: <https://tinyurl.com/y7hdl9zb>

Coronavirus, Homelessness, and Housing

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

Senator Jeff Merkley (D-OR) will join today's (August 17) [national call on coronavirus, housing, and homelessness](#) at 2:30-4:00 pm ET. Senator Merkley will discuss the state of play between the White House and Congress on the next coronavirus relief package and what advocates need to do to pressure policy makers to act and to ensure the [essential housing and homelessness components](#) in the House-passed "HEROES Act" and "Emergency Housing Protections and Relief Act of 2020" are enacted as soon as possible. We will also hear about national advocacy efforts and equitable homelessness response, get updates from the field, and more.

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

See the full agenda [here](#).

Coronavirus – Congress

NLIHC Participates in Congressional Black Caucus Virtual Town Hall on COVID-19, Systemic Racism, and Black America

The Congressional Black Caucus (CBC) held a [virtual town hall event](#) with Representatives Karen Bass (D-CA), Maxine Waters (D-CA), and Al Green (D-TX) on the growing threat of evictions during the pandemic as part of the CBC's "Speak Up & Speak Out" series on COVID-19, systemic racism, and Black America.

Congresswoman Waters, chair of the House Financial Services Committee, led the event, stating, "We need to ask ourselves if further damage to housing inequality in America is an outcome that is acceptable to us. I, for one, will not stand by and watch as families suffer." Representative Green pointed to the need for relief in his Texas district, where local emergency rental assistance resources ran out within 90 minutes. "The rent must be paid!"

NLIHC President and CEO Diane Yentel spoke about the urgent need for Congress to enact the essential housing and homelessness resources and protections in the HEROES Act, including NLIHC's top priorities: a national, uniform moratorium covering all renters for non-payment of rent; at least \$100 billion in emergency rental assistance through the "Emergency Rental Assistance and Rental Market Stabilization Act" and housing vouchers; and \$11.5 billion in emergency resources to prevent and respond to outbreaks among people experiencing homelessness.

Lisa Rice of the National Fair Housing Alliance spoke about the disproportionate harm the pandemic has had on Black and Latino households and warned that an eviction crisis would further widen racial inequities. Malcolm Bennett, a property owner in Los Angeles, argued that renters and landlords must work together to ensure Congress provides emergency rental assistance. Ayanna Fortson of the National Urban League urged congressional leaders to act quickly.

Watch the virtual town hall at: <https://tinyurl.com/y35oabp2>

Coronavirus – HUD

HUD Announces Restart of Physical Inspections

HUD Secretary Ben Carson [announced](#) on August 7 that HUD will resume Real Estate Assessment Center (REAC) physical inspections of public housing and privately owned HUD-assisted multifamily properties and units, but only under strict safety protocols during the coronavirus pandemic. REAC inspections are used to determine whether HUD-assisted properties meet federal standards of health, safety, and accessibility. REAC inspections were paused on March 16 due to the coronavirus outbreak (Memo, [3/23](#)).

The announcement states that REAC will prioritize inspections in states and localities based on the latest COVID-19 data from Johns Hopkins University and health risk scoring methodology from the Harvard Global Health Institute. REAC has developed a map that categorizes states and localities by four risk categories: low risk (green), moderately low risk (yellow), moderately high risk (orange), and high risk (red). [Note: Currently only Vermont is low risk.] Inspectors will prioritize properties with historically low REAC scores (high-risk

properties) in Low Risk (Green) localities. The map is posted on the [REAC webpage](#). Clicking on a state brings up an Excel spreadsheet showing each state and county health risk score.

REAC will provide a list on its website of low-risk counties 45 days before the start of physical inspections. At the end of the 45-day period, REAC will provide a 14-day notification to priority properties in those counties informing families that an inspection will take place. The first outreach from inspectors to properties will start no earlier than September 21. On the REAC website, in the blue box before the map, REAC indicates that the physical inspections will begin on or about Monday, October 5, after the 14-day notice.

The blue box on the REAC website also links to a [Memorandum](#) from David Vargas, Deputy Assistant Secretary, providing details about how REAC plans to restart physical inspections.

For public housing, REAC inspections will be limited to properties that are either: identified as high risk, require emergency inspections, or are in a “troubled” public housing agency (PHA) that requests an inspection. For HUD-assisted multifamily properties, REAC will inspect properties using a risk-based approach, initially excluding properties with vulnerable populations. Later in the Memorandum, REAC states it will defer inspections of public housing and HUD-assisted multifamily properties with elderly, disabled, and other health compromised populations to a later date. These properties with vulnerable populations will not be a part of an initial group of properties to be inspected, even if a property is considered critical for inspection, unless there are known life-threatening and health concerns.

REAC has a three-phase plan for restarting physical inspections. Phase One is based on the four risk levels (which will be updated weekly). Phase Two entails REAC and HUD program offices developing an internal list of properties that meet certain criteria (see below), are classified as properties in critical or emergency need of inspection, and are located in counties that have sustained a low-risk public health rating (green) for six consecutive weekly reporting periods in Phase One. REAC will consider the following factors to determine whether to inspect a property:

- The property is in a jurisdiction currently in a phase of reopening, allowing substantial in-person commerce (e.g. inside restaurant dining, in-store shopping).
- COVID-19 cases in the property’s locality have been “trending downward and remaining flat” for a minimum of 14 days, and related public health data (e.g. ICU beds) is similarly positive.
- There are no known and specific COVID-19 issues or outbreaks at the PHA or property regardless of the locality’s phase of reopening or case trends.

Phase Three, scheduled to begin on October 5, entails actual full inspections of properties identified in Phase Two.

The media announcement is at: <https://bit.ly/2XNHGz4>

The Memorandum is at: <https://bit.ly/3iAR0hH>

The REAC website and map is at: <https://bit.ly/33NEQOa>

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

More about Project-Based Rental Assistance is on [page 4-46](#) of NLIHC’s *2020 Advocates’ Guide*.

HUD Posts CDBG-CV Waiver Notice

HUD’s Office of Community Planning and Development (CPD) posted an advance version of a [notice](#) waiving certain regulations pertaining to \$5 billion in supplemental Community Development Block Grant program

funds (CDBG-CV) Congress appropriated through the CARES Act. The notice will eventually be published in the *Federal Register*. The most significant waiver extends to six consecutive months (up from three) the period over which a CDBG grantee (a city, county, or state) may provide emergency rental assistance to a household unable to pay rent because its income has decreased due to the coronavirus pandemic. NLIHC urged CPD on April 20 to extend the time frame beyond three months.

Emergency Rent Assistance (pages 39-40)

The regular CDBG program regulations [24 CFR 570.207(b)(4)] allow grantees to provide emergency payments of rent, utility, mortgage, food, or clothing assistance for up to three months to the provider of the service (e.g. landlord) on behalf of a household. The waiver will extend the period to six months. The notice adds that grantees must document how they will determine that the amount of assistance to be provided is necessary and reasonable. The CARES Act also allows grantees to use CDBG funds from their regular FY19 and FY20 CDBG allocations to provide emergency payments, although the notice does not mention this option in this section of the notice.

Providing emergency rental assistance or utility payment assistance is normally considered a “public service” in the CDBG regulations, and the CDBG statute has a 15% cap on the amount of a grantee’s yearly allocation that may be obligated for all public services. However, the CARES Act suspends the statutory 15% cap, as long as the public service prevents, prepares for, or responds to the coronavirus. Use of CDBG for emergency rent assistance has seldom been used, in part because the regulation allowing it is contained in a section of the regulations concerning ineligible uses of CDBG.

The notice only cites the Entitlement CDBG regulations (for larger cities and urban counties). The State CDBG regulations do not have a similar provision, so some states hesitated to use CDBG-CV for emergency rental assistance. However, HUD sub-regulatory guidance, “[Basically CDBG for States](#),” makes clear multiple times that although a state must follow the text of the Housing and Community Development Act, a state may use the CDBG Entitlement regulations as a “safe harbor.”

Use of CDBG-CV for Covering Back Rent (Arrears)

The notice does not address the use of CDBG for helping tenants pay for past-due rent (arrears), something that NLIHC and other advocates have urged CPD to allow during the pandemic. On NLIHC’s national coronavirus, housing, and homelessness call on [July 27](#), NLIHC again asked CPD about arrears. A CPD representative replied that consideration of rent arrears is “case-dependent,” suggesting that CPD has not found a clear way of providing guidance. Consequently, CPD will likely address arrears one case at a time. The CPD representative stated that paying for arrears is probably allowable if the arrears occurred from March onward.

NLIHC urged CPD to not leave the fate of a request to use CDBG-CV for arrears up to a grantee on a case-by-case basis, suggesting that CPD explain in future guidance how CDBG-CV could be used to cover rent arrears. Advocates need to know such an option exists so that residents are not solely dependent on a grantee to request use CDBG-CV for rent arrears; some grantees might not want to pursue emergency rental assistance. If CPD guidance is widely available, advocates could press local policy makers to use CDBG-CV for arrears. The CPD representative indicated that CPD guidance might be forthcoming.

Immigration Status (page 62)

With one exception, the notice is consistent with guidance from the National Housing Law Project that CDBG does not have any specific immigration restrictions (“Eligibility for Assistance Based on Immigration Status” [[English](#)] and [[Español](#)]).

The exception has to do with employment. The Department of Homeland Security and the U.S. Citizenship and Immigration Services state that the Immigration Reform and Control Act prohibits employers from hiring and employing an individual knowing that the individual is not authorized to be employed. This generally applicable law applies to CDBG grantees and their subrecipients and/or contractors/subcontractors (including employees recruited under Section 3).

Length of Time to Spend CDBG-CV (page 57)

Grantees must spend all CDBG-CV funds within a six-year “period of performance” established by the CDBG-CV grant agreement between CPD and the grantee. Grantees must spend at least 80% of all CDBG-CV funds by the end of the third year of the period of performance. Also, the CARES Act requires grantees to submit their CDBG-CV action plan and the annual Action Plan for FY19 and FY20 CDBG funds by August 16, 2021 (page 24).

Reporting (page 60)

The CARES Act requires grantees to submit a quarterly report within ten days of the end of the calendar quarter. The report must include: amount of funds received; amount of funds obligated or expended for each project or activity; a detailed list of all projects or activities, including a description of the project or activity; and detailed information about any subcontracts or subgrants awarded by the grantee. The CARES Act does not require the report contain information about race, disability, family status, or any other Fair Housing Act protected class. Nor is there any requirement to report the income of those assisted.

Income and race will be reported in a CDBG grantee’s Consolidated Annual Performance and Evaluation Report (CAPER). However, CAPER information is presented in the aggregate, not by individual activity. Furthermore, the notice postpones CAPER reporting until 180 days after the end of a grantee’s program year, up from 90 days (page 65) – which is too late for advocates to rectify uses that they think do not meet the CDBG law or regulations, or that do not meet community priorities.

Other Items of Interest

- The CDBG statute requires 70% of a jurisdiction’s CDBG funds be used to benefit low- and moderate-income households (LMI), which is household income up to 80% of the area median income, (AMI). For CDBG-CV, the notice will retain the 70% LMI requirement. However, the notice states that for CDBG-CV, the calculation of overall LMI benefit will be separated from the regular annual formula CDBG calculation of overall LMI benefit. In other words, 70% of a grantee’s CDBG-CV must be spent for activities that benefit LMI households – not 70% of their CDBG-CV + regular annual formula CDBG (page 35).
- The notice provides guidance about duplication of benefits, but there is nothing new or different from earlier guidance, [CDBG COVID-19 Fact Sheet](#), July 10 (see *Memo*, [7/20](#)) or the [Duplication of Benefits Memorandum](#), July 13 (see *Memo*, [8/3](#)).
- The CARES Act allows grantees to be reimbursed for pandemic-related activities they carried out before the Act was signed on March 27. The notice limits reimbursement to costs incurred after January 21 (page 25).
- There are a number of waivers pertaining to the State CDBG program:
 - States are allowed to use a portion of their CDBG-CV to directly carry out activities through their employees, contractors, and subrecipients in all geographic areas (page 47), including in Entitlement jurisdictions (page 46) and Tribal areas (pages 46), including using Tribes as subrecipients (page 49).
 - States are allowed to use a portion of their CDBG-CV in Entitlement jurisdictions (pages 46 and 50), provided the state sets aside a portion of its grant for use by non-entitlement units of local government. That portion must be no less than the amount equal to the state’s first CDBG-CV

allocation but may be from any portion of the state's second or third CDBG-CV allocation (page 46).

The notice, "FR 6218-N-01 Notice of Program Rules, Waivers, and Alternative Requirements Under the CARES Act for CDBG Program Coronavirus Response Grants, FY19 & 20 CDBGs, and for Other Formula Programs," is at: <https://bit.ly/3kAT9f3>

More information about regular CDBG is on [page 8-3](#) of NLIHC's *2020 Advocates' Guide*.

Summary of HUD's CDBG-CV Presentation from NLIHC's National Coronavirus, Housing, and Homelessness Call, July 27

NLIHC's national call on coronavirus, housing, and homelessness on July 27 featured two senior career staff members of HUD's Office of Community Planning and Development (CPD): Janet Golrick, acting deputy assistant secretary for Grant Programs, and Jessie Handforth Kome, director of the Office of Block Grant Assistance. They discussed guidance regarding the use of the CARES Act \$5 billion supplemental Community Development Block Grant (CDBG-CV) funds. The presentation centered on the "[CDBG COVID-19 Fact Sheet](#)," (July 10), the most recent guidance available at the time. The CDBG-CV discussion starts around minute 21 and ends around minute 47. NLIHC has prepared a [written summary](#) based on the presentation.

NLIHC's summary is at: <https://bit.ly/3gI5BqI>

More information about regular CDBG is on [page 8-3](#) of NLIHC's *2020 Advocates' Guide*.

HUD Posts Frequently Asked Questions on Coronavirus for ESG, CoC, and HOWPA Programs

HUD's Office of Special Needs Assistance Programs (SNAPS) on August 11 posted Frequently Asked Questions (FAQs) on the use of supplemental CARES Act funds in three programs: [Emergency Solutions Grant \(ESG\)](#), [Continuum of Care \(CoC\)](#), and [Housing Opportunities for Persons with AIDS](#).

The ESG FAQ includes six questions/answers specific to ESG. Q3 and Q4 state that ESG Street Outreach and Emergency Shelter funds, respectively, may be used to provide essential services and supplies to reduce the spread of infectious disease. Examples include equipping staff with masks, disposable gloves, hand sanitizer, and other personal protective equipment. Funds may be used to pay for train or bus tokens, taxi or rideshare for assisted people to travel to and from medical care. Funds may also purchase washers, dryers, and portable handwashing stations.

The CoC FAQ has 14 questions specific to CoC, eight of which reinforce or clarify a [Memorandum from March 31](#) (see *Memo*, 4/6). Q1 and Q2 refer to the March 31 waiver allowing assistance to be greater than the Fair Market Rent (FMR) in a metropolitan area. For a lease executed above the FMR, the over-FMR assistance may be provided for the term of the lease and any subsequent automatic lease extension executed before September 30, 2020. The over-lease waiver provision of the memorandum does not, however, apply to rental assistance. Five questions apply to disability documentation for Permanent Supportive Housing (PSH). Q13 states that CoC program recipients and subrecipients may purchase cell phones and wireless service plans for people in their programs, as long as the recipient or subrecipient owns the phone and service contract, loaning them to the person while stay-at-home or social distance orders are in effect. The goal is to help people obtain and retain housing, engage with case managers, and participate in mental health services or outpatient services.

The HOPWA FAQ includes 20 questions specific to HOPWA, five reinforcing or clarifying a [Memorandum from March 31](#) (see *Memo*, 4/6). Other questions address a range of issues, such as Q5, which indicates that grantees may postpone annual housing inspections due to safety concerns. In Q6, HUD encourages grantees and project sponsors to conduct remote home visits, income verifications, case management, and other activities via telephone, video-conference calls, and email. Q18 allows grantees and sponsors to assist people by placing them in motels/hotels for more than the usual 60 days over a six-month period if there are coronavirus-related health and safety concerns.

The ESG FAQs are at: <https://bit.ly/2FmUDJP>

The CoC FAQs are at: <https://bit.ly/30V9t2t>

The HOPWA FAQs are at: <https://bit.ly/3fVI8RQ>

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

More information about HOPWA is on [page 4-79](#) of NLIHC's *2020 Advocates Guide*.

HUD Issues Guidance on Environmental Reviews for Coronavirus-Related Activities

HUD's Office of Community Planning and Development (CPD) issued [Notice CPD-20-07](#) on August 6, providing guidance on conducting environmental reviews for activities addressing the coronavirus pandemic. An activity or project categorized in the regulations as "Exempt" at 24 CFR 58.34 or "CENST" at 24 CFR 58.35(b) is not required to comply with the National Environmental Policy Act (NEPA) or related environmental laws and authorities listed at 24 CFR 58.5.

Examples of Exempt/CENST activities that prevent, prepare for, and respond to the coronavirus public health emergency include: tenant-based rental assistance; short-term payments for rent; purchase and distribution of equipment for telehealth, testing, diagnosis, sanitation, personal protective equipment, infection control measures, and other healthcare-related equipment; services such as job training to expand the pool of health care workers/technicians and expand in-home services, delivery of meals, medicine, and supplies; and economic development activities such as operating subsidies, inventory financing, payroll assistance, and other activities that are not associated with physical actions. The "Table of Activities" in an appendix provides additional examples.

Section 58.34(a)(10) of the regulations provides an exemption for activities necessary to respond to a federal or state declared imminent threat to public safety. This section of the notice provides guidance for Responsible Entities (REs) on documenting activity that meets the exemption. An RE does not have to comply with the requirements of Section 58.34 or undertake environmental review, consultation, or other action under NEPA and the other provisions of law cited in § 58.5 for activities exempt by Section 58.34 or projects that: only provide assistance for temporary or permanent improvements; do not alter environmental conditions; and are limited to protection, repair, or restoration activities necessary only to control or arrest the effects from disasters or imminent threats to public safety, including those resulting from physical deterioration.

To document that an activity meets this exemption, the Environmental Review Record (ERR) must document compliance with 24 CFR 58.6 and show that the action meets a number of conditions, including activities that do not alter environmental conditions because they do not:

- Replace, reconstruct, or substantially improve structures within a floodplain as determined by a current, preliminary, or pending Flood Insurance Rate Map (FIRM) that would require elevation or other changes
- Involve occupancy of a project site that is impacted by contamination or hazardous substances
- Involve new construction in a wetland

In addition, the activities must be limited to temporary or permanent improvements necessary to control or stop the imminent threat to public safety. Projects necessary to control and stop the rate of infection and treat patients with COVID-19 include improvements that: expand the capacity of healthcare facilities; use vacant or under-utilized property with only minimal ground disturbance, or renovate facilities to use as temporary hospitals, healthcare facilities, clinics, quarantine, mortuary facilities, or homeless shelters; allow the use of hotels/motels to provide quarantine and treatment facilities, shelter, and alleviate overcrowding to prevent the spread of infection; expand the production and distribution of prepared food, groceries, equipment, and supplies; and provide mobile sanitation facilities.

Notice CPD-20-07 is at: <https://bit.ly/3gXbtge>

HUD Posts Brochures for Tenants and Landlords on Rent Repayment

HUD's Office of Community Planning and Development (CPD) posted two brochures, one intended to help tenants with rent arrears approach their landlords about repayment plans, and one for landlords engaging with their tenants to avoid evictions and craft repayment agreements.

“[Tenant Guidance: Rent Payment Plans](#)” urges tenants not to wait until rent is due to let their landlord know they are experiencing coronavirus-related financial challenges. CPD urges tenants discuss repayment plans as soon as possible. Tenants are counseled to establish a plan that works for them and not to agree to payment amounts or schedules they are unable to sustain. The brochure includes a sample script tenants can use to ask for a reasonable repayment plan. The brochure also includes a simple repayment plan agreement from the Minnesota Housing Finance Agency, as well as a longer one HUD uses in non-pandemic situations.

“[Tools for Landlords with Tenants Impacted by COVID-19](#)” notes that with many tenants unable to pay rent, landlords have been offering tenants flexibility, including:

- Deferring or reducing payment of past due rent
- Deferring or reducing future rent payments until the tenant's income increases
- Applying a security deposit or last month's rent to unpaid rent

The brochure urges landlords to engage tenants to avoid evictions; poses questions landlords can share with at-risk tenants; and lists the types of documents landlords might use to demonstrate that tenants' income has declined. The brochure lists 14 elements of a repayment plan and offers five repayment agreement templates: one from HUD, one from the Minnesota Housing Finance Agency, two from state associations of realtors, and one from the National Apartment Association.

“Tenant Guidance: Rent Payment Plans” is at: <https://bit.ly/30TtNkN>

“Tools for Landlords with Tenants Impacted by COVID-19” is at: <https://bit.ly/3fXbWgS>

Coronavirus – Other

Recording Available of NLIHC’s August 10 National Call on “Coronavirus, Housing, and Homelessness”

During the most recent [national call on coronavirus, housing, and homelessness](#), Chairwoman Maxine Waters (D-CA) and Representative Pramila Jayapal (D-WA) discussed the latest updates from Capitol Hill and emphasized the importance of sustained federal investments in affordable housing and homelessness services. Both representatives have demonstrated a commitment to ensuring that critical housing and homelessness provisions are included in the next coronavirus relief package.

Siobhan Kelly from the Federal Housing Finance Agency (FHFA) provided an update on steps the agency is taking to protect renters in properties backed by Fannie Mae and Freddie Mac mortgages. Zach Neumann, founder of the [COVID-19 Eviction Defense Project](#) and researcher at the Aspen Institute, shared research estimating that, without meaningful federal intervention, between [30 million and 40 million people will be at risk of eviction](#) before the end of the year. NLIHC’s Sarah Saadian, Joey Lindstrom, and Lisa Marlow discussed updates from Capitol Hill, needed advocacy actions, and communications tools and tactics. Attendees also heard field updates from Pam Atwood of the North Carolina Housing Coalition, George Hinton of the Social Development Commission in Wisconsin, and Dan O’Meara from the Legal Aid Society of Hawai’i.

NLIHC hosts national calls on the coronavirus, housing, and homelessness every week. On today’s call, we will be joined by Senator Jeff Merkley (D-OR). Register for today’s call (Monday, August 17 at 2:30 pm ET) at: <https://tinyurl.com/ru73qan>

Watch a recording of the August 10 call at: tinyurl.com/y3e9gu53

Access presentation slides at: tinyurl.com/yy7edf7n

Additional Coronavirus Updates - Monday, August 17, 2020

National Updates

Congress

Congresswoman Maxine Waters (D-CA), Chairwoman of the House Committee on Financial Services, on August 10 [released a one-pager](#) addressing President Trump's executive order on housing.

Speaker of the House Nancy Pelosi (D-NY) discussed the urgent need for \$100 billion in emergency rental assistance during a [press conference on August 14](#).

In an op-ed in the [Washington Post](#), Senator Elizabeth Warren (D-MA) discusses the accelerating housing crisis occurring nationwide. She outlines actions that Congress must take to prevent the looming eviction crisis and stop predatory companies from further destabilizing the housing market.

Senator Ben Sasse (R-NE) on August 8 became the first Republican to [criticize the president’s executive actions](#) on coronavirus relief, calling them “unconstitutional slop.”

HUD

HUD [announced](#) on August 10 that it awarded \$472 million in CARES Act funding to public housing authorities to keep residents housed during the pandemic.

FEMA

FEMA [announced](#) on August 11 approval of over \$84 million in additional grants for repairs after Hurricane Maria. The funds will support 105 projects related to the recovery and reconstruction of Puerto Rico.

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](#).

NLIHC joined Community Catalyst, the Food Research & Action Center, and the Service Employees International Union in a [joint letter](#) to congressional leadership urging Congress and the president to pass a coronavirus relief package that mitigates the devastation that millions of families, particularly Black and brown families, face due the dual health and economic impacts of COVID-19.

Reporting

In an [interview on MSNBC](#), NLIHC President and CEO Diane Yentel stated, “If there is not a significant and sustained federal intervention, there will be a tremendous increase in evictions across our country. We estimate that anywhere between 30 and 40 million renters are at risk of losing their homes before the end of the year if Congress does not act.” Watch the full interview: <https://bit.ly/30GZayH>

“Evictions risk lives. They drive families deeper into poverty. They risk further burdening our already overstretched hospital systems,” said NLIHC’s Diane Yentel in a [CNN video](#) on COVID-19 and the looming eviction crisis. “They make it more difficult than ever for us to truly contain the pandemic as a country.”

[Politico](#) reports on the shortcomings of President Trump’s executive order extending the eviction moratorium. “Layering a patchwork of state and local eviction moratoriums on top of the limited federal moratorium gave some level of protection to most renters, but these protections are expiring rapidly,” said NLIHC’s Diane Yentel. “Today, renters in 30 states – including many with surging coronavirus cases – lack any federal or statewide protections against eviction.”

[NPR Morning Edition](#) reports on how Trump's executive order on housing neither bans evictions outright nor provides rental assistance – actions that need to be approved by Congress. Housing advocates say it will do little to stop the imminent tidal wave of evictions. “There's tremendous urgency,” adds NLIHC’s Diane Yentel. “There are millions of renters who can't sleep at night because they don't know what they're going to do if they become homeless.”

The [Guardian](#) reports on the wave of evictions that is sweeping across the United States after federal protections expired at the end of July. The article discusses housing advocates’ critiques of President Trump’s executive order and concerns about the looming eviction crisis and rise in homelessness.

[NBC News](#) reports that landlords could exploit tenants impacted by the COVID-19 pandemic to fast-track evictions, upgrade newly vacant units, and offer them at a premium price.

[ABC News](#) shares the stories of families struggling to stay afloat without federal relief aid. As lawmakers are still locked in a stalemate over a coronavirus relief package, the U.S. faces the most severe housing crisis it has seen in decades.

[Marketplace](#) examines how missed rental payments could impact the affordable housing supply. Research indicates that tenants in Class C properties, which tend to be older and serve low- to moderate-income tenants, are struggling to pay the rent at much higher rates than tenants in higher-end properties.

[Vice](#) reports on the potential for Great Depression levels of homelessness by year's end. "Without a significant and sustained federal intervention, America will experience an increase in homelessness the likes of which we haven't seen since the Great Depression," said NLIHC's Diane Yentel.

[Bloomberg CityLab](#) reports that President Trump's executive order does not require any concrete action to prevent a coronavirus housing crisis. "The President alluded to 'stopping evictions,' but the executive order fails to provide any meaningful relief to the millions of renters who are at risk of losing their homes," said NLIHC's Diane Yentel in her [statement](#) about the executive order.

[Shelterforce](#) republished NLIHC's Diane Yentel's [statement](#) on President Trump's executive order.

[CNBC](#) explains that President Trump's executive order does not extend the eviction moratorium or offer immediate assistance to help prevent evictions. The article cites NLIHC's Diane Yentel's statement on the executive order.

The [New York Times](#) reports how President Trump's attempts to circumvent Congress to provide coronavirus relief has resulted in confusion and uncertainty.

A [New York Times opinion piece](#) explores the impact of the affordable housing crisis on the millions of families who will lose their apartments.

The [New York Times](#) reports how President Trump's attempts to circumvent Congress to provide coronavirus relief has resulted in confusion and uncertainty.

[Politico](#) reports on housing advocates' concerns that President Trump's executive order may be worse than inaction by reducing the urgency to reach a deal with Congress and giving renters a false sense of security. The article cites NLIHC's Diane Yentel's statement on the executive order and Representative Maxine Waters' (D-CA) comments during [NLIHC's national call](#) on August 10.

[CNN](#) discusses a [report](#) released by NLIHC and nine other institutions and organizations. The report found that without significant federal intervention, 30-40 million people in the U.S. are at risk of eviction by the end of the year.

[Newsweek](#) reports on how the President's new eviction executive order may not help the up to 40 million people in the United States at risk of eviction in the next few months. The risk is highest in California, where more than 4 million people face losing their homes, followed by New York, Texas, Florida, Ohio and Illinois. The article cites NLIHC's statement on President Trump's eviction order.

[Politico](#) reports that federal housing aid during the pandemic disproportionately benefits white households over minorities, with Black households most at risk of eviction.

The [Guardian](#) explains why President Trump's executive order will do little to help homeowners and renters, citing NLIHC's [statement](#) on why the order is an "empty shell of promise."

[Bloomberg](#) examines how the coronavirus pandemic has exposed disparities in America's rental housing that will likely grow wider. While landlords of more expensive apartments have collected most of their rent payments during the pandemic, owners of older, more affordable units have not, threatening our country's affordable housing supply.

[Fast Company](#) reports that while President Trump claimed that he would protect people from evictions, his executive order fails to protect renters. The order does not even extend the limited federal eviction moratorium included in the CARES Act.

A report from the Center for Economic and Policy Research (CEPR) found that the COVID-19 pandemic is leading to more precarious housing situations, particularly for Black and Hispanic renters. Learn about the main findings of the forthcoming CEPR report [here](#).

State and Local News

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

Alabama

Alabama is seeing an [increase in eviction cases](#) as Congress stalls on decisions to extend weekly unemployment benefits and state and federal moratoriums on evictions expire. Legal Services of Alabama (LSA), which provides legal aid to low-income families, told *Alabama Daily News* that the month of June saw a 70% increase in eviction cases compared to June of 2019.

Arizona

Arizona has set aside [\\$5 million for its landlord assistance program](#). This is in addition to \$5 million the state set aside in March, and millions more that local governments have begun distributing, to help tenants pay rent.

Arkansas

More than [275 evictions](#) were filed in Arkansas in July and 233 evictions in June. Only 40 tenants filed answers to the civil evictions filed in July. Arkansas' Unlawful Detainer eviction law requires tenants to pay the court one month's rent before a hearing is allowed, making it difficult for tenants to obtain a hearing. Only one Circuit Court Judge, [Chip Welch](#), announced that, because of the pandemic, he will not issue a writ of possession unless there is a hearing first.

California

The [Los Angeles Times](#) reports on the 1.6 million farmworkers in California without legal status, many of whom are at risk of homelessness and have the least access to assistance. Many migrant farmworkers across California may be uncertain of their rights and hesitant to fight illegal evictions.

The [Judicial Council of California voted](#) 19-1 on August 13 to end the statewide moratorium on evictions and foreclosures on September 1. "The judicial branch cannot usurp the responsibility of the other two branches on a long-term basis to deal with the myriad impacts of the pandemic," Chief Justice Cantil-Sakauye said in a [statement](#).

The [LA County COVID-19 Rent Relief program](#) will begin accepting applications on August 17. The Los Angeles County Board of Supervisors approved \$100 million in federal Coronavirus Relief Funds to assist renters impacted by the COVID-19 pandemic.

The California Department of Housing and Community Development recently released [frequently asked questions](#) for the Project Homekey [Notice of Funding Availability](#).

A [report](#) by Working Partnerships USA and the Law Foundation of Silicon Valley found that an estimated 43,490 renter households in Santa Clara County are at high risk of eviction, threatening to increase the county's homeless population by as much as 225%. The impending eviction crisis is "hardly inevitable," reports [Palo Alto Online](#).

[More than 1,600 California households](#) have been evicted since Governor Gavin Newsom declared a statewide state of emergency on March 4, according to data that CalMatters obtained. Nearly a third of those evictions occurred after Governor Newsom's March 19 [shelter-in-place order](#), and more than 400 took place since Newsom issued an [eviction moratorium](#) on March 27.

[California](#) is rapidly approaching what has been dubbed the “eviction cliff,” or the point where true protection from being evicted during the pandemic will fall away, at least for a short time. If that happens, as many as 1 million families across the state — some 365,000 in Los Angeles County alone — could find themselves being forced out of their homes as soon as September.

Colorado

Between [436,000 and 596,000 people](#) in Colorado — 25%-36% of renters in the state — could be at risk of eviction by the end of the year, according to a new analysis. Governor Jared Polis extended his [emergency executive order](#) on evictions on August 11, requiring landlords to provide tenants 30 days' notice before pursuing evictions, instead of the typical 10 days. The measure, however, does not ban evictions.

When briefing the Denver City Council, the head of Denver's housing department reported that the [city needs more shelter beds](#) to support people experiencing homelessness in the coming months and years. Homelessness was increasing in Denver before the pandemic, but COVID-19 has added to the number of people on the streets while also forcing shelters to decrease their capacity.

Connecticut

An op-ed in the [CT Mirror](#) by Susan Thomas, president of the Melville Charitable Trust, outlines why housing is healthcare and discusses the urgent need for federal housing and homelessness resources. The author discusses the [Reaching Home Campaign](#) — a partnership between the Connecticut Department of Housing and local, state, and federal partners to house 1,000 people experiencing homelessness by the end of September.

An article in the [CT Mirror](#) discusses Connecticut's looming housing crisis and the overwhelming need for rental assistance. About 1,100 people call each day seeking aid from Connecticut's coronavirus housing assistance program. Only about 170 of the callers qualify for help under the program's narrow eligibility parameters.

Delaware

Governor John Carney and the Delaware State Housing Authority [announced the reopening of the Delaware Housing Assistance Program](#), which provides financial assistance for renters, and announced that emergency mortgage assistance is now available for homeowners who have missed payments. Delaware and New Castle County will contribute a combined \$40 million in CARES Act funding to the rental and mortgage assistance programs.

Florida

In Duval County, [219 evictions](#) were filed in court during the first week of August. On August 3, nearly 100 cases were filed, marking the start of the first full business week since Governor Ron DeSantis' [new limited eviction order](#) was enacted. Governor DeSantis' new order only stops final actions in eviction proceedings and requires tenants to prove that non-payment of rent is due to losses from the pandemic.

Governor Ron DeSantis' extension on the state's eviction moratorium protects families who have been "adversely affected by the COVID-19 emergency" from losing their homes. However, this has not stopped [landlords from posting](#) the eviction notices on tenants' doors.

Georgia

More than 10,000 evictions have been on hold in [metro Atlanta](#) during the pandemic, but courts in DeKalb, Gwinnett, Fulton, and Cobb counties have either recently resumed landlord-tenant hearings or will resume hearings in the coming days. Fulton, usually considered Georgia's busiest eviction court, has a backlog of over 9,000 cases and will hold virtual hearings, rather than in-person hearings, until at least November.

Hawaii

A letter to the editor in the [Star Advertiser](#) urges that no resident should be unsheltered in Hawaii.

Idaho

Hundreds of thousands of renters in the [Idaho region](#) are vulnerable to eviction.

Illinois

The [Illinois Housing Development Authority](#) (IHDA) is launching an [emergency rental assistance program](#) to help people who have been impacted by the pandemic. The state has set aside \$150 million in CARES Act funding for rent relief, which is expected to assist about 30,000 renters. The executive director of IHDA said that the agency anticipates receiving far more applications than the state can assist.

In June, [Illinois ranked third](#) in the nation for rent deferrals. According to the U.S. Census Bureau's July 16-21 survey, 24% of Illinois renters deferred or did not pay rent for July. The state's eviction moratorium is [set to expire on August 22](#), meaning landlords can move forward with evicting tenants for nonpayment of rent.

[Cook County](#) launched rental assistance program to help residents behind on rent. Cook County will provide households impacted by the COVID-19 pandemic with up to \$4,500 each. The \$20 million program is expected to provide financial relief of up to three months of rent — or up to \$4,500 — to as many as 7,000 suburban households.

Illinois renters who have been unable to pay their rent due to coronavirus-related financial difficulty can apply for [one-time grants of \\$5,000](#) through a new state program, and relief for homeowners is next. The state will give \$300 million in rent and mortgage grants this fall to people impacted by the COVID-19 pandemic, offering one-time grants of \$5,000 for tenants and \$15,000 for homeowners. The programs, administered by the Illinois Housing Development Authority, are funded through federal money from the Coronavirus Aid, Relief and Economic Security (CARES) Act passed earlier this year.

Indiana

With Indiana's eviction moratorium ending on August 14, the [Hoosier Housing Needs Coalition](#) is calling on Governor Eric Holcomb to include a 'COVID-19 Housing Stability Dashboard' on the state's coronavirus response website to track eviction and rental assistance data. The coalition is also urging the Indiana Supreme Court to strengthen protections for tenants by uniformly enacting recommendations of the Court's Landlord-Tenant Task Force.

During a briefing on August 12, [Governor Eric Holcomb did not announce plans](#) to extend the statewide moratorium set to expire August 14. "We are expecting to see multiple waves of evictions starting when this eviction moratorium is lifted and extending...event into next year," said Andrew Bradley, policy director of Prosperity Indiana.

Governor Eric Holcomb announced on August 5 that he intends to allow [Indiana's moratoriums on evictions and utility shutoffs](#), including internet access, to expire on August 14. He announced that the state is adding \$15 million to the \$25 million rental assistance program.

The Indianapolis City-County Council added [\\$7.5 million](#) to its rental assistance program. The program was initially set at \$15 million, but it was forced to shut down after three days due to high demand.

Indiana state leaders are working to determine how President Trump's executive orders will impact low-income renters at risk of eviction. "President Donald Trump's orders do not protect Hoosiers from evictions," said [Andrew Bradley of Prosperity Indiana](#). "Unless there is a moratorium put in place or real emergency rental assistance provided from Congress, somewhere between 569,000 to 720,000 Hoosiers could end up being evicted."

Iowa

The Iowa Finance Authority [reports](#) more people could now be eligible to receive assistance through their COVID-19 Eviction and Foreclosure Prevention program.

Kentucky

The [Washington Post](#) reports that workers, businesses, and advocates in Kentucky are furious with Senate Majority Leader Mitch McConnell (R-KY) for blocking much-needed federal coronavirus relief aid. Approximately 200,000 Kentucky households are at risk of eviction in the next four months, but Senator McConnell has ignored housing advocates' pleas to provide critical housing protections and provisions.

An [eviction diversion pilot program](#) in Jefferson County is expected to start on August 24. The program will focus on evictions for nonpayment and connect renters and landlords with rental assistance resources.

[WFPL](#) reports on Kentucky's looming eviction crisis. According to the national research firm Stout, 42% of renter households in Kentucky are at risk of eviction in the coming months. Adrienne Bush, executive director of the Homeless and Housing Coalition of Kentucky, an NLIHC state partner, spoke about the urgent need for rental assistance.

Maine

Housing advocacy organizations, including the Maine Affordable Housing Coalition, an NLIHC state partner, warn of a [devastating tidal wave of evictions](#) in the near future if Congress does not provide critical housing protections and resources for Mainers.

Massachusetts

More than [654,000 Massachusetts](#) residents either missed their July rent or mortgage payment, or feared they would not be able to pay August, according to the U.S. Census Bureau. In Massachusetts alone, without continued federal help, homeowners and renters could fall short in their housing payments by \$135 million a month, based on data from Boston's Metropolitan Area Planning Council.

Missouri

[An order](#) from the 22nd Missouri Judicial Court declared that evictions in St. Louis are suspended until September 1, 2020. The city is referring around 3,000 applicants from residents to an agency to help people work through the documentation needed to receive federal assistance.

Nevada

[Housing assistance programs in Southern Nevada](#) are scrambling to meet increased demand for aid as the expiration of the state's eviction moratorium, scheduled for September 1, rapidly approaches.

New Hampshire

New Hampshire housing advocates are concerned that tenants who have applied to the state's [rental assistance program](#) could be evicted before they receive aid. While the New Hampshire Housing Relief Program has received 4,701 inquiries and sent out 4,503 applications, only 1,385 completed applications have been submitted and only 139 applications have been approved.

New Jersey

Governor Phil Murphy [announced](#) on August 7 creation of the [Small Landlord Emergency Grant Program](#). The \$25 million program, funded through the CARES Act and administered by the New Jersey Housing and Mortgage Finance Agency, will provide emergency grant funding to small property owners for COVID-19 related decreases in rent revenue for a four-month period between April and July 2020.

New Jersey's new grant program is expected to [help small residential property owners](#) who are often the most vulnerable in an economic crisis. There have been more than 15,000 evictions filed during the pandemic, and advocates expect that this number will grow in the coming months.

New Mexico

Fifty-two municipalities and 30 counties in [New Mexico](#) submitted applications to the state for a share of \$150 million in federal coronavirus relief funding. The City of Sante Fe requested \$25.1 million, and Sante Fe County requested about \$15 million, including \$4 million in rental and housing assistance.

New York

The [Federal Reserve Bank of New York](#) found that households with children have been more likely to suffer COVID-19 job and income losses, contributing to higher rates of missed rent and debt payments, food insufficiency, and a greater need to dig into savings.

One week after a temporary eviction ban expired in New York, the state court system [extended an eviction moratorium](#) through October 1. The [new order](#) mandates that no existing or new eviction warrants can be executed until October and continues the suspension of proceedings in new eviction cases brought by landlords after March 17.

Ohio

A coalition of 182 businesses, hospitals, and advocacy groups have asked Ohio Governor Mike DeWine to invest \$100 million of federal Coronavirus Relief Funds in emergency rental assistance, and an op-ed in the [Akron Beacon Journal](#) urges Governor DeWine to heed their advice.

State Senators Nickie Antonio and Hearcel Craig recently sent a [letter](#) to Governor Mike DeWine asking for action after the federal moratorium on evictions and foreclosures expired on July 24.

Oregon

Oregon's U.S. Senators Jeff Merkley and Ron Wyden, with Representatives Earl Blumenauer and Suzanne Bonamici, joined more than 80 Oregonians in a [virtual event](#) on August 11 calling for the Senate to take action on a fourth coronavirus relief package.

Pennsylvania

According to U.S. Census Bureau data, about 17% of Pennsylvania renters missed their payment in June, and a quarter had little or no confidence that they could pay rent in July. An op-ed in the [Post-Gazette](#) discusses the connection between the current COVID-19 housing crisis and systemic housing issues. The authors urge

Congress to fund local housing work adequately and consistently, even after the immediate COVID-19 crisis has subsided.

A letter to the editor in the [Sentinel](#) outlines the urgent need for \$100 billion in rental assistance and a nationwide eviction moratorium.

Puerto Rico

An op-ed in the [Miami Herald](#) discusses the significant challenges facing Puerto Rico's disaster survivors as they struggle to recover – without long-overdue assistance – from Tropical Storm Isaias, the COVID-19 pandemic, Hurricane Maria, and the devastating earthquakes. The op-ed outlines policy solutions to ensure that Puerto Rico's disaster survivors receive the critical federal assistance that they need to recover.

South Carolina

According to the magistrate courts in Tri-County, [hundreds of evictions have been filed](#) since South Carolina's eviction moratorium was lifted May 14. Organizations have seen a sharp increase in the number of requests for rent, mortgage, and utility payment assistance.

[NBC](#) examines South Carolina's looming eviction crisis as a result of the pandemic. Before COVID-19, South Carolina faced a long-term housing crisis and had the highest eviction rate in the country. According to Stout research, 52% of renter households in South Carolina are at risk of eviction, and NLIHC research indicates that the state's rental assistance needs will grow to nearly \$835 million.

The [Sun News](#) spoke with three Horry County residents facing housing insecurity amid the coronavirus pandemic.

Texas

The [Houston Chronicle](#) editorial board urges Houston Mayor Sylvester Turner to reconsider his opposition to an eviction grace period ordinance. The ordinance, supported by the city-county Housing Stability Task Force, would provide tenants additional time to pay their rent. Similar ordinances have been adopted in other large Texas City, but Mayor Turner has stated that a grace period would merely delay and deepen renters' financial obligation.

[Texas Attorney General Ken Paxton advised](#) on August 7 that local Texas governments' attempts to delay evictions for renters grappling with the COVID-19 recession amounted to rewriting state law — something they cannot do, he said in nonbinding legal guidance. [Advocates are concerned](#). “A lot of tenants are facing eviction in Texas by zero fault of their own and putting protections that are normal in almost every other state should be allowed in this pandemic,” said Sandy Rollins, executive director of the housing advocacy group Texas Tenants Union.

Virginia

Governor Ralph Northam [announced](#) on August 7 that the Virginia Supreme Court granted his request to extend the state's eviction moratorium through September 7. [Four of the court's seven justices](#) agreed to extend the moratorium.

Housing and homelessness organizations in Virginia are [struggling to provide shelter](#) for people experiencing homelessness during the pandemic. Although the Virginia Supreme Court reinstated the lapsed eviction ban on August 7, over 15,000 eviction hearings were heard in court, and [more than 3,000 families](#) were evicted across Virginia in July.

Washington

A letter to the editor in the [Spokesman-Review](#) urges people to contact their Senators and demand that they pass the critical provisions in the House-passed HEROES Act. The author also asks Representative McMorris Rodgers (R-WA) to encourage Senate Republicans to enact the rent relief, eviction moratorium, unemployment assistance, and other relief funds that were included in the HEROES Act.

Washington, D.C.

The [Washington Post](#) reports that although Washington D.C. spends \$2 million per month to rent hundreds of hotel rooms to reduce the spread of coronavirus among people experiencing homelessness, city data show that on no night have all of the rooms been filled. The city has left many of the rented hotel rooms – up to 70% on some nights – vacant, while failing to recruit other individuals vulnerable to the coronavirus, such as people living in overcrowded housing situations. Although the coronavirus has devastated dense, heavily Latino D.C. neighborhoods, where many residents live in overcrowded housing and are unable to telework, fewer than 5% of the rented hotel rooms have gone to Latinos.

Wisconsin

With rental assistance money going fast, courtrooms reopening and moratoriums lifting, [Wisconsin tenant advocates](#) and local and state officials fear a coming surge of evictions as the COVID-19 pandemic continues to ravage the economy.

An article in the [Milwaukee Independent](#) examines how the U.S. court system, which heavily favors landlords and offers few tenant protections, will exacerbate the COVID-19 housing crisis.

Guidance

Department of Agriculture

[Actions Taken by USDA Rural Development to Help Rural Residents, Businesses, and Communities Impacted by the COVID-19 Pandemic](#) - Updated August 5

Department of Housing and Urban Development

[FR-6226-N-01: Notice of Waivers, Alternative Requirements and Extensions for CDBG Disaster Recovery Grantees](#) - August 11, 2020

[FR 6218-N-01 Notice of Program Rules, Waivers, and Alternative Requirements Under the CARES Act for CDBG Program Coronavirus Response Grants, FY19 & 20 CDBGs, and for Other Formula Programs](#) - August 7, 2020

[Eviction Prevention for At Risk Tenants: A Message to HUD Program Grantees](#) -August 2020

[COVID-19 Homeless System Response: Advancing Racial Equity through Assessments and Prioritization](#) - August 11

[COVID-19 Homeless System Response: Strategies for Eviction Prevention](#) - August 11

[COVID-19 Homeless System Response: Case Management Ratios](#) - August 11

[COVID-19 Homeless System Response: Justice Partnerships and Reentry Solutions](#) - August 11

[COVID-19 Homeless System Response: Targeted Rehousing Strategy Overview](#) - August 11

[COVID-19 Homeless System Response: High Acuity - Transition from Short-term to Long-term Subsidy](#) - August 11

Department of Treasury

[Coronavirus Relief Fund Frequently Asked Questions](#) - Updated August 10

FEMA

[FEMA Lost Wages Supplemental Payment Assistance Fact Sheet](#) - August 13

Internal Revenue Service

[Economic Impact Payments and Coronavirus Tax Relief: A Toolkit for Partners](#) - May 13

[Economic Impact Payments: Toolkit for Non-Filer Outreach](#) - July 10

State and Local Guidance

California Business, Consumer Services, and Housing Agency: [Guide to Strategic Uses of Key State and Federal Funds to Reduce Homelessness During the COVID-19 Pandemic](#)

Congress & HUD

Members of Congress Submit Public Comment Opposing HUD's Anti-Transgender Rule

Representatives Jennifer Wexton (D-VA), Frank Pallone (D-NJ), and Joe Kennedy III (D-MA), and Senator Brian Schatz (D-HI), submitted a [public comment](#) signed by 23 senators and 122 representatives to the [Federal Register](#) opposing HUD's anti-transgender homeless shelter rule. The letter urges Secretary Ben Carson to rescind the proposed rule change to the Equal Access Rule that would allow federally funded emergency and temporary shelter providers to turn away transgender Americans (see *Memo*, [8/3](#)). HUD published its proposed anti-transgender changes to the Equal Access Rule in the [Federal Register](#), with a 60-day comment period that ends on September 22.

The letter details the history of the Equal Access Rule and changes made in 2016 that clarified protections for transgender and gender-nonconforming people by granting equal access to services in accordance with an individual's self-expressed gender identity. The letter discusses implications of the HUD's anti-transgender proposal, including its dangers for groups who have disproportionately suffered from homelessness and discrimination. This letter also directly addresses HUD's justification for the rule change (see *Memo*, [7/27](#)).

NLIHC, True Colors United, National LGBTQ Task Force, National Housing Law Project, and other national organizations have launched the [Housing Saves Lives](#) campaign to oppose the anti-transgender rule. The campaign calls for individuals and organizations to submit public comments opposing this rule and telling HUD that everyone has a right to access federally funded emergency shelters and services free of discrimination. Public comments are most helpful and are more likely to be considered by HUD when they are unique. Advocates can find advocacy tools, resources to help craft your comment, and a direct portal to submit your comment at [HousingSavesLives.org](#). After September 22, HUD is required to consider comments before making the rule final.

The *Housing Saves Lives* campaign encourages readers to urge local officials, community leaders, and members of Congress to submit public comments opposing this discriminatory policy change to put additional pressure on HUD to respond.

Read the submitted public comment at: <https://bit.ly/2EtnKdI>

Read the proposed rule at: <https://bit.ly/3fVo5DL>

Read the joint press statement from NLIHC and other *Housing Saves Lives* partners on HUD's announcement of the proposed rule at: <https://bit.ly/2CWWWS>

NLIHC urges advocates to oppose this rule by visiting www.housingsaveslives.org

GAO Report to Congress Finds Increase in Homelessness, Likely Undercount by HUD

The Government Accountability Office (GAO) released a [report](#) to Congress on August 13 directly tying increases in the cost of rental housing to increases in homelessness. The report also indicates that HUD's Point-in-Time (PIT) count is limited in its ability to provide an accurate count of the number of people experiencing homelessness.

The report, commissioned by House Financial Services Committee Chairwoman Maxine Waters (D-CA) in 2018, analyzes factors that have led to a recent spike in the number of people experiencing homelessness and reviews HUD's methodology for the Point-in-Time (PIT) count, a biennial count of the number of people experiencing homelessness in the U.S. on a single night. The report finds that a median rent increase of \$100 per month are associated with a 9% increase in rates of homelessness. Other factors, such as job losses, also contributed to increased rates of homelessness.

Additionally, the report suggests HUD's methods for carrying out its PIT count may result in an undercount of the number of people experiencing homelessness. The PIT is carried out by Continuums of Care (CoC), federally funded local planning bodies that provide housing and services to people experiencing homelessness. In 2019, the PIT count estimated 568,000 people in the U.S. experienced homelessness on a given night. However, given the difficulty of locating every person experiencing homelessness – particularly in rural and remote areas – counting the number of people experiencing homelessness can be a difficult endeavor. The GAO found that HUD provides neither adequate guidance nor adequate oversight of CoCs in performing their PIT counts.

The report recommends that HUD conduct quality assurance checks and provide detailed instructions to CoCs on conducting their PITs. In her [response](#) to the report, Chairwoman Waters emphasized the need for Congress to take action to increase the availability of affordable housing and improve the nation's infrastructure, particularly in light of the coronavirus pandemic.

Chairwoman Waters has introduced three bills that would provide meaningful investments in the construction and preservation of affordable housing and urgently needed relief to low-income renters. The "[Housing is Infrastructure Act of 2019](#)" (H.R. 5187) would invest more than \$100 billion in affordable housing and community development programs, including a one-year investment of \$5 billion for the national Housing Trust Fund and \$70 billion to address the public housing capital needs backlog, among other crucial investments. The "[Ending Homelessness Act of 2019](#)" (H.R. 1856), would provide \$13.27 billion over five years to fight homelessness and housing shortages through vouchers, construction of new units, and outreach to people experiencing homelessness.

The “[Emergency Housing Protections and Relief Act of 2020](#)” (H.R. 7301) proposes almost \$200 billion in new funding for housing and homelessness programs to help communities address the needs of low-income renters, homeowners, and people experiencing homelessness during the coronavirus pandemic. These provisions include NLIHC’s top priorities for the next coronavirus relief package, including \$100 billion for emergency rental assistance; \$11.5 billion to prevent and respond to coronavirus outbreaks among people experiencing homelessness; a national, uniform moratorium on evictions and foreclosures; and additional resources to ensure housing stability.

Read the GAO report at: <https://tinyurl.com/y36cn3dk>

Read Chairwoman Waters’ statement on the report at: <https://tinyurl.com/y6dgvrul>

Learn more about the “Housing is Infrastructure Act” at: <https://tinyurl.com/y43pc4ww>

Learn more about the “Ending Homelessness Act” at: <https://tinyurl.com/y5f3jcz8>

Learn more about the “Emergency Housing Protections and Relief Act” at: <https://tinyurl.com/y86z5ugd>

Department of Homeland Security

U.S District Court Judge Narrows Temporary Nationwide Injunction on DHS Public Charge Rule

A judge on the United States Court of Appeals for the 2nd Circuit on August 12 narrowed to three states (New York, Connecticut, and Vermont) a preliminary injunction blocking the Department of Homeland Security (DHS) from enforcing the Trump administration’s new Public Charge rule during the coronavirus pandemic (see *Memo*, [8/19/19](#)). Consequently, the DHS public charge regulations cannot be applied in those three states but can be applied throughout the rest of the nation.

The [Protecting Immigrant Families Campaign \(PIF\)](#) announced on July 29 that the U.S. District Court for the Southern District of New York issued [the DHS Public Charge ruling](#). That order barred the implementation, application, and enforcement of the rule nationwide as long as there is a declared national emergency related to the COVID-19 pandemic. The District Court issued a parallel nationwide injunction in a separate case challenging the Department of State’s (DOS’s) own [public charge rule as well as the president’s Health Care Proclamation](#) requiring visa applicants to show proof of private health insurance (see *Memo*, [08/03](#)).

PIF informs its allies, “For now, the DHS public charge regulations cannot be applied in those states but can be applied elsewhere. The decision to narrow the injunction in the New York case was by a single appellate judge. A three-judge panel will likely review the motion for a stay at some point.” While this is a temporary setback in protecting immigrant families nationwide, cases challenging the DHS Public Charge rule are still ongoing. The 2nd and 7th Circuit Courts agreed with District Courts that the rule is unlawful. The 4th Circuit Court has disagreed with the District Court.

The preliminary injunction on the DOS Public Charge rule remains in effect nationwide.

NLIHC will continue to inform readers with updates to this injunction and its long-term implications.

Read the United States Citizenship and Immigration notice of the DHS Public Charge injunction: <https://bit.ly/31W4aiB>

Read the United States District Court for the Southern District of New York temporary injunction to the DHS Public Charge Rule here: <https://bit.ly/2XfEuMI>

Read the United States District Court for the Southern District of New York temporary injunction to the DOS Public Charge Rule here: <https://bit.ly/3k0OdQk>

Read the press releases from litigators on DHS and DOS injunctions: <https://bit.ly/31cNlj4>

Visit the Protecting Immigrant Families Campaign website for more information and resources on the Public Charge rule: <https://bit.ly/3kENXH3>

Opportunity Starts at Home

COVID-19, Housing Instability, and Student Achievement Closely Linked

COVID-19 related housing instability will have profound impacts on students' well-being and academic performance, according to a new in-depth feature article reported by [HuffPost](#) and [The Hechinger Report](#). Long before the pandemic, eviction numbers across the country were staggering, leaving school district officials struggling to serve children frequently on the move. The coronavirus and its associated economic shocks will exacerbate this long-standing problem, further disrupting students whose lives and learning progress have already been upended by school closures.

The article highlights numerous research studies that can help housing advocates make the case to elected officials that housing policy is education policy and make the case to education advocates why they should weigh in on housing policy. Among the research findings, for example, fifth graders who remained in their schools for three consecutive years were twice as likely to score at proficient or advanced levels on state academic achievement tests than children who switched schools. Eleventh graders who had attended the same high school for three consecutive years had higher GPAs and ACT scores than those who switched schools. The article also features interviews with school superintendents and school districts officials who explain why they are deeply concerned about the impacts of housing instability.

"Housing is everything," said Melissa Douglas, the liaison for homeless students in the Kansas City Public Schools district. "Moving from place to place is an unwarranted stress on adults and students. We know that the more moves [kids'] families make, the more gaps in their education that they may have."

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 updates about the campaign, including new multi-sector partners, [calls to action](#), events, and [research](#).

Housing Leadership Awards

Celebrate Shauna Sorrells, 2020 Housing Leadership Award Honoree, on August 26!

[Join a live-stream celebration](#) of 2020 Housing Leadership Award honoree **Shauna Sorrells**, former chief operating officer at Housing Opportunities Commission of Montgomery County, official at HUD, and NLIHC executive committee board member. Shauna will be honored posthumously with the Edward Brooke Leadership Award at NLIHC's 38th Annual Housing Leadership Awards Celebration being live-streamed on

August 26 at 4-5 pm ET. This year's other honorees are **Bill Faith** and **Jennifer Ho**. Attendance is free to the public. Register today at: <https://bit.ly/NLIHC Awards2020>



Shauna Sorrells

Shauna receives the award named for Senator Edward Brooke (R-MA), who championed low-income housing as a U.S. senator and later as chair of the NLIHC board of directors. **Shauna** committed her professional life to public and affordable housing, striving to improve the lives of low-income people, particularly children. In 2002, she began working at HUD and quickly rose to the position of director of the Office of Public Housing Programs. Shauna received several HUD Departmental recognitions, including four Secretarial Awards from Secretaries Jackson, Preston, and Donovan, as well as an Assistant Secretary's Distinguished Service Award. More recently, as the COO of Housing Opportunities Commission of Montgomery County, Shauna led efforts to address homelessness and housing poverty in Maryland. In addition to serving on the executive committee of the NLIHC board of directors, she served on the board of directors of NAHRO and Homes for America. "Shauna was extraordinary, a brilliant, bright light," wrote NLIHC President and CEO Diane Yentel about her friend and colleague. "She was a remarkably active and effective housing advocate and practitioner."

NLIHC will bestow the Sheila Crowley Housing Justice Award, named after the former NLIHC president and CEO who led the Coalition for 17 years, to **Jennifer Leimaile Ho**, commissioner of Minnesota Housing and former senior advisor at HUD and deputy director of the U.S. Interagency Council on Homelessness (USICH). Jennifer will be awarded the Crowley award for her outstanding leadership on addressing homelessness and housing poverty in numerous capacities in Minnesota and nationwide since 1999.



Jennifer Ho

The Dolbeare Lifetime Service Award will be bestowed to **Bill Faith**, executive director of the Coalition on Homelessness and Housing in Ohio and former NLIHC board member and chair, for his many years of leadership, dedication and tireless work to secure decent, safe, and affordable homes for the lowest-income people in Ohio and across the U.S. The award is named for NLIHC's founder Cushing Niles Dolbeare, a pioneer of the of the affordable housing movement.



Bill Faith

Recognize these outstanding individuals by making a donation to NLIHC in their honor!

Donate as an individual at: <https://bit.ly/34ng1FP>

Donate as an organization at: <https://bit.ly/2WyFnOb>

Your donation will be recognized in the Leadership Awards program. The contribution will support NLIHC's mission to achieve socially just public policy to ensure the lowest-income people have decent, accessible, and affordable homes.

Register for the event at: <https://bit.ly/NLIHCAwards2020>

Our Homes, Our Votes: 2020

Housing Providers Come Together on Election Engagement

Housing providers have a unique role to play in the coming November election by promoting voter registration and encouraging voter turnout among residents of subsidized housing. NLIHC has joined with other partners to establish a [Housing Providers Council](#) of the *Our Homes, Our Votes: 2020* effort. All owners and managers of subsidized are invited to join the Housing Providers Council at no cost. Public housing agencies, nonprofit housing providers, for-profit organizations, and tribal groups all are welcome to participate. The criteria for participation are simple. All Housing Providers Council members must commit to staying nonpartisan in their efforts, provide a contact person for engagement in trainings or meetings, and commit to following all election laws.

Participants in the [Housing Providers Council](#) will receive access to template materials such as flyers, posters, newsletter articles, and voter guides. They will also receive property-level voter data for all residents that will allow them to track who is currently registered to vote. This voter data approach will also provide opportunities to learn about voter participation of residents over time and allow *Our Homes, Our Votes: 2020* to further develop best practices.

Early enthusiasm for this effort has been robust, with committed participants representing more than 300,000 subsidized homes. Join the Housing Providers Council by [signing on today](#). Current participants include the following groups:

- National Housing Trust
- Jonathan Rose Companies

- Enterprise Community Partners
- The Community Builders
- Mercy Housing
- NHP Foundation
- McCormack, Baron, Salazar
- National Church Residences
- Peabody Companies
- Wishrock & Ray, LLC
- Wischcamper Development Company
- TESCO Properties
- The NRP Group
- Avanath Capital
- Better Tomorrows
- WinnCompanies
- Urban Strategies, Inc.

Be a part of this growing movement to register subsidized renters to vote and make sure that they are counted on election day. Visit www.ourhomes-ourvotes.org/housing-providers-council today!

How to Use “Early Voting & Vote-by-Mail” to Get Out the Vote - Webinar on August 20

Although President Donald Trump is attempting to disparage and undermine mail-in voting prior to the November 2020 election, vote-by-mail has proven to be safe and effective. Mail-in voting will be especially important this year because of the pandemic, and early voting and vote-by-mail options will provide voter engagement campaigns with a longer window to get out the vote. Learn what you need to know about “[Voter Mobilization: Early Voting and Vote-By-Mail](#)” during the next NLIHC *Our Homes, Our Votes 2020* webinar on August 20 at 3 pm ET. This webinar will demonstrate how to maximize early voting opportunities and increase turnout in states with expanded vote-by-mail and other early voting options. Register for this webinar and NLIHC’s entire “[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* project 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. [View recordings of previous sessions \(1-11\) on our website.](#)

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

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

Session 12

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

Thursday, August 20 at 3 pm ET

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

Housing Quality Law Underenforced in New York City Housing Court

A study in the *Journal of Affordable Housing and Community Development Law*, “[The Limits of Good Law: A Study of Housing Court Outcomes](#),” finds that few renters in New York City eviction cases are able to make use of a legal provision that authorizes rent abatements for substandard housing conditions. Only 3.29% of tenants who had meritorious claims of housing quality violations received rent abatement, and they were not likely to receive any other benefits. Among tenants with meritorious claims who had legal representation, 27% received rent abatement.

A “warranty of habitability” requires landlords to keep units in a safe and livable condition. In New York City, tenants can use the warranty of habitability as a reason for non-payment of rent if their unit requires repairs. If a judge determines that the rental home is not safe and livable, renters may be eligible to receive rent abatement.

Previous scholarship speculated that renters might be agreeing to trade rent abatement for longer repayment plans or to forestall a final judgment in eviction cases.

The study assesses the rate of rent abatement, the prevalence of benefits like a longer repayment period, and the extent of unit repairs for tenants who have meritorious warranty of habitability claims. Eviction filing data came from the New York Office of Court Administration's eviction database. Housing code violation data came from the New York City Department of Housing Preservation and Development's Housing Code enforcement database.

To determine if tenants were eligible for rent abatement due to warranty of habitability violations, the author selected cases in which tenants asserted during eviction proceedings that unit repairs were needed and the judge required substantial repairs in a settlement agreement. In 36% of a sample of eviction filings, both conditions were met. Only 3.29% of tenants in these cases received rent abatement. For tenants in units that also had at least one open, hazardous code violation, this increased to 13%.

The study examined the extent to which tenants with meritorious claims received other benefits, such as a longer period to pay rental arrears or avoiding a possessory judgement (which authorizes a landlord to request law enforcement to evict the tenant). No statistically significant differences in outcomes existed between those with and those without meritorious claims.

The author evaluated whether meritorious claims led to rental repairs. Using data from cases with multiple settlement agreements, the study assessed whether landlords had the same code violations when they returned to court after the first instance. Of this subset of landlords, nearly 75% had not complied with the original repair order.

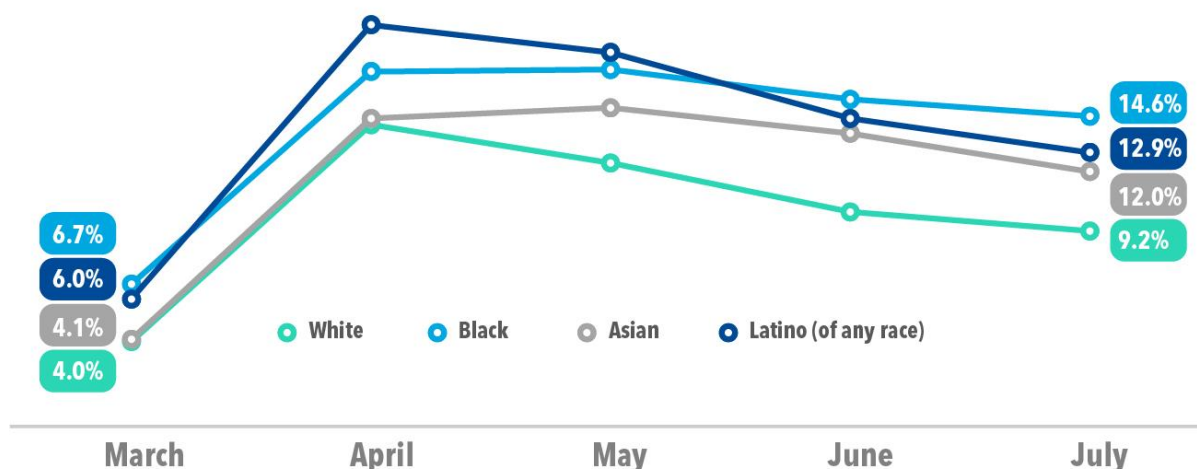
The author argues these findings demonstrate that, despite its intent, the warranty of habitability does little to protect tenants. While tenants with legal representation were more likely to receive abatement under the law, the overwhelming majority of those with meritorious claims still did not receive any benefits. The author notes that this gap between those with successful claims and those who actually receive benefits warrants additional research in order to identify tenant barriers to receiving benefits under the current law.

The article can be found on pp. 29–56 at: <https://bit.ly/3fNtNXx>

Fact of the Week

Racial Unemployment Gap Widens during COVID-19 Pandemic

Unemployment Rates by Race or Ethnicity



Source: Bureau of Labor Statistics, *Employment Situation Summary*, August 7, 2020.

Source: Bureau of Labor Statistics, *Employment Situation Summary*, August 7, 2020.

Events

Join *Tenant Talk Live* Today (Monday 8/17) at 6 pm ET

[Join](#) resident leaders and NLIHC staff for the next *Tenant Talk Live* webinar, featuring NLIHC partners from the National Housing Law Project (NHLP). [NHLP](#) Director of Communications Deidre Swesnik will present the results of a survey NHLP carried out examining evictions during the pandemic. Ms. Swesnik will be joined by NHLP Deputy Director Deborah Thrope to answer any questions attendees might have about evictions. Sonya Acosta, policy analyst for Housing Policy at the Center on Budget and Policy Priorities, will provide an update on President Trump's executive order on evictions. Join **today's webinar/call at 6 pm ET (5 pm CT, 4 pm MT, 3 pm PT)**. Register at: <https://bit.ly/3dNekGP>



NHLP Director of Communications Deidre Swesnik



NHLP Deputy Director Deborah Thrope



CBPP Policy Analyst Sonya Acosta

The most recent *Tenant Talk Live* call included a presentation by Keith Swiney of Motivation Inc. on Resident Management Corporations (RMC). Watch the recording at: <https://bit.ly/3ft3Xbn>.

Tenant Talk Live provides opportunities for residents to **connect** with NLIHC and one another, **share** best practices, and **learn** how to be more involved in influencing federal housing policies and to lead in their communities.

NLIHC is committed to connecting and engaging with resident leaders in new, robust ways. If you are a low-income resident and have a topic you would like to propose for peer-sharing or if you want to be a speaker on an upcoming call/webinar, please email us at: karbuckle@nlihc.org

Register for *Tenant Talk Live* at: <https://bit.ly/3dNekGP>

Emergency Rental Assistance in Response to COVID-19: Themes, Challenges, and Early Lessons Learned - Webinar August 19

Numerous state and local governments have created or expanded emergency rental assistance programs in response to the pandemic and economic crisis. These programs are imperative to keeping low-income families stably housed during the pandemic. Join us for a [webinar discussion](#) on Wednesday, August 19, at 1 pm ET, where we will highlight common themes and challenges of rental assistance programs across the U.S. In

addition, we will share early lessons learned and successes in designing and implementing programs from a variety of perspectives. Register at: <https://bit.ly/3izu02j>

Panelists include:

- Rebecca Yae, senior research analyst at National Low Income Housing Coalition
- Claudia Aiken, director at Housing Initiative at Penn
- Whitney Demetrius, municipal engagement associate at Citizens' Housing and Planning Association
- Gregory Heller, senior vice president of community investment at Philadelphia Housing Development Corporation
- Domonique Williams, deputy director at the City of Boston's Office of Housing Stability

Register at: <https://bit.ly/3izu02j>

From the Field

California Advocates Push for Statewide Office to End Homelessness

California lawmakers are considering the creation of an Office to End Homelessness within the governor's office. Currently, the state homelessness response is spread between 13 agencies administering 30 different programs, leaving no single point of authority and limiting the effectiveness of the statewide response. The legislation, Assembly Bill 1845 (AB 1845), introduced by Assemblywoman Luz Rivas (D), would create a secretary on housing insecurity and homelessness to lead the office and coordinate work between existing state programs. Housing California, a NLIHC state partner, has been instrumental in mobilizing Californians to support the much-needed legislation.

Advocates and lawmakers alike argue that the current decentralized system fosters a harmful lack of coordination and gaps in services needed for people experiencing or at risk of homelessness. Advocates point to the fatal consequences of homelessness in their state as evidence of the need for a new statewide strategy: last year, over 1,000 people in Los Angeles County alone died from causes attributable to homelessness. Advocates estimate that many more thousands of Californians die yearly due to effects of homelessness, but only Los Angeles County collects this fatality data. Over 151,000 individuals throughout the state experience homelessness at any point in time, many of them unsheltered. The fragmented response creates difficulty in assessing the effectiveness of homelessness programs. Further, the current approach increases the likelihood that individuals and families experiencing homelessness or housing insecurity will slip through the cracks and be left without potentially life-saving assistance.

The proposed Office to End Homelessness would have authority to coordinate state departments managing the homelessness response and would direct state funds for housing-related services. The office would adopt a state model for addressing homelessness, and state staff would be organized around core standards for housing-related services that follow evidence-based recommendations. Philanthropic funding sought by from this single point of authority would support promising initiatives to address homelessness. The office would also promote best practices for preventing homelessness in California's existing state-funded institutional settings such as prisons, nursing homes, and foster care.

Advocates at Housing California have for decades been instrumental in communicating the importance of efforts to prevent and end homelessness. The California House passed AB 1845 unanimously, and the Senate Committee on Health and Human Services has now passed the bill as well. The bill now moves to the full Senate as the California legislature wraps up its session in August.

NLIHC News

NLIHC Welcomes Bairy Diakite as Operations Manager

NLIHC is pleased to welcome Bairy Diakite as the Coalition's operations manager. Bairy will work with the NLIHC chief operating officer 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.

Bairy has worked with human rights organizations for over six years to help them function efficiently and fight for creating a more equitable and just world. He has managed offices in the U.S. and globally, coordinating administrative processes, overseeing internal and external events, and managing partnerships with corporations, vendors, and sponsors. He has supervised office relocations and construction projects, created remote-work policy, and worked to align organizations' missions with their policies. Immediately prior to joining NLIHC, Bairy worked at Freedom House where he served as head of operations for employees in Washington DC, New York, and around the world. Bairy is a graduate of Dickinson College, where he earned his bachelor's degree in political science with a minor in sociology.



Please join us in welcoming Bairy to the NLIHC team.

NLIHC in the News

NLIHC in the News for the Week of August 9

The following are some of the news stories NLIHC contributed to during the week of August 9:

- "Trump promises relief as renters await a second stimulus," *Forbes*, August 14 at: <https://tinyurl.com/y46al4jg>
- "What do Trump's executive actions mean for \$600 unemployment aid?" *The Guardian*, August 11 at: <https://tinyurl.com/y3dsej4v>
- "We're going to go over the cliff: Evictions in S.C. signal housing crisis for renters nationwide," *Yahoo News*, August 10 at: <https://tinyurl.com/y68o5whk>
- "The top 3 unanswered questions about Trump's executive orders on coronavirus relief," *USA Today*, August 10 at: <https://tinyurl.com/y4prwo5r>
- "Trump's executive order on evictions likely won't prevent any evictions," *Bloomberg CityLab*, August 10 at: <https://tinyurl.com/y43wyotj>
- "What Trump's orders will and won't do for payroll taxes, unemployment benefits," *The Hill*, August 10 at: <https://tinyurl.com/y35rq676>
- "Trump's executive order could see eviction epidemic as 40 million renters at risk," *Newsweek*, August 10 at: <https://tinyurl.com/y5t83f2z>

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