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Coronavirus – TAKE ACTION!

TODAY: Tell Congress to #DoYourJob and #GetBackToWork!

Despite the growing threat of mass evictions, displacement and homelessness, Congress adjourned for August recess, leaving millions of renters and people experiencing homelessness without the resources and protections they need to remain stably housed. Join NLIHC, the Coalition on Human Needs, and other advocates across the nation for a Day of Action today, August 24, to demand that Congress #GetBackToWork and immediately pass a coronavirus relief bill that includes the essential resources and protections for America’s lowest-income renters and people experiencing homelessness included in the “HEROES Act.”

Take Action on August 24

1. Call and email your senators and representatives. Tell them to #DoYourJob, get back to the negotiating table, and immediately pass the essential housing provisions in the [HEROES Act](#). Find the telephone number for your members of Congress [here](#) or [send an email](#)! Use the sample script below.
2. Use NLIHC’s [advocacy toolkit](#) to schedule meetings with members of Congress and demand action..
3. Amplify personal stories, news articles, blog posts, and other information on social media about how congressional inaction is exacerbating evictions and harming people with the lowest incomes. Include #GetBackToWork, #DoYourJob, and #RentReliefNow in your social media posts. Use NLIHC’s [social media toolkit](#) for sample posts and images. Additional sample social media posts for the Day of Action are below.
4. Share stories with NLIHC on how the threat of being evicted has impacted your well-being. Fill out [NLIHC’s story banking form](#) and we’ll share your stories with members of Congress, reporters, and on social media.
5. Pitch op-eds to your local newspapers about the need for Congress to restart negotiations and how the pandemic is harming low-income renters and people experiencing homelessness. NLIHC’s [#RentReliefNow Media Toolkit](#) contains an op-ed template that you can use to help get you started.

Sample Script to Use When Calling or Emailing Members of Congress:

I’m calling/emailing to urge you to get back to work, do your job, and work with your colleagues to immediately pass a coronavirus relief package that includes funding to meet the urgent needs of America’s lowest-income renters and people experiencing homelessness.

Eviction risks lives, pushes families deeper into poverty, and further strains our nation’s public health system, making it more difficult to contain the virus. People experiencing homelessness are vulnerable to contracting coronavirus, and once infected are more likely to require critical care and die from the disease. Ensuring people can remain stably housed in the middle of a pandemic is not only a moral imperative; it’s a public health necessity.

The next coronavirus relief package must include funding to help keep America’s lowest-income renters stably housed. Congress should provide at least \$100 billion for emergency rental assistance, a uniform moratorium on all foreclosures and evictions, and \$11.5 billion to address the needs of people experiencing homelessness.

The time for political games and brinkmanship has long passed. Negotiations must restart, and a comprehensive deal that includes robust housing and homelessness protections and resources must be enacted as soon as possible.

Sample Social Media Posts for the Day of Action:

- It's 8/24 & millions of Americans will be tripling up in homes or moving to shelters because the 30-day notice on evictions in the #CARESAct has expired. #GetBacktoWork Senate! We need #RentReliefNow <https://tinyurl.com/y7hdl9zb>
- Landlords started filing evictions on 7/24. Now it's 1 month later & we're going to start seeing a new wave of evictions. #DoYourJob Senate! Help families #stablyhouse during #COVID19 by passing #RentReliefNow <https://tinyurl.com/y7hdl9zb>
- 30-40M people are at high risk of eviction or displacement. The Senate needs to #GetBacktoWork, pass legislation that provides #RentReliefNow & keep these families from facing eviction <https://tinyurl.com/y7hdl9zb>
- Time has run out for families across the U.S. who were scraping together resources to keep from getting evicted once the 30-day notice to evict in the #CARESAct ended. Senate, #DoYourJob! Help these families keep their homes. Support #RentReliefNow <https://tinyurl.com/y7hdl9zb>
- #CARESAct eviction protections expire today & millions of families don't see any relief in sight. The Senate must #GetBacktoWork & help their constituents keep roofs over their heads during #COVID19 <https://tinyurl.com/y7hdl9zb>
- #TrumpsEO did NOTHING to help with evictions & homelessness. Now, millions of families are out of time & can no longer stay in their homes. The Senate must #GetBacktoWork & do what they can to help these families #stablyhouse <https://tinyurl.com/y7hdl9zb>

Read NLIHC's Call to Action at: <https://nlihc.org/take-action/calls-action>

Coronavirus, Homelessness, and Housing

NLIHC and NHLP Call on Trump Administration to Protect Renters from Eviction

NLIHC and the National Housing Law Project (NHLP) sent letters on August 21 to [HUD](#), the [Treasury](#) Department, and the U.S. Department of [Agriculture](#) (USDA), urging the agencies to use their existing authority to prevent evictions among renters living in federally assisted properties.

While only congressional action can ensure all renters are protected from evictions and homelessness during the pandemic, federal agencies have the authority to protect renters living in federally assisted properties. This authority stems from the executive order signed by President Trump on August 8 and the statutory and regulatory flexibility provided by Congress under the CARES Act. To date, however, the Trump administration has failed to use this authority to protect renters.

Congress and the administration should take every action possible to prevent evictions and homelessness, especially during a pandemic when our collective health depends on the ability to stay housed.

Read the letter to HUD at: <https://bit.ly/2YnS28Q>

Read the letter to Treasury at: <https://bit.ly/2YoyaT9>

Read the letter to USDA at: <https://bit.ly/3iZrC51>

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

Join today's (August 24) national call on coronavirus, housing, and homelessness from 2:30-4 pm ET for a discussion on the state of play on coronavirus relief 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. Deborah Weinstein, executive director of the Coalition on Human Needs, will discuss today's Day of Action and other national advocacy efforts. We will learn about the issue of utility cut-offs from Charlie Harak of the National Consumer Law Center, receive updates from the field, and more.

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

See the full agenda [here](#).

Coronavirus - Congress

Senate Republicans Unveil "Skinny" Coronavirus Relief Package with Nothing for Rent Relief or Homelessness

Senate Republicans unveiled on August 18 a revised coronavirus relief proposal containing fewer resources than their initially proposed "[HEALS Act](#)." Yet to be formally released, the so-called "skinny bill" cuts the already inadequate \$3.3 billion in housing resources included in the "HEALS Act" and provides neither eviction protections for renters nor additional funding for housing and homelessness.

The almost \$500 billion proposal includes funding to extend unemployment insurance benefits at \$300 per week and funding for the Paycheck Protection Program, U.S. Postal Service, and health and education, but provides no funding for rental assistance or homeless services. While expanded unemployment benefits have undoubtedly helped stave off evictions for some, the proposed extension is woefully inadequate to meet the level of need, and unemployment insurance is [not an ideal mechanism for delivering rental assistance](#).

Without immediate intervention, an estimated [30 million to 40 million people](#) will be at risk of losing their homes in the middle of a pandemic. Congress can prevent the impending tsunami of evictions and assist individuals experiencing homelessness by enacting a relief bill that includes NLIHC's top priorities: a uniform, national moratorium on all evictions for nonpayment of rent for the duration of the public health emergency; at least [\\$100 billion in emergency rental assistance](#) through the "[Emergency Rental Assistance and Rental Market Stabilization Act](#);" and \$11.5 billion for homeless shelter service providers to respond to and prevent coronavirus outbreaks among people experiencing homelessness.

Read NLIHC President and CEO Diane Yentel's statement on the revised proposal at: <https://tinyurl.com/y49kpgv7>

Coronavirus – HUD

HUD CDBG-CV Waiver Notice Published in *Federal Register*

The *Federal Register* version of a [waiver notice](#) pertaining to the \$5 billion supplemental Community Development Block Grant funds Congress appropriated through the CARES Act (CDBG-CV) was published on August 20. HUD's Office of Community Planning and Development (CPD) had previously posted an advance version to its website on August 10 (see *Memo*, [8/17](#)). The waiver notice is effective as of August 7.

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 timeframe beyond three months. Other key features are presented in the [August 17 issue of *Memo*](#).

The *Federal Register* waiver notice is at: <https://bit.ly/2YI5OZX>

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

Coronavirus – Other

Recording Available of NLIHC's August 17 National Call on Coronavirus, Housing, and Homelessness

During the most recent [national call on coronavirus, housing, and homelessness](#) on August 17, Senator Jeff Merkley (D-OR) provided updates from Capitol Hill and discussed what advocates can do to ensure policymakers restart negotiations as soon as possible and pass a coronavirus relief package with critical housing and homelessness resources.

Meredith Dodson from RESULTS shared the work of volunteer advocates pressuring Congress to include housing resources in the next relief package. Former U.S. Interagency Council on Homelessness (USICH) Director Barbara Poppe explained the "[At-A-Glance Funding Matrix](#)," a new resource accompanying the [Framework for an Equitable COVID-19 Homelessness Response](#) to help state and local decision makers effectively utilize their CARES Act funding. Susan Reif of the George Legal Services Program, David Klein of the Great Plains Housing Authority, and Margarita de Escontrias of the Cabrillo Economic Development Corporation provided field updates, and NLIHC's Sarah Saadian, Joey Lindstrom, and Lisa Marlow discussed congressional action on the next coronavirus relief bill, needed advocacy actions, and strategies for communicating the urgent need for rent relief.

NLIHC hosts national calls on the coronavirus, housing, and homelessness every week. Register for today's call (Monday, August 24 at 2:30 pm ET) at: <https://tinyurl.com/ru73qan>

Watch a recording of the August 17 call at: tinyurl.com/y6y78eft

Access presentation slides at: tinyurl.com/y64unkaj

Additional Coronavirus Updates - Monday, August 24, 2020

National Updates

Congress

The [Hill](#) reports that Senate Majority Leader Mitch McConnell (R-KY) is facing growing calls from members of both parties to bring the Senate back from its August recess to take up a coronavirus package and address the U.S. Postal Service crisis.

Department of Housing and Urban Development

HUD [announced](#) on August 19 that it has provided guidance and additional flexibility to states and localities using coronavirus relief funds. *The Federal Register* notice ([FR-6226-N-01](#)) published on August 17 grants extensions and clarifies submission deadlines for CDBG-DR grantees.

Advocacy

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

The Local Initiatives Support Corporation (LISC) released a [white paper](#) examining how community organizations can support equitable recovery and resilience efforts when responding to increasingly frequent and severe natural disasters. Among other policy recommendations, LISC proposes permanently authorizing the Community Development Block Grant–Disaster Recovery (CDBG-DR) program, a policy recommendation supported by the DHRC.

Reporting

The [Washington Post](#) reports that despite President Trump's repeated claims that his administration and executive order would protect people from losing their homes, evictions have continued across the country. "It risks doing more harm than good by giving people a false impression that Trump is doing something to prevent evictions," said NLIHC President and CEO Diane Yentel about the president's executive order.

[Newsweek](#) discusses housing advocates' warnings that the expiration of the federal eviction moratorium will lead to a surge in COVID-19 cases, an increase in poverty, and future housing shortages. NLIHC's Diane Yentel spoke to *Newsweek* about the president's executive order and the need for robust emergency rental assistance.

[U.S. News & World Report](#) outlines what tenants can expect from President Trump's August 8 executive order, highlighting advocates' concerns that the order, which does not halt evictions, might give renters a false sense of security. NLIHC's Diane Yentel discusses the urgent need for housing and homelessness resources and what renters can do to prevent eviction.

Administration officials told [Politico](#) that HUD will extend a ban on evictions and foreclosures for homes backed by the Federal Housing Administration through the end of the year. The move will cover far fewer homes than did the four-month eviction moratorium that expired on July 24. "The very limited number of covered properties with renters living in them are already covered under existing law, the 'Protecting Tenants in Foreclosure Act,'" said NLIHC's Diane Yentel.

"The stock market is still going up and up, right?" said Tusdae Barr in an [interview with the Washington Post](#) on being evicted during the pandemic. "Meanwhile, everybody I know is out of a job. Everybody is behind on the rent. Most of us are becoming homeless. I'm worth nothing on paper, so who's going to rent to me?"

Federal coronavirus relief aid has kept many tenants housed, but the [New York Times](#) reports that as this support ebbs, tenants are forced to take increasingly desperate measures to pay rent, with potentially devastating long-term effects. Solely focusing on eviction rates can paint a misleadingly optimistic picture of the devastating situations millions of tenants are facing.

[CNBC](#) reports that evictions are expected to skyrocket as eviction protections come to an end. The federal ban on evictions expired last month, and many states that enacted eviction moratoriums have allowed them to expire.

A [United Nations' expert on housing rights](#) warned of an impending eviction tsunami and urged governments around the world to ban all evictions until the pandemic ends. "Losing your home during the pandemic could mean losing your life," said Balakrishnan Rajagopal, the United Nations special rapporteur on the right to housing. "The right to life and adequate housing are intrinsically linked."

According to [Shelterforce](#), homeless service providers report that the shift from congregate shelters to hotel rooms has had dramatic, positive impacts on their clients.

The [Fulcrum](#) reports that the looming eviction crisis could create significant barriers to voting in the November election. Like most forms of disenfranchisement, the mass eviction crisis is expected to impact minority communities the most.

The [World Economic Forum](#) examines eviction protections implemented around the world in response to the coronavirus pandemic. The article highlights research from NLIHC, Princeton University's Eviction Lab, and the Aspen Institute.

The [Washington Post](#) reports that residential segregation plays a significant role in coronavirus disparities. According to a new [study](#), counties with the highest percentage of white residents have had the lowest rates of coronavirus infections. Residential segregation, structural racism, and social determinants of health were noted as key factors driving higher rates of coronavirus diagnoses among communities of color.

[HuffPost](#) examines how the pandemic-triggered eviction crisis could compound voter suppression in November's presidential election. People who have recently been evicted likely will face complicated hurdles in order to vote.

[Pop Culture](#) reports on President Trump's executive order on evictions, citing [NLIHC's statement](#) on how the executive order is an "empty shell of a promise."

[NPR's "On Point"](#) podcast discusses the looming eviction crisis.

[Voice of America](#) reports on the millions of U.S. renters at risk of eviction by the end of the year. Housing advocates are calling on Congress to provide immediate relief and implement long-term policy initiatives to address the country's affordable housing crisis.

An article in [Beyond Chron](#) examines how mass evictions could impact the presidential election this November by causing millions of displaced tenants to lose their voting rights.

[Realtor.com](#) outlines steps renters can take to fight an eviction during the coronavirus pandemic.

[Vox](#) shares the stories of three renters in vastly different situations who have been adversely impacted by their landlords' actions.

State and Local News

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

Alabama

Just weeks after the federal eviction moratorium and supplemental unemployment insurance benefit expired, [Montgomery shelters](#) are again filling up with people who are now experiencing homelessness.

Alaska

The Anchorage Economic Development Corporation [predicts](#) the city is likely to lose more than 11,000 jobs this year, largely due to the financial impact of the coronavirus. This could lead to mass evictions and foreclosures.

Arizona

[Landlord groups have filed lawsuits](#) to overturn Arizona's eviction moratorium, arguing that the ban has created an "unsustainable" situation. According to tenant advocates, however, [landlords have continued to evict tenants](#) and can still collect money from evicted tenants. Since Arizona's eviction moratorium only delays eviction enforcement and only under certain circumstances, hundreds of evictions in Pima and Maricopa County have occurred since Governor Doug Ducey's order went into effect.

California

[Mercury News](#) reports that funding for Project Homekey falls far short of the overwhelming need. Cities, counties, and organizations in the Bay Area submitted 29 applications seeking \$324 million from Project Homekey. California, however, has set aside just \$100 million for the nine-county region, meaning that local projects will receive less than a third of what they need.

The [Los Angeles Times](#) reports that California lawmakers on August 20 declined to support a plan that would have provided tax credits for landlords while sending a separate proposal that would protect tenants back to Governor Gavin Newsom for additional negotiations. Senators moved forward Assembly Bill 1436, which would prohibit evictions for up to a year.

Approximately 30 lawyers and organizers gathered outside the state building in San Francisco to [demand that the state Judicial Council](#) extend [Emergency Rule 1](#), which prevents evictions and is set to expire on September 1. The attorneys argued that reopening the courts is a public health risk and would put seniors and low-income people facing eviction disproportionately at risk of contracting the coronavirus.

[Capital Public Radio](#) reports on California's looming eviction crisis as the statewide eviction moratorium is set to expire September 1. [Assembly Bill 1436](#), which would ban evictions across California until 90 days after the current state of emergency is lifted, [passed the state's Senate Judiciary Committee](#) on August 18. "If we don't change state law in the next two weeks, we will see a massive wave of evictions," said Assemblyman David Chiu at a Senate Judiciary Committee meeting. "This will be catastrophic for tenants, landlords, homeowners, and COVID-19 spread."

[BuzzFeed News](#) reports that more than one million Californians have yet to receive unemployment benefits. California is poised to resume evictions on September 1, putting approximately 30,000 Californians who are unable to work or collect unemployment benefits at risk of eviction.

The [Bakersfield City Council](#) voted on August 12 to allocate \$5 million in CARES Act funding to establish a rental assistance program. According to the Housing Authority of the County of Kern, the program is anticipated to help at least 1,000 households.

The application for the [Los Angeles County COVID-19 Rent Relief Program](#) opened Monday, August 17. The \$100 million program is expected to assist 8,000-9,000 households.

The [Escondido City Council](#) unanimously voted to extend the city’s eviction moratorium through September 30. San Diego, Imperial Beach, and National City also have banned evictions through September 30.

Faith in the Valley released two reports that examine the patterns and impacts of evictions, which contribute to the larger housing insecurity crises, in [Kern County](#) and [San Joaquin County](#). The reports highlight the pandemic’s impact on evictions and outline actions city, county, and state officials must take to protect vulnerable tenants.

Colorado

The [Colorado Springs Indy](#) reports that without significant federal intervention, 25 to 36% of Colorado households are at risk of eviction. A U.S. Census Bureau survey found in mid-July that 14.8% of residents had no confidence in their ability to pay rent. Research indicates that Colorado’s COVID-19-related housing crisis is disproportionately impacting women and people of color.

Funding from the CARES Act has helped organizations move [veterans experiencing homelessness in Colorado Springs](#) to non-congregate settings. Rocky Mountain Human Services is providing funding for 317 veterans experiencing homelessness to temporarily live in motels across Colorado, with the goal to move the veterans into permanent housing.

Connecticut

Governor Ned Lamont on August 21 [extended Connecticut’s eviction moratorium](#) to October 1. Governor Lamont also announced that he is doubling funding for Connecticut’s COVID-19 rental assistance program. Just week’s into Connecticut’s COVID-19 rental assistance program, [nearly 4,000 people have qualified](#) for the program that was only supposed to serve 2,500 people.

Homeless shelters and service providers in Connecticut are [bracing for a surge of evictions](#) after federal unemployment benefits and the federal eviction moratorium expired at the end of July. Connecticut’s eviction moratorium is set to expire on August 25.

Florida

More than [800,000 renters](#) in Florida are at risk of being evicted within weeks. Judges throughout Florida will interpret the various executive orders and eviction protection laws on a case-by-case basis, meaning there is no definite way to predict outcomes.

Georgia

Atlanta Mayor Keisha Lance Bottoms announced on August 20 that the city has allocated \$22 million from the Coronavirus Relief Fund (CRF) to the [Atlanta COVID-19 Emergency Rental Assistance Program](#). The program is expected to help more than 6,700 Atlanta residents with rental, utility, and/or security deposit assistance. Applications for the rental assistance program are now available at: <https://relief.uwga.org/>

Georgia Public Broadcasting “[On Second Thought](#)” host Virginia Prescott spoke with housing experts to examine the state’s looming eviction crisis and the long-term impact it could have on Georgia residents.

Idaho

Three weeks after the federal eviction moratorium expired on July 24, Idaho has seen a [spike in eviction hearings](#). During the week of August 17, Idaho had 53 eviction hearings scheduled—the most hearings scheduled since the state’s moratorium expired on May 1.

Illinois

Governor Pritzker J.B. Pritzker will [extend Illinois' eviction moratorium](#) for another 30 days after the current executive order ends on August 22.

[Tenants' rights groups](#) gathered in Chicago to demand that Governor J.B. Pritzker extend the state's eviction moratorium, which was set to expire on August 22. Organizers with the Lift the Ban Coalition set up an encampment outside of the Richard J. Daley Center to symbolize the looming eviction crisis. Over one million Illinois residents may face eviction in the coming months.

The application deadline to apply for the [Illinois Emergency Rental Assistance Program](#) has been extended through August 28. The [Emergency Mortgage Assistance Program](#) will open for applications on August 24.

Indiana

Governor Eric Holcomb announced on August 19 that Indiana's rental assistance program will stop accepting applications on August 26, despite receiving [more than 30,000 applications](#) since it opened five weeks ago—nearly three times the number of applications originally expected

Less than a week after Governor Eric Holcomb allowed Indiana's eviction moratorium to expire on August 14, [hundreds of Hoosiers have been served eviction notices](#). A survey of small claims court cases in Marion County found nearly 600 filings this week, and most of them are evictions. “Unfortunately, this is just what we expected to see,” [said Andrew Bradley](#), policy director at Prosperity Indiana, an NLIHC state partner.

An estimated 600 eviction cases are pending in Allen County, Indiana, and [234 new cases have been filed](#) since Governor Eric Holcomb allowed the eviction moratorium to expire. The Hoosier Housing Needs Coalition, an advocacy group that has urged Governor Holcomb to track eviction data as part of Indiana's effort to combat the coronavirus, estimates up to 720,000 renters are in danger of losing their homes.

[More than one hundred tenants](#) across Greater Lafayette have received eviction notices in less than a week after Indiana's moratorium was lifted. “We have added additional court time to process evictions,” said Tippecanoe Magistrate Judge Daniel Moore. “We are prepared to hear 100 to 200 evictions per week if necessary.”

Approximately [19,000 tenants are on a waiting list](#) for Marion County's Rental Assistance Program. A representative of Indiana Legal Services, a nonprofit law firm that helps low-income residents, is concerned about an impending flood of evictions after Governor Eric Holcomb allowed the state's eviction moratorium to expire on August 14.

According to the LTHC Homeless Services in Lafayette, more than [300 people experiencing homelessness](#) do not have adequate housing resources in the Lafayette area. The organization is bracing for an increase in homelessness since Indiana's eviction moratorium expired August 14.

Iowa

[CNN Business](#) shares the story of a renter in Pottawattamie County, Iowa, who has been waiting four weeks for the sheriff to evict her due to the long backlog of evictions. The county typically sees 15 to 18 evictions per month, but the sheriff's office reports 63 evictions in July, and already 25 in August.

Kansas

Governor Laura Kelly signed an executive order on August 17 [reinstating an eviction and foreclosure moratorium](#) until September 15. Governor Kelly stated that she would [renew the moratorium](#) in two weeks if the federal government does not intervene.

A letter to the editor in the [Great Bend Tribune](#) urges Congress and President Trump to resume negotiations and enact a comprehensive relief bill that includes \$100 billion in emergency rental assistance, enacts a national eviction moratorium, and increases the maximum SNAP benefit by 15%.

Kentucky

The [Lexington Herald Leader](#) reports that hearings in Fayette County will resume on Monday, August 24. In Fayette County District Court, 157 eviction hearings are scheduled next week and an additional 143 hearings the following. This means 300 households could lose their homes by the first week of September.

Louisiana

First City Court Clerk Austin Badon is bracing for a [surge of eviction filings in New Orleans](#) starting August 25, when the 30-day notice ends since the CARES Act expired. “I’ve had one resident agent who already put us on notice that he’s bringing 250 evictions, so I’m going to extend hours,” said Badon.

Michigan

As [evictions resumed at the 36th District Court](#) in Detroit on August 17, approximately 50 people gathered outside the courthouse to demand that city leaders extend the eviction moratorium. The 36th District Court estimates a backlog of about 900 cases and expects to hold hearings for 200 to 300 cases that were not already resolved.

Mississippi

[More than half of Mississippi’s 352,000 renter households](#) are at risk of eviction if Congress does not intervene. More than a third of all Mississippians missed last month’s housing payment or believed they would not be able to pay the next rent or mortgage on time, making Mississippi the third most vulnerable state in the nation for housing.

Missouri

The [Kansas City Star](#) shares the story of a single mother of three who was evicted from her Kansas City rental home. According to the [Kansas City Eviction Project](#), more than 1,600 eviction cases have been heard in Jackson County since the moratorium expired on May 31.

[Voice of America](#) profiles Kansas City renters at risk of eviction. According to Tara Raghuee, director of the KC Tenants, nearly half of Missouri renters are at risk of eviction in the coming months.

Nevada

The [Las Vegas Review-Journal](#) reports on the city’s looming eviction crisis. According to a [report](#) by the Guinn Center, a Las Vegas research group, and the COVID-19 Eviction Defense Project, an estimated 249,700 people in Clark County – more than 10% of its population – are at risk of eviction starting in September.

FEMA approved Nevada’s request for a [Fire Management Assistance Grant](#) (FMAG) for the Loyalton Fire burning in Washoe County.

New Mexico

More than [100,000 New Mexico households](#) have been unable to pay rent during the pandemic, and advocates estimate that 71,000 evictions will be filed in the next four months.

The [Albuquerque City Council](#) on August 17 approved using \$300,000 of federal coronavirus relief funding for eviction prevention assistance programs. Some council members questioned whether the assistance would meet the need for assistance.

New York

Although New York’s eviction moratorium was extended until October 1, advocates say that the state courts and legislature should [go further by pausing all eviction proceedings](#), including those filed before the pandemic’s start. “No one should have to fight to save their home during a pandemic,” said the Housing Justice for All and Right to Counsel NYC Coalitions in a [joint statement](#).

[Curbed NY](#) reports that 14,500 New Yorkers have pending eviction warrants and will be the first tenants evicted when the state’s eviction moratorium expires in October. Behind those tenants, there are 200,000 pending eviction cases in New York City alone that were filed before March 17 that can begin to progress through housing court.

A [coalition of healthcare providers](#) is urging Governor Andrew Cuomo and state policymakers to pass legislation to prevent mass evictions. “Preventing evictions and moving towards a system that ensures safe, secure housing for all is an essential part of our continued response to COVID-19,” the coalition wrote in a letter to Governor Cuomo and state legislative leaders. Over 500 healthcare professionals signed a [letter to the state Department of Health](#), urging the department to support eviction prevention legislation and investigate the impact of evictions on public health.

North Carolina

An article in the [Progressive Pulse](#) argues that the coronavirus pandemic offers an opportunity for North Carolina to recognize housing as a human right and ensure that affordable housing is available to everyone.

North Dakota

A letter to the editor in the [Grand Forks Herald](#) discusses how the COVID-19 housing crisis will adversely impact children’s health. The author urges North Dakota’s congressional delegation to recognize the urgency of the housing crisis and support \$100 billion in rental assistance, \$11.5 billion in homelessness resources, and a national eviction moratorium.

Ohio

The [eviction case of a Cleveland single mother](#) of two highlights the growing challenge among Americans to pay rent during the pandemic. Internal estimates from Cuyahoga County indicate that renters who have been unable to pay owe a combined \$43 million per month since the pandemic started to spread in mid-March.

Oklahoma

According to the Legal Aid Services of Oklahoma, there could be [130,000 evictions](#) in the state if Congress does not provide additional resources and protections.

Oregon

[More than 200,000 Oregonians](#) had their unemployment benefits cut by at least half when the federal unemployment boost expired at the end of July, leaving tens of thousands of residents concerned about how they will pay rent, utilities, and weekly expenses.

The [Oregon Bankers Association filed a lawsuit](#) to overturn a recent [state law](#) that protects homeowners from foreclosure and other penalties if they are unable to pay their mortgages during the pandemic.

South Dakota

South Dakota’s 211 Helpline Center has fielded [more than 7,000 calls](#) so far this year from people requesting rent or mortgage assistance. This is more than twice the number of rental assistance requests that the organization received during all of 2019.

Texas

The [Courier](#) reports on the millions of renters at risk of eviction in the coming months, including a 61-year-old Dallas resident with a disability who is facing eviction. According to Stout research, without federal intervention, nearly half of renters in Texas are at risk of eviction by the end of the year.

[Harris County](#) initially approved \$15 million for its rent relief program but has since increased the amount of aid to \$25 million due to the overwhelming need for assistance. The [City of Houston and Harris County rent relief programs](#) are being combined into one portal to streamline the application process. Landlord enrollment began on August 17, and tenant applications will open for a 7-day period beginning August 24.

According to numerous reports, [nearly 40% of Houstonians](#) could not pay their rent or mortgage by July 30.

Washington

[Seattle Mayor Jenny Durkan](#) on August 14 signed an [executive order](#) extending the city's eviction moratorium until December 31, 2020.

King County launched a [\\$41.4 million rental assistance and eviction prevention program](#) in partnership with community organizations. The county is accepting interest forms from tenants, small landlords, large property landlords and managers, manufactured home park owners and managers, and local nonprofits who wish to participate in the program.

Washington, DC

[DCist](#) reviews the current state of eviction protections in D.C., Maryland, and Virginia, as well as any public funds available to struggling renters.

Wisconsin

Wisconsin organizations are [bracing for a rise in evictions and homelessness](#) in the coming months. According to the Wisconsin Coalition Against Homelessness, eviction filings were above average in Milwaukee County since Governor Tony Evers allowed the statewide eviction moratorium to expire on May 26.

Guidance

Department of Housing and Urban Development

[Special Population Rehousing Strategy: Family Violence](#) - August 21

[Special Population Rehousing Strategy: Youth and Young Adults](#) - August 21

[COVID-19 Homeless System Response: Sample Language for the ESG-CV Project Description in IDIS](#)
- August 17

[COVID-19 Homeless System Response: Housing Problem-Solving in Practice](#) - August 17

[CDBG-DR COVID-19 Notice FAQs](#) - August 18

[FR-6226-N-01: Notice of Waivers, Alternative Requirements and Extensions for CDBG Disaster Recovery Grantees](#) - August 17

FEMA

[Evacuation and Sheltering Assistance under an Emergency Declaration in a COVID-19 Environment](#) -
August 21

HUD

Save the Date for “Housing Saves Lives” Campaign Week of Action to Oppose HUD’s Anti-Trans Rule: August 31–September 4.

Join NLIHC and the [Housing Saves Lives](#) campaign to oppose HUD’s anti-transgender rule in a Week of Action taking place August 31 through September 4. The Trump administration is once again attacking LGBTQ people, this time by removing critical equal access protections and regulations for transgender people. The administration’s proposed rule change to the Equal Access Rule is an egregious attempt to prevent transgender people from accessing federally funded emergency shelters and services (see *Memo*, [7/27](#)). NLIHC partnered with over 50 local and national organization to form the *Housing Saves Lives* campaign, which works to oppose the administration’s anti-transgender rule.

National events for the Week of Action include:

Monday, August 31, 11 am ET: National Press Call

NLIHC will be hosting a National Press Call on August 31 at 11 am ET to discuss the administration’s discriminatory changes to the Equal Access Rule. Invited guest speakers include: Representative Jennifer Wexton (D-VA-10); True Colors United Public Policy and External Affairs Director, Dylan Waguespack; National Women’s Law Center Media Manager, Gillian Branstetter; and NLIHC President and CEO Diane Yentel.

Tuesday, September 1, 11 am ET: National Twitterstorm

Join us on September 1 at 11 am ET for a national Twitterstorm. Use [#HousingSavesLives](#) to encourage individuals and organizations to submit their comments to oppose the rule change. Use this sample tweet, or write your own:

“We all pay the price when it comes to government-sanctioned discrimination. Share your comments and  ACTION ALERT!  We only have 60 days to tell Trump and @HUDGov that their plans to cut protections from our unhoused #trans siblings. Submit your comment now and tell them [#HousingSavesLives!](#) [housingsaveslives.org](https://bit.ly/3j5fJef)”

Wednesday, September 2, 2 pm ET: HUD Equal Access Rule and Youth Homelessness National Briefing

[Youth Collaboratory](#), [A Way Home America](#), and [True Colors United](#) will host a webinar on September 2 at 2 pm ET on the harmful changes to the Equal Access Rule, the impact on transgender young people and local programs, and actions you can take action to stop this dangerous proposal. Registration information can be found here: <https://bit.ly/3j5fJef>

Thursday, September 3, Time TBD: Faith-Based Organizations Briefing

More details coming soon!

How You Can Get Involved

1. Host events during the Week of Action to help advocates submit as many comments as possible before the September 22 deadline
2. Submit your own public comment opposing the rule

3. Share this Save the Date with your network and other advocates
4. Keep an eye out for updates and upcoming events from the [Housing Saves Lives Campaign](#)

For more information, please contact Xavier Arriaga, NLIHC policy analyst at xarriaga@nlihc.org

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

Read NLIHC's comparison of the texts of the proposed anti-transgender rule changes and the 2016 final rule at: <https://bit.ly/3f5FWad>

Read HUD's anti-transgender proposed rule change to the Equal Access Rule: <https://bit.ly/3ed2JjR>

Read the joint press statement from NLIHC and other *Housing Saves Lives* partners opposing HUD's anti-transgender rule here: <https://bit.ly/2CWWWBS>

Visit HousingSavesLives.org to submit your comment opposing the rule and to keep up with the latest news and resources.

HUD Publishes FY21 Fair Market Rents

HUD announced in the August 14 *Federal Register* publication of [FY21 Fair Market Rents \(FMRs\)](#). FMRs are used to determine payment standards for the Housing Choice Voucher (HCV) program; initial renewal rents for some expiring project-based Section 8 contracts; initial rents in the Moderate Rehabilitation Single Room Occupancy program; and rent ceilings for the HOME Investment Partnerships program and the Emergency Solutions Grants program. They are also used to calculate flat rents in public housing. FMRs are based on the most recent American Community Survey (ACS) data, trended to 2021. Public housing agencies (PHAs) and other interested parties may comment on the FMRs and request a reevaluation between now and September 30.

PHAs representing at least half of the voucher tenants in multijurisdictional FMR areas must agree that the reevaluation is necessary. On or around October 2, HUD will post a list of areas requesting reevaluations, keeping FY20 FMRs in effect in those areas. No later than January 8, 2021, requestors for reevaluations must supply HUD with data more recent than the 2018 ACS about gross rents of standard quality rental units.

Questions about how to conduct rent surveys (data collection) can be addressed to Marie Lihn or Peter Kahn of the Program Parameters and Research Division at pprd@hud.gov. HUD will use the data provided to them to reevaluate FMRs. HUD will post a list of areas failing to deliver data on Monday January 11, 2021, making the FY21 FMRs effective in these areas.

Comments and requests for reevaluations must be submitted through <http://www.regulations.gov/> or by mail to: HUD Regulations Division, Office of General Counsel, Department of Housing and Urban Development, 451 7th Street, SW, Room 10276, Washington, DC 20410-0500. HUD encourages electronic submissions.

The FY21 FMRs and related documents are available at: <https://bit.ly/2bX49my>

Opportunity Starts at Home

New Webinar Series on “Legal Levers for Health Equity in Housing”

NLIHC is co-sponsoring a new webinar series, “Legal Levers for Health Equity in Housing,” in partnership with the National Center for Healthy Housing and the Center for Public Health Law Research at the Temple University Beasley School of Law. Inspired by a recent [series of reports](#), this webinar series explores the goal of health equity in housing through the lens of laws, policies, and other legal mechanisms to understand how those “levers” can establish safe, affordable housing in diverse neighborhoods.

In the first of a three-part series, "Creating Equitable, Diverse Neighborhoods and Communities," presenters from Temple University, Oak Park Regional Housing Center, and the Inclusive Communities Project define the concept of health equity in housing and examine strategies to achieve this goal. Attendees were also encouraged to join the [Opportunity Starts at Home](#) multisector affordable homes campaign.

A recording of the first part is now available to view on [YouTube](#). The second and third parts are forthcoming, with dates to be determined.

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 Jennifer Ho, Bill Faith, and Shauna Sorrells, the 2020 Housing Leadership Award Honorees, on August 26!

[Join a live-stream celebration](#) of the 2020 Housing Leadership Awards honorees **Jennifer Leimaile Ho, Bill Faith, and Shauna Sorrells**. These outstanding affordable housing leaders will be honored at NLIHC’s **38th Annual Housing Leadership Awards Celebration** being live-streamed on August 26 at 4-5 pm ET. Attendance is free to the public. Register today at: <https://bit.ly/32zdn2h>



The Sheila Crowley Housing Justice Award is named after former NLIHC President and CEO Sheila Crowley, who led NLIHC for more than 17 years. **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), will receive the Crowley Award for her outstanding work to end homelessness and housing poverty in the U.S. since 1999 at Hearth Connection, USICH, HUD, Minnesota Housing, and beyond.



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

The third award is 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 Sorrells**, former NLIHC executive-committee board member, director of the Office of Public Housing Programs at HUD, and chief operating officer at the Housing Opportunities Commission of Montgomery County (HOCMC), will receive the 2020 Edward W. Brooke Housing Leadership Award posthumously for her outstanding commitment to ending homelessness and housing poverty in the U.S. over many years at HUD, at HOCMC, and on the NLIHC board of directors.



Shauna Sorrells

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/32zdn2h>

Our Homes, Our Votes: 2020

Participate in National Voter Registration Day on September 22

[National Voter Registration Day](#) takes place on September 22. In [2019](#), the National Voter Registration Day effort registered almost half a million voters and had more than 2.5 million social media impressions. This year, organizers hope to make this nonpartisan voter registration effort their biggest yet, despite the unique challenges presented by coronavirus. Social distancing may prevent many voters from getting registered in their communities, at DMVs, and other traditional voter registration locations.

National Voter Registration Day relies on [partnerships](#) with state and local organizations to make it a success. Organizations interested in becoming a partner for 2020 National Voter Registration Day must complete an [agreement](#) to be nonpartisan and to provide equal access and protections for nonprofits. After completing the registration form, organizations will get a free organizing kit including posters and stickers in English or in a variety of other languages. The registration form is [available here](#).

NLIHC is a proud partner of National Voter Registration Day and provides tools and resources on voter registration and renter engagement through the [Our Homes, Our Votes: 2020](#) project.

Research

Study Examines “Man in the House” Rules in the Voucher Program

A new article by Rahim Kurwa, “[The New Man in the House Rules: How the Regulation of Housing Vouchers Turns Personal Bonds into Eviction Liabilities](#),” explores the impacts on families of regulations in the Housing Choice Voucher (HCV) program. The article, published in *Housing Policy Debate*, finds rules in the HCV program resemble past and present punitive regulations in other housing and safety net programs. Such regulations can create dilemmas for recipients in which they must choose between housing security and family.

A long and paternalistic history of punitive regulations has dogged social welfare policy. A classic example of this is the “man in the house” rule enforced throughout the 1960s for welfare recipients, including those in public housing. “Man in the house” rules sought to enforce social norms about who was morally deserving of welfare. Specifically, the rules prevented adult males from residing with mothers and children who received assistance. The rules sought to ensure only women with children, who at the time were expected not to work, benefitted from welfare. Households with an adult male were viewed as undeserving of assistance because adult males were expected to provide for their families through work. “Man in the house” rules, enforced through highly invasive inspections, forced many families to choose between maintaining welfare supports and keeping their families intact. Kurwa’s article extends historical analysis of such punitive regulations into the present by examining policies in the HCV program.

Kurwa’s analysis draws on qualitative interviews with 39 Black voucher holders over a five-year period in Antelope Valley, a suburb in Los Angeles County. The interviews documented the experiences of voucher tenants and how program rules impacted their personal, family, and social lives. Three-fourths of interviewees were women, and over four-fifths were Black.

Nine of the interviewees provided in-depth information about the experience of having their personal lives surveilled or policed because of two specific HCV rules implemented by the Housing Authority of the County of Los Angeles (HACOLA). The first rule stipulated that tenants must report all changes in family composition to HACOLA and unauthorized tenants were not permitted to reside in the unit. The second forbade crime or drug-related activity in or around the unit, including the activity of guests. Failure to comply with either rule could result in eviction. Compliance with policies was monitored by the police and HACOLA through extensive policing and surveillance of voucher recipients. Interviewees revealed feeling highly scrutinized in their personal lives by the police and HACOLA, as well as minimizing their family and social relations for fear of eviction. Some interviewees contemplated leaving the program to escape the distress caused by surveillance.

Kurwa concludes that voucher regulations like crime- and drug-free policies and bans on unauthorized residents can incentivize tenants to cut ties with family. In effect, these policies are a modern parallel of 1960s “man in the house” rules in that they represent an intrusion of the state into deeply personal family matters and create dilemmas in which tenants must choose between housing support and family ties. The author suggests the need for greater attention to how housing rules can be implemented in highly punitive ways that negatively impact family well-being.

The New Man in the House Rules: How the Regulation of Housing Vouchers Turns Personal Bonds Into Eviction Liabilities is at: <https://bit.ly/3l2bou3>

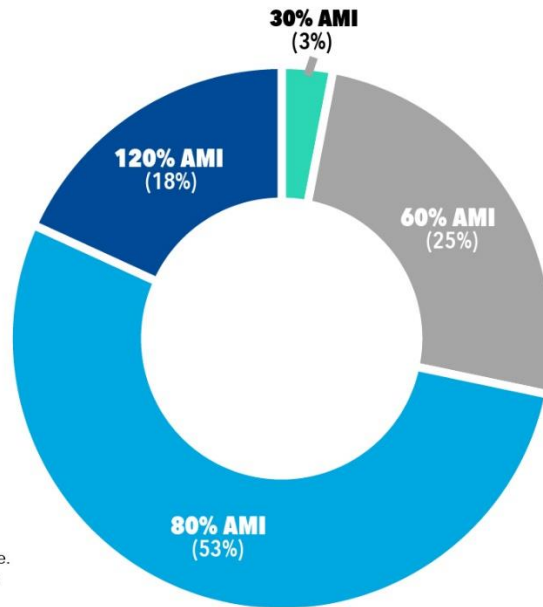
Fact of the Week

Most COVID-19 Rental Assistance Programs Target Low-Income Households

State and Local COVID-19 Rental Assistance Programs by Maximum Income Eligibility Thresholds



Source: NLIHC COVID-19 Rental Assistance Database.
Notes: AMI = Area Median Income. N = 217. Figures do not add to 100% due to rounding.



Source: NLIHC COVID-19 Rental Assistance Database.

Events

Join *Tenant Talk Live!* on August 31 at 6 pm ET

[Join](#) resident leaders and NLIHC staff for the next *Tenant Talk Live!* webinar. We will discuss how low-income residents can mobilize for the 2020 election. The next *Tenant Talk Live!* bimonthly call/webinar with resident leaders from across the country will take place next Monday, August 31 at 6 pm ET (5 pm CT, 4 pm MT, 3 pm PT). Register at: <https://bit.ly/3dNekGP>

The most recent episode of *Tenant Talk Live!* included a presentation by the National Housing Law Project's (NHLP's) DeeDee Swesnik and Deborah Thrope on evictions during the coronavirus pandemic. Center on Budget Policy Priorities' Sonya Acosta also joined us to discuss President Trump's executive orders on housing. Lastly, NLIHC staff discussed COVID relief bill discussions on Capitol Hill. Watch the recording at: <https://bit.ly/3hfyY3X>

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>

From the Field

Clark County NV Renters Gain Source-of-Income Protections during COVID-19

The Clark County (Nevada) Commission unanimously passed emergency protections for renters impacted by the coronavirus. The ordinance, passed on August 4 after being introduced and championed by Commissioner Justin Jones, prevents landlords from discriminating against renters based on their source of income or if they have experienced a coronavirus-related eviction. Protections will remain in place through the end of 2020.

Renters with previous evictions and those receiving housing assistance often have difficulty finding landlords who will rent to them. These barriers to stable housing are expected to be exacerbated by the coming wave of evictions. Nevada's statewide eviction moratorium is set to expire on September 1, and rental assistance programs are having a hard time keeping up with the volume of requests they are receiving. A [study](#) by the Guinn Center for Policy Priorities estimates that 250,000 households are at risk of eviction in Clark County alone, which includes Las Vegas. Commissioner Jones introduced the emergency ordinance in July to address renters' concerns about finding stable housing during the coronavirus pandemic.

The Greater Las Vegas Association of Realtors and the Las Vegas Apartment Association testified against the ordinance, while others—including some people directly impacted—testified in support. The Nevada Homeless Alliance supported Commissioner Jones' efforts by leading a sign-on letter, advocacy on social media, and mobilization of directly impacted people. The final bill excludes landlords with only one rental unit, and it expires on December 31, with the option to extend if needed. It received unanimous support from the Commission.

“The economic crisis we are facing is driving many people to look for more affordable housing,” said Emily Paulsen, executive director of the Nevada Homeless Alliance. “Discriminatory practices such as requiring income from employment will leave people reliant on unemployment benefits and housing subsidies in the streets.” Ms. Paulson says she would like to see this ordinance become permanent and statewide.

For more information about the Nevada Homeless Alliance, visit: www.nevadahomelessalliance.org

NLIHC in the News

NLIHC in the News for the Week of August 16

The following are some of the news stories that NLIHC contributed to during the week of August 16:

- “They’re making the rent. Is it costing their future?” *The New York Times*, August 21 at: <https://tinyurl.com/y6f8mvvv>
- “President Trump’s attempt to bypass Congress on stimulus is offering only limited economic relief,” *The Washington Post*, August 21 at: <https://tinyurl.com/y5eg6f8g>
- “Renters must make some tough choices in the coming weeks: What to do if you’re at risk,” *MarketWatch*, August 18 at: <https://tinyurl.com/yyov9w69>
- “Ben Carson wanted to deregulate housing. Then Trump saw a political opportunity,” *MSN News*, August 18 at: <https://tinyurl.com/y3bde69o>
- “HUD to extend foreclosure ban protecting 8.1 million people until 2021,” *Politico*, August 18 at: <https://tinyurl.com/y5upmpzj>
- “Odd jobs and a gofundme: One renter’s struggle to remain housed,” *Yahoo News*, August 16 at: <https://tinyurl.com/y2hzy2cs>

- “Trump promises relief as renters await a second stimulus,” *Forbes*, August 14 at: <https://tinyurl.com/y5b2trhl>
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Bairy Diakite, Operations Manager, x254
Emma Foley, Research Intern, x249
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Ed Gramlich, Senior Advisor, x314
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Paul Kealey, Chief Operating Officer, x232
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Joseph Lindstrom, Director, Field Organizing, x222
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Khara Norris, Director of Administration, x242
Noah Patton, Housing Policy Analyst, x227
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Catherine Reeves, Development Coordinator, x234
Brooke Schipporeit, Housing Advocacy Organizer, x233
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