

**Volume 25, Issue 41**  
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## Coronavirus – Administration

### Trump Administration Issues CDC Eviction Moratorium Guidance to Benefit Landlords over Renters

The Trump administration issued on October 9 harmful new [guidance](#) on the Centers for Disease Control and Prevention’s (CDC’s) eviction moratorium for nonpayment of rent. The guidance grants landlords additional power and creates new burdens for renters seeking moratorium protections.

The CDC instated on September 4 a moratorium on evictions for nonpayment of rent for tenants who meet certain [eligibility criteria](#) and who submit a signed [declaration of eligibility](#) to their landlord. While the new guidance does not rescind this vital protection, it allows landlords to challenge tenant declarations and allows landlords to initiate eviction proceedings for nonpayment of rent at any time, although an actual eviction of a covered tenant cannot take place until the moratorium expires on January 1, 2021.

Allowing landlords to challenge declarations of eligibility shifts the burden of gathering paperwork and evidence to renters struggling to remain stably housed during the pandemic. Moreover, permitting landlords to initiate eviction proceedings – even when covered renters cannot be evicted until the moratorium ends – provides landlords new opportunity to intimidate tenants who are behind on their rent and pressure tenants to vacate their homes sooner.

NLIHC President and CEO Diane Yentel tweeted in response to the guidance: “Why would a landlord want to start eviction proceedings in October for an eviction that can’t happen until January? Answer: to pressure/scare/intimidate renters into leaving sooner. . . . Evictions - even just a single eviction filing - create a long-term mark on a renter’s record that can make it much harder for them to rent in the future. Some renters avoid that mark by leaving before the formal eviction proceedings happen.”

The CDC’s [order](#) notes that preventing evictions “can be an effective public health measure utilized to prevent the spread of [COVID-19],” and that “housing stability helps protect public health because homelessness increases the likelihood of individuals moving into congregate settings, such as homeless shelters, which then puts individuals at higher risk [of] COVID-19.” The new guidance undermines the intent of the order by eroding protections for renters and making it more difficult for struggling renters to remain stably housed.

Read the guidance at: <https://tinyurl.com/y65cw9y7>

Read the CDC’s eviction moratorium order at: <https://tinyurl.com/yxoq7oo7>

Read Diane’s response to the guidance at: <https://tinyurl.com/y6399zah>

See NLIHC’s resources on the CDC’s eviction moratorium at: <https://tinyurl.com/y6qorkv2>

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## Our Homes, Our Votes: 2020

### “Election Day! Getting Out the Vote” - Webinar, October 15

Join NLIHC’s upcoming *Our Homes, Our Votes 2020* webinar, “[Election Day! Getting Out the Vote](#),” scheduled for October 15 at 3 pm ET. The webinar will explore 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. Attendees will

learn about effective “knock-and-drag” efforts throughout Election Day for identifying who has not yet voted and sending volunteers to their doors.

Register for this webinar and the remainder of NLIHC’s “[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 nonpartisan voter and candidate 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 \(1-13\) on our website](#).

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

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

#### **Session 14**

##### ***Election Day! Getting Out the Vote***

Thursday, October 15, 2020 at 3 pm ET

#### **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](#).**

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## **Racial Equity, Housing Justice**

### **Recording Available of Ta-Nehisi Coates and NLIHC’s Diane Yentel’s October 6 Discussion on Racial Equity and Housing Justice During and After COVID-19**

Ta-Nehisi Coates, National Book Award winner and distinguished writer in residence at NYU’s Arthur L. Carter Journalism Institute, joined NLIHC President and CEO Diane Yentel on October 6 for a conversation on racial equity and housing justice during and after COVID-19. A recording of the conversation is available for viewing until October 21 at: <https://bit.ly/34CrmDU>

**Live  
conversation**

**Ta-Nehisi Coates**

RACIAL EQUITY AND HOUSING  
JUSTICE DURING AND AFTER COVID-19  
OCT 06, 2020 | 1:00 - 2:00 PM EST



DIANE YENTEL



TA-NEHISI COATES

#RacialEquityAndCOVID



Nearly 10,000 people registered to participate in this important discussion. During the hour-long conversation, Ta-Nehisi and Diane discussed the history of racist housing policy in the U.S. and the ways it has exacerbated the disproportionate impacts on communities of color of the COVID-19 pandemic and nearly every crisis - health, economic, or otherwise - since the country's founding. Ta-Nehisi described this history as one of purposeful social engineering: "For most of American history, all of our policy, all of our popular culture considered Black people less than human" in an effort to buttress white supremacy and create a permanent underclass. Diane and Ta-Nehisi went on to discuss the fallout from the 2016 presidential election, the uprisings against racial violence that coalesced in 2020, the crossroads America finds itself in going into the upcoming presidential election, and the actions we need to take to achieve racial equity.

The recording, available for viewing until October 21, is at: <https://bit.ly/34CrmDU>

## **New Resources Released for the Framework for an Equitable COVID-19 Homelessness Response**

Two new resources were released to accompany the [\*Framework for an Equitable COVID-19 Homelessness Response\*](#).

The first is a video [interview](#) between Peggy Bailey, vice president for housing policy at the Center on Budget and Policy Priorities and NLIHC board member, and Indianapolis Mayor Joe Hogset on Indianapolis's efforts to prioritize CARES Act funding as part of its COVID-19 homelessness response.

The second is a [series of briefs](#) summarizing the ideas and recommendations of individuals from ten historically marginalized communities. [National Innovation Service](#) (NIS), a *Framework* partner, conducted a series of focus groups with people who have experienced or are experiencing homelessness to develop the briefs, which are intended to provide guidance to local jurisdictions on centering the needs of historically marginalized communities in their plans to recover from the pandemic.

Watch the interview at: <https://youtu.be/dGIqAF4Puxo>

Read the briefs at: <https://tinyurl.com/y5kprofk>

View all of the resources available for the *Framework for an Equitable COVID-19 Homelessness Response* at: [housingequityframework.org](https://housingequityframework.org)

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## Coronavirus, Disasters, Homelessness, and Housing

### Government Accountability Office Releases Recommended Reforms for FEMA Assistance Programs

The Government Accountability Office (GAO) released a set of [recommendations and data](#) regarding FEMA's Individuals and Households Program (IHP), which provides disaster survivors with assistance to recover and repair their homes. After reviewing data, interviewing FEMA staff, local officials, and disaster survivors, the GAO issued a set of 14 recommendations for improving the program.

Several improvements deal with the requirement that applicants for assistance apply for Small Business Administration (SBA) disaster recovery loans before receiving certain types of assistance from FEMA – something the GAO stated should be consistently communicated to applicants and streamlined to speed the application process. Another dealt with how FEMA communicates IHP information to applicants, including determination letters the agency sends to applicants it deems ineligible for assistance. These letters are typically confusing, with recipients often left unclear of the reason for the ineligibility determination and are less likely to remedy the issue as a result. Multiple recommendations also dealt with FEMA's workforce, recommending that FEMA ensure staff deployed to Disaster Recovery Centers have the required skills to provide support and FEMA services during disasters, that training and support for staff be improved. Another recommendation was for FEMA to improve how it informs and educates local officials about its program, citing instances where local officials were left in the dark as to FEMA's plans and programs after a disaster.

NLIHC's Disaster Housing Recovery Coalition (DHRC), which includes more than 850 local, state, and national organizations active in equitable disaster recovery, have made many similar recommendations. Our recently released report "[Fixing America's Broken Disaster Housing Recovery System: Part Two](#)," includes disaster response and recovery reforms developed by DHRC members.

In addition to recommendations, the GAO also released supplemental IHP application data for disasters from 2016 to 2018. Hard data on FEMA programs has historically been difficult to find and access. While the GAO report contained only top-level data it does show that lower income households typically wait longer for assistance to be provided and that application rates were below those of higher income households in many disasters. For example, households that scored among the most vulnerable of applicants during the 2017 and 2018 California Wildfires had an application approval rate of below 20 percent. While this top-level data is less useful to researchers looking to measure the effectiveness of recovery programs, it does confirm that those most in need after a disaster often receive the least amount of assistance.

Read the GAO Report on FEMA's IHP Program here: <https://bit.ly/3dhAfX9>

Read the DHRC's "Fixing America's Broken Disaster Recovery System" report here: <https://bit.ly/3lu7LfH>

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

[Join](#) today's (October 13) national call on coronavirus, disasters, housing, and homelessness from 2:30-4 pm ET. We will hear the latest on Hurricane Delta's impact on Louisiana and discuss the impact of COVID-19 on Latino renters and in formerly redlined communities. We will discuss the Trump Administration's recently released FAQ on the CDC eviction moratorium and will hear field updates from California and New Mexico. We will also share the latest on the COVID-19 relief package and disaster supplemental bills.

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

See the full agenda [here](#).

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## **Recording Available of NLIHC's October 5 National Call on "Coronavirus, Disasters, Housing, and Homelessness"**

During the most recent national call on [coronavirus, disasters, housing, and homelessness](#), nearly 600 participants learned about new research estimating the amount of back rent that will be owed by the end of the year, litigation surrounding the CDC eviction moratorium, and the impacts of COVID-19 on housing providers.

Jennifer Schwartz of the [National Council of State Housing Agencies](#) and Neil Steinkamp of [Stout](#) discussed the findings of their study, [Analysis of Current and Expected Rent Shortfall and Potential Evictions in the US](#). The report found renters will owe \$25-\$34 billion in back rent and more than 8 million households could be subject to an eviction filing when the CDC eviction moratorium expires on December 31.

Eric Dunn of the [National Housing Law Project](#) provided updates on the cases filed in U.S. District Courts in [Atlanta, Memphis, and Columbus](#) seeking orders declaring the CDC moratorium unconstitutional. Linda Morris and Sandra Park of the [Women's Rights Project](#) at the [American Civil Liberties Union \(ACLU\)](#) discussed the [K.C. Tenants v. David M. Byrn Complaint](#). The lawsuit alleges that [Jackson County Circuit Courts](#) implemented an order that is in direct violation of the CDC eviction moratorium by subjecting tenants to intrusive and potentially retaliatory evidentiary hearings. In Jackson County, landlords have challenged tenants' CDC declarations in the majority of pending eviction cases.

Denise Muha of the [National Leased Housing Association](#) and Mary Donovan shared the results of a survey, [Impacts of COVID-19 on Low- and Moderate-Income Housing Providers](#), which found rental income has declined due to COVID-19 for roughly nine out of every ten housing providers. Increased operating costs and decreased rental income related to the pandemic impact housing providers, renters, service providers, and communities.

We heard field updates from the [Anchorage Coalition to End Homelessness](#) and [Empower Missouri](#). Jasmine Boyle discussed the unique geopolitical environment in Anchorage and how it has impacted the organization's response to COVID-19 outbreaks among people experiencing homelessness. Sarah Owsley shared Empower Missouri's strategy for advocating for individuals experiencing homelessness as the weather gets colder in the state, and shared problems with the implementation of the CDC eviction moratorium in Missouri.

NLIHC's Sarah Saadian discussed COVID-19 relief and disaster supplemental bills and highlighted new disaster response legislation. The [Reforming Disaster Recovery Act of 2019 \(S. 2301/H.R. 3702\)](#) improves and permanently authorizes the Community Development Block Grant - Disaster Recovery (CDBG-DR) program and the [Housing Survivors of Major Disasters Act \(S. 1605/H.R. 2914\)](#) fixes title documentation issues.

NLIHC hosts national calls on coronavirus, disasters, housing, and homelessness every week. On today's call, we will discuss the impact of the pandemic on Latino and formerly redlined communities, get updates from the field, and more. Register for today's call (Tuesday, October 13 at 2:30 pm ET) at: <https://tinyurl.com/ru73qan>

Watch a recording of the October 5 call at: [tinyurl.com/y4th7u6b](https://tinyurl.com/y4th7u6b)

Access presentation slides at: [tinyurl.com/yxdvqdun](https://tinyurl.com/yxdvqdun)

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## Coronavirus – HUD

### HUD PIH Posts Sixth Update of COVID-19 FAQs for Public Housing Agencies

HUD’s Office of Public and Indian Housing (PIH) posted its sixth update to [COVID-19 FAQs for Public Housing Agencies](#) on September 29. The update includes 40 new and 18 updated frequently asked questions (FAQs). All of the updated FAQs indicated by “(Updated 9-29-20)” make only minor changes, often simply referring to more recent PIH notices [2020-13 REV-1](#) (see *Memo*, [7/13](#)), [2020-17](#) (see *Memo*, [8/10](#)), [2020-18](#) (see *Memo*, [8/10](#)), and [2020-24](#) (see *Memo*, [9/21](#)). The update also removes all of the FAQs that referred to the now-expired CARES Act eviction moratorium. PIH indicates that it will provide FAQs related to the CDC eviction moratorium that ends on December 31 (see *Memo*, [9/8](#), [9/14](#)). Unfortunately, the FAQs do not address whether the additional \$300 per week supplemental Unemployment Insurance (plus \$100 state match) called for in an [August 8 Presidential Memorandum](#) and paid for by a transfer of funds from the Federal Emergency Management Administration (FEMA) will not be counted as income the way the CARES Act \$600 per week supplemental Unemployment Insurance was not counted.

All new FAQs are indicated “(new).” Six address administrative hearings and five refer to Mainstream vouchers, citing *PIH Notices* [2020-01](#) and [2020-09](#) (see *Memo*, [2/3](#), [5/18](#)). Nine new FAQs are highlighted here.

#### Section 4.6 Administrative Hearings (page 18)

The National Housing Law Project (NHLP) sent a [letter](#) to PIH on August 10 making initial recommendations regarding remote hearings along with six anecdotes of problems residents and legal services attorneys have experienced with remote hearings. The six new FAQs are apparently in response to the NHLP letter.

The new Section 4.6 Administrative Hearings explains that for the purposes of this section, a “remote hearing” in public housing refers to informal hearings for a denial of admission, informal settlement of a grievance, and formal grievance hearings. In the Housing Choice Voucher (HCV) program, a “remote hearing” refers to informal reviews for denial of assistance and an informal hearing.

OC38 explains the requirements regarding technology platforms accessible to people with disabilities. To comply with Section 504 of the Rehabilitation Act and the Fair Housing Act, remote hearings should ensure that any information, websites, emails, digital notifications, and platforms are accessible for people with vision, hearing, and other disabilities. Auxiliary aids and services such as audio description, captioning, sign language and other types of interpreters, keyboard accessibility, accessible documents, screen reader support, and transcripts may also be needed to provide effective communication in a digital context.

OC39 (page 19) explains how the technology platform can accommodate people with limited English proficiency (LEP) to comply with Title VI of the Civil Rights Act of 1964. A public housing agency (PHA) needs to coordinate with a remote language interpretation service before a hearing. If video technology is available, remote interpretation using video is generally preferred over voice-only because of the additional visual cues video offers. For written materials, PHAs should engage a language translation service.

OC40 addresses the problem that some residents do not have access to appropriate technology. PIH provides four best practices to consider and states that if voice-only participation is available, all materials that will be presented during the hearing should be provided to the resident before the hearing.

#### Section 4.4 Repayment Agreements (page 14)

OC26 explains how a PHA can set up a repayment agreement for a resident unable to report an income decrease to zero due to the coronavirus. PIH “strongly urges” PHAs to allow for retroactive rent adjustments during an interim income reexamination. [Notice PIH 2020-18](#) recommends the monthly retroactive rent payment plus the



amount of current rent a resident pays be affordable and not exceed 40% of adjusted monthly income. A PHA, with a resident's agreement, could suspend the repayment agreement for a set period of time, have quarterly check-ins to reevaluate the resident's situation, or wait until the resident reports increased income. Existing repayment agreements can be restructured if there is a change (decrease or increase) in a resident's income.

OC27 adjusts a provision in [Notice PIH 2020-18](#) that stated "if the tenant refuses to enter into a repayment agreement or fails to make payments on an existing or new repayment agreement, the PHA must terminate the family's tenancy or assistance, or both." Upon reviewing the regulations, PIH now concludes that if a PHA uses its discretion not to terminate a household, the PHA can restructure the existing repayment agreement for an amount affordable for the household. PIH encourages such flexibility.

#### Section 4.2 Waivers (page 10)

OC12 explains that if a PHA adopts a waiver listed in [Notice PIH 2020-13, REV-1](#), the PHA must publicly post or otherwise make available to the public a list of waivers and alternative requirements "by whatever means it considers most effective" as soon as practical. Examples include posting on the PHA's website, the central office, and any satellite offices. This is a partial response to concerns raised by NHLP that legal services attorneys were having difficulty learning whether waivers were being used and details about waivers or alternative requirements.

OC13 (page 11) clarifies that if a PHA uses a waiver allowing it to extend the time period to update its utility allowance schedule to December 31, any reexamination effective on or after December 31 must use the updated schedule amounts. (PHAs must update their utility allowance schedule when there is a change of 10% or more.)

OC106 (page 39) is technically in Section 4.19 Privacy Act and Personally Identifiable Information (PII). However, it seems to reflect an aspect of legal services attorneys' difficulty in obtaining meaningful information about a PHA's waivers. The question posed in the FAQ is, if an external group requests information about waivers and alternative requirements implemented by a PHA, how must the PHA respond? Citing [Notice PIH 2020-13, REV-1](#), PIH replies, "PHAs must post publicly or otherwise make available to the public a list of all waivers and alternative requirements the PHA chooses to apply in addition to notifying affected residents and owners of the impact of applicable waivers and alternative requirements. This posting could be on a website, the PHA's social media page, or on a bulletin board in the PHA office."

#### Section 5.2 Domestic Violence (page 48)

RH20 (page 51) reminds PHAs that when a domestic violence survivor requests an emergency transfer, lease bifurcation, or other Violence Against Women Act (VAWA) protections, PHAs are prohibited from requiring a survivor to provide third-party documentation of their survivor status, unless submitted documentation contains information that conflicts with existing information already available to a PHA or owner.

The sixth update of *COVID-19 FAQs for Public Housing Agencies* is at: <https://bit.ly/2SGd1Ap>

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

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

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## **HUD PIH and Multifamily Offices Post CDC Eviction Moratorium Declaration Form in 20 Languages**

HUD's Office of Public and Indian Housing (PIH) and Office of Multifamily Housing Programs (Multifamily) posted the CDC eviction moratorium declaration form in 20 languages in addition to English. The CDC eviction moratorium is in effect until December 31, 2020, but does not provide emergency rental assistance resources to cover back rent, utilities, or fees.

The PIH COVID-19 webpage is at: <https://bit.ly/3jIGshn>, and the Multifamily COVID-19 webpage is at: <https://bit.ly/3iQc2sp>. They have the same links for the version of the declaration form in 20 languages at: <https://bit.ly/2GvmSa9l>. PIH also has the English version is at: <https://bit.ly/36KMWIY>

To be protected, qualified renters facing eviction should immediately provide a signed declaration to their landlords. More details about the moratorium and a sample declaration renters can use is on NLIHC's [National Moratorium webpage](#) that includes NLIHC's and the National Housing Law Project's [Overview of National Eviction Moratorium](#), NLIHC's [National Eviction Moratorium: FAQ for Renters](#) and versions of the declaration translated into [Arabic](#) | [Burmese](#) | [Simplified Chinese](#) | [Traditional Chinese](#) | [Creole](#) | [English](#) | [Hmong](#) | [Punjabi \(Gurmukhī\)](#) | [Russian](#) | [Somali](#) | [Spanish](#) | [Tagalog](#) | [Vietnamese](#)

In the declaration, renters must state, under penalty of perjury, that: 1) they have used their best efforts to obtain rental assistance; 2) they expect to earn no more than \$99,000 in 2020 (or no more than \$198,000 if filing a joint tax return), were not required to report income in 2019 to the IRS, or did not receive a CARES Act Economic Impact Payment; 3) they are unable to pay the full rent or make a full rent payment due to loss of income, loss of work hours, or extraordinary medical costs; 4) they are using best efforts to make partial rent payments; and 5) they would face eviction resulting in homelessness or forcing them to double or triple up with other households.

Advocates should circulate the declaration form in whatever language is appropriate to as many people as possible so that tenants are aware of the moratorium and know that they have to submit a declaration to avoid eviction.

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## HUD CPD Issues Third Round of Waivers for CoC and ESG

HUD's Office of Community Planning and Development (CPD) issued a memorandum containing a [third set of regulation waivers](#) on September 30. Ten waivers pertain to the Continuum of Care (CoC) program, and one pertains to the Emergency Solutions Grant (ESG) program. Most of the waivers are also available to the Youth Homelessness Demonstration Program (YHDP). The memorandum also provides a simplified process for recipients to notify HUD of their intent to use one of the waivers. The first set of waivers was issued on March 31 (see *Memo*, [4/6](#)), the second set was issued on May 22 (see *Memo*, [6/1](#)).

Eight of the waivers pertain to the CoC and YHDP programs:

1. Third-Party Documentation of Income
2. Housing Quality Standards, Initial Inspection of Unit
3. Suitable Dwelling Size and Housing Quality Standards
4. Homeless Definition-Temporary Stays in Institutions of 90 days or Less
5. Permanent Housing, Rapid Re-housing Monthly Case Management
6. Fair Market Rent for Individual Units and Leasing Costs
7. Disability Documentation for Permanent Supportive Housing (PSH)
8. One-Year Lease Requirement

One waiver only pertains to CoC, Coordinated Entry-Annual Ongoing Planning and Stakeholder Consultation, and one only applies to ESG, Homeless Definition -Temporary Stays in Institutions of 90 Days or Less.

To use one of the waivers, a recipient must provide written notice, either through mail or e-mail, to the CPD Director of the HUD Field Office no less than two days before using the waiver.

NLIHC's thorough summary of key waivers at: <https://bit.ly/30PHWif>

The waiver memorandum is at: <https://bit.ly/2GEz4Vx>

More information about the CoC and ESG programs is on [page 4-22](#) of NLIHC's *2020 Advocates' Guide*.

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## Coronavirus – Other

### Additional Coronavirus Updates - October 13, 2020

#### National Updates

##### *Department of Housing and Urban Development*

HUD [announced](#) the launch of the new Community Development Block Grant CARES Act ([CDBG-CV website](#)) on the HUD Exchange.

##### *Advocacy*

NLIHC's DHRC will 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](#).

Partners leading the work on the [Framework for an Equitable COVID-19 Homelessness Response](#) released a [new video](#) on prioritizing CARES Act funding within communities' COVID-19 homelessness responses. Peggy Bailey, vice president for housing policy at the Center on Budget and Policy Priorities, joins Indianapolis Mayor Joe Hogsett to discuss how the city has worked to prioritize CARES Act funding as part of its COVID-19 homelessness.

##### *Reporting*

[MarketWatch](#) reports on the financial cliff facing renters and landlords as Trump abandons federal stimulus talks. "It's extraordinarily reckless and irresponsible for Trump to blow up negotiations now, when so many renters and small landlords are struggling and when there is growing bipartisan agreement on the urgent need for emergency rental assistance," says NLIHC President and CEO Diane Yentel.

[NBC News](#) reports that with stimulus talks stalled, renters and landlords are bracing for a new wave of evictions. NLIHC's Diane Yentel explains that when landlords fall behind on rent, it can have detrimental impacts on the number of affordable housing units.

[Mother Jones](#) examines how California farmworkers' housing and economic insecurities are magnifying the twin crises of the pandemic and unprecedented wildfire season.

[Voice of America](#) reports on the millions of renters in the U.S. who are facing eviction amid the pandemic. The article mentions the joint report released by NLIHC, the Aspen Institute, and other national partners.

[Bloomberg City Lab](#) discusses the eviction and foreclosure moratorium included in the \$2.2 trillion COVID-19 relief package passed by House Democrats. The revised relief package also includes \$50 billion in emergency rental assistance funds.

[Newsweek](#) compiled state-by-state guidelines to eviction protection during the coronavirus pandemic.

[Governing](#) examines the impacts of COVID-19 and the looming eviction crisis on the entire rental market. Millions of renters are at risk of losing their homes when the CDC moratorium expires, and small landlords who rely on rental income may default on their mortgages and be forced to sell properties to institutional investors. There is an urgent need for robust federal rental assistance.

## State and Local News

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

### *Arizona*

The [Arizona Supreme Court declined to hear an appeal](#) filed by landlords to overturn the state's eviction moratorium. Phoenix area evictions are climbing despite the state moratorium, which is set to expire October 31, and the CDC eviction moratorium. According to the Maricopa County Justice Courts, eviction filings rose to 2,863 in September, up from 2,171 in August and 1,768 in July.

[Maricopa County](#) is allocating \$20 million of CARES Act funds to expand programs for struggling renters, overstretched nonprofits, and food banks. About \$6.25 million will specifically help renters avoid eviction.

### *Arkansas*

Of six unlawful detainer civil hearings in [Pulaski County Circuit Court](#) last week, judges granted evictions in all but one. While some landlords had legal representation, none of the tenants did. Many Arkansas tenants are not aware of the CDC eviction moratorium or the steps they must take to receive protection under the order.

### *California*

An [LA Times](#) article highlights the successes of Project Roomkey while acknowledging it is a short-term response to the long-term public health crisis. Governor Gavin Newsom says solving homelessness amid the COVID-19 remains his priority.

The [landlord lobby in San Francisco](#) abandoned its effort to appeal a law providing tenants permanent relief from eviction if they could not pay rent during the COVID-19 pandemic.

### *Colorado*

According to state estimates, [70,000 more Colorado households](#) will be severely rent-burdened in the coming months. The greatest need for housing assistance is likely to come in early 2021.

### *Florida*

According to the governor's office, Governor Ron DeSantis [allowed the statewide moratorium to expire](#) on October 1 to prevent confusion between the state and CDC order. The CDC order, however, does not protect homeowners from foreclosure.

The [Tampa Bay Times](#) explains how renters can receive protection under the CDC eviction moratorium. Several Florida lawyers are concerned that tenants assume the moratorium provides automatic protection.

The [Tampa Bay Times](#) reports that despite no eviction notices filed in court, property owners changed the locks on the homes of more than 20 Tampa Park Apartments residents on October 2.

### *Georgia*

A group of tenants rallied on October 7 to [protest evictions and deplorable living conditions](#) at a DeKalb County complex.

The [Atlanta Journal-Constitution](#) reports an extended stay motel company with ties to former Governor Roy Barnes is facing a lawsuit after forcing several long-time residents to move out last month. Activists and former residents protested outside the Efficiency Lodge in DeKalb County as another wave of renters behind on their payments were told to leave. While not explicitly stated in the law, some lawyers argue [hotels cannot and should not remove residents](#) without going through the formal court eviction process. Learn more about [why extended-stay hotel evictions may not be legal](#).

### *Indiana*

[Bloomberg City Lab](#) examines Indianapolis' evidence-based approach in its immediate COVID-19 response and its steps toward a long-term plan to ensure all residents have safe, stable, permanent housing.

### *Kansas*

[Rent Zero Kansas](#) is calling on County Commissioners to address the growing eviction cliff. The tenants group sent a [letter to county commissioners](#) demanding they suspend rent and mortgage payments, strengthen eviction and foreclosure moratoriums, ban utility cut-offs, and protect people experiencing homelessness by providing housing and expanding services.

### *Maine*

The [Maine Affordable Housing Coalition \(MAHC\) compiled an evictions database](#) using filings from 13 district courts in six counties and found 906 evictions in those counties in the first half of 2020. In a majority of cases, Mainers were behind on rent for less than two months and owed between \$1,000 and \$1,500. The [Bangor Daily News](#) outlines five lessons we can learn from MAHC's report on the tens of thousands of renters at risk of eviction in the coming months.

[Marketplace](#) reports that as colder months approach, Maine housing advocates are seeking new resources to meet the housing, health, and food needs of people experiencing homelessness and people on the brink of homelessness.

### *Maryland*

Baltimore City Council President Brandon Scott introduced on October 5 [Council Bill 20-0625](#), which would ensure tenants have the right to an attorney in eviction cases. As Baltimore braces for a wave of evictions due to COVID-19, the [Public Justice Center](#) and other advocates are urging lawmakers to establish the right to counsel for tenants in eviction cases.

The second phase of [Baltimore County's eviction prevention program](#) will provide up to \$2 million in rental assistance for residents who have lost income as a result of the pandemic. The county began [accepting applications](#) on October 6.

### *Massachusetts*

An op-ed in [WBUR](#) urges officials to extend the statewide eviction moratorium and provide long-term housing assistance. A state bill, “An Act to Guarantee Housing Stability During the COVID-19 Emergency and Recovery” ([H. 4878](#)), would ban evictions due to nonpayment of rent for one year, stabilize rents, prevent “no fault” evictions, establish a relief fund for small landlords, and allow homeowners to defer their mortgage payments until the end of their loan. Read a factsheet about the bill [here](#).

An article in the [Sentinel & Enterprise](#) urges the Massachusetts judiciary to intervene to prevent a potential tsunami of evictions when the state’s temporary ban on evictions and foreclosures expires on October 17. The Metropolitan Area Planning Council urges judicial leaders to delay all non-essential eviction hearings until at least January 1 and asks Governor Charlie Baker to extend the moratorium to the end of the year.

### *Minnesota*

As of September 28, more than 33,500 people have been screened for initial eligibility for Minnesota’s \$100 million rent and mortgage assistance program, producing 22,000 applications initiated in the system with requests totaling \$30.3 million of assistance. Read more data about housing assistance requests [here](#).

An op-ed in the [MinnPost](#) examines why it is past time for Minnesota, and our country, to prioritize housing as a foundation for a strong future. The authors discuss the mounting urgency to protect Minnesotans hit hardest by the converging crises of the pandemic and systemic, historic racial injustice.

The city of [Bloomington has operated several hotels](#) as non-congregate shelters for medically vulnerable and elderly people who had been living in congregate shelters. Council Member Jenna Carter is calling on the city to maintain its emergency mindset while also developing long-term housing plans for those currently residing in hotels.

### *Mississippi*

The Mississippi Legislature passed a bill to allocate \$20 million in [CARES Act funding](#), which had been earmarked for small businesses, to residential and commercial landlords who have lost rental income. Governor Tate Reeves’ office also plans to announce its decision to allocate the state’s \$38 million Community Development Block Grant – Coronavirus (CDBG-CV) to rental assistance.

[Big If True](#) explores how, in Mississippi, eviction moratoriums without rental assistance are “just kicking a can down the road.”

### *Nebraska*

[Omaha Tenants United](#) and Legal Aid of Nebraska held a virtual town hall to answer renters’ questions about their housing situation and eviction protections.

### *New Hampshire*

Despite the CDC eviction moratorium, [hundreds of renters in New Hampshire](#) have received eviction notices over the past month. The chief program officer of Families in Transition-New Horizons notes that even with rental assistance and extended eviction moratoriums, the housing shortage in south New Hampshire continues to be a significant issue.

### *New Jersey*

[Montclair altered its affordable housing ordinance](#) to include a rental assistance program for very low-income tenants in eligible rental units. Essex County is offering six months of assistance to eligible tenants whose

incomes have been impacted by the pandemic. Montclair will provide low-income tenants assistance with their first three months' rent.

Essex County is launching a [\\$5.5 million emergency rental assistance program](#). The Essex County Coronavirus Emergency Rental Assistance Program is funded through the Community Development Block Grant – Coronavirus (CDBG-CV) and Emergency Solutions – Coronavirus (ESG-CV) programs.

#### *New York*

[Thousands of New York City residents](#) are at risk of losing their homes amid fears of a second wave of COVID-19. There are roughly 14,000 outstanding evictions in New York City, and 1,500 landlords have filed a motion to evict tenants.

A new safety report finds [New York City courts pose severe coronavirus risks](#) to the workers and the public.

#### *North Carolina*

Governor Roy Cooper's administration expects the [state's rental and utility assistance program](#) to open next week. Approximately \$94 million will support rent and utility payments, and another \$53 million will help families experiencing homelessness or facing immediate risk of homelessness. An additional \$28 million will be administered by local governments to help pay rent and utility bills, food distribution, internet access, virus testing, and other approved spending categories.

[Forsyth County Court Clerk Renita Linville](#) will make changes to eviction procedures, including extending the gap in the scheduling of eviction hearings and encouraging landlords to take advantage of mediation in disputes with tenants.

#### *Ohio*

The Ohio Housing Finance Agency's annual [Housing Needs Assessment](#) finds that the coronavirus pandemic is [exacerbating pre-existing housing insecurities](#). Both the housing and rental markets are at risk of long-term impacts from the pandemic and subsequent economic fallout.

[Ohio advocates](#) are concerned about the rise in homelessness that has occurred due to pandemic-related job loss. Without additional federal funding, homelessness will increase further after the CDC eviction moratorium is lifted.

#### *Oklahoma*

The [Associated Press](#) reports Oklahoma lawmakers are facing pressure from housing and tenants' rights advocates to reform the state's eviction laws. 500,000 Oklahomans could face eviction due to high unemployment and other economic consequences from the pandemic.

[Big If True](#), a news nonprofit organization based in Oklahoma City, reports on transparency concerns related to Oklahoma's closed eviction hearings. An [episode](#) of the organization's *Hard Reset* podcast discusses advocates' concerns that many renters are unaware of the CDC eviction moratorium.

#### *Pennsylvania*

Governor Tom Wolf issued an [emergency order](#) extending the deadline for the COVID Relief - Mortgage and Rental Assistance Grant Program until November 4. The application deadline was originally scheduled for September 30.

[Generocity](#) reports the CARES Rent Relief Program administered by the Pennsylvania Housing Finance Agency has such a “cumbersome” process that in August, almost 17,000 tenants applied for \$32 million in assistance but only 1,800 tenants were approved for a total of \$3.3 million.

The Pennsylvania House of Representatives canceled its voting session after a Republican lawmaker tested positive for the coronavirus, [delaying a critical vote](#) to extend and improve the state’s \$150 million rent relief program. Lawmakers have known about the problems with the rent relief program for months, but Republican leadership did not schedule a vote before October.

### *Rhode Island*

The [NBC 10 I-Team](#) reports the number of eviction cases filed in Rhode Island district court during the pandemic jumped once again in September. A total of 1,226 eviction cases were filed from June through August. The number of filings jumped to 1,667 by the end of September, marking the fourth month in a row that filings increased since courts reopened.

### *Tennessee*

Nearly [50 residents were removed from an encampment](#) in Chattanooga on September 29 due to a construction project. Residents were given very little notice to leave and awoke that morning to bulldozers and excavators. An official with the city’s homeless division said her office should have been given more notice due to the number of residents displaced by the action.

The [Tennessean](#) discusses what Tennessee renters need to know about the CDC eviction moratorium. Advocates recommend tenants contact their local legal aid agency if they have any questions about the moratorium and the steps they must take to be protected.

DarKenya Waller, the executive director of the Legal Aid Society of Middle Tennessee and the Cumberland, discusses why [civil legal aid is essential](#) for economic recovery.

### *Texas*

The city of Houston and Harris County are each investing \$5 million toward the new [COVID-19 Homeless Respite and Rehabilitation Center](#) to address the health and housing needs of individuals who are homeless and living with mental illness.

### *Washington*

The [Bellingham Herald](#) examines housing advocates’ concerns that without additional eviction protections and resources, Washington will see a surge of evictions and increased homelessness. The Washington Low Income Housing Alliance continues urging state officials to extend the eviction moratorium, currently set to expire on October 15, to March 2021 and couple the moratorium with significant rental assistance.

### *Washington DC*

Emergency rental assistance [remains available](#) for people struggling to pay rent in D.C. The lower-than-expected utilization of rental assistance programs is likely due to renters’ confusion about whether they qualify for assistance.

The [Equal Rights Center](#) discusses what the CDC eviction moratorium means for DC, Maryland, and Virginia renters and how to claim protection under it.



The DC Council unanimously [approved a measure](#) requiring landlords to provide photographic evidence that tenants have been given notice of eviction cases against them. The amendment came in response to an [investigation from DCist](#) that revealed hundreds of instances in which process servers filed affidavits that were likely false. While evictions are prohibited during the public health emergency, a surge of evictions is likely when the ban is lifted.

### *Wisconsin*

Community Advocates, a nonprofit helping to administer Milwaukee County’s rental assistance program, has received [more than 3,800 applications](#). Tens of thousands more applications have been sent to a separate agency administering the state’s rent relief program in Milwaukee.

An op-ed in the [Waunakee Tribune](#) written by Michael Basford, director for the Wisconsin Interagency Council on Homelessness, outlines the need for an “all hands on deck” approach to ending homelessness in the state.

## **Guidance**

### *Department of Housing and Urban Development*

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

[COVID-19 Homeless System Response: ESG-CV Notice Summary](#)

[COVID-19 Homeless System Response: Managed Care Resource Brief](#)

[COVID-19 Homeless System Response: Creating Cohorts for your Rehousing Strategy](#)

[COVID-19 Homeless System Response: Supervisor Promoting a Culture of Self-Care](#)

[COVID-19 Homeless System Response: Coordinating with Public Health for Safe Transitions into Housing](#)

[COVID-19 Homeless System Response: Coordinated Investment Planning - How the Sacramento COVID-19 Response Team is Collaborating to Enhance Rehousing Strategies](#)

[COVID-19 Homeless System Response: Coordinated Investment Planning - How Houston is Leveraging Integrated Planning to Invest in COVID-19 Rehousing](#)

[COVID-19 Homeless System Response: Coordinated Investment Planning - How the Dakota County COVID-19 Response Team is Coordinating Stakeholders to Develop a Data-Informed Investment Plan](#)

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## **Additional Disaster Housing Recovery Updates – October 13, 2020**

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

## **General Resources & Events**

## **Hurricane Delta**

### Louisiana ([EM-3547-LA](#))

Governor John Bel Edwards on October 7 requested a pre-landfall [Federal Declaration of Emergency](#) in a letter to President Trump in advance of Hurricane Delta. President Trump on October 8 approved an [emergency disaster declaration](#) for Louisiana. The declaration authorizes FEMA to provide emergency protective measures, including direct federal assistance for 41 parishes under the Public Assistance (PA) program. Additionally, FEMA is authorized to provide emergency protective measures limited to direct federal assistance to 23 parishes under the PA program.

## **Hurricane Laura**

### Louisiana ([DR-4559-LA](#))

The deadline to apply for [Disaster Unemployment Assistance](#) has been extended to October 30.

Louisiana Governor John Bel Edwards announced [more than 10,000 homes](#) in southwest Louisiana were destroyed by Hurricane Laura, and 35,000 homes sustained “major damage.” According to Governor Edwards, more than 6,000 evacuees from Laura remain in hotels throughout the state, and another 2,000 remain in Texas.

A sea of blue tarps and damage in Lake Charles from Hurricane Laura can be seen in this [video](#).

## **Hurricane Sally**

### Alabama ([EM-3545-AL](#))

Hurricane Sally survivors in Baldwin County are [frustrated with FEMA’s response](#) and concerned that FEMA has [denied many applications](#) for assistance in south Alabama. According to FEMA, 42,000 survivors in Alabama have filed claims and 3,400 have been denied.

### Florida ([DR-4564-FL](#))

[Santa Rosa County](#) is now eligible for additional FEMA Public Assistance grants for recovery from Hurricane Sally. The major disaster declaration was amended to include reimbursement for all categories of PA.

## **Iowa Derecho** ([DR-4557-IA](#))

Homeowners and renters in Clinton County may now apply for [FEMA Individual Assistance](#) (IA) for losses resulting from the severe storms on August 10. The deadline for survivors to apply for federal assistance has been [extended through November 2](#).

## **Wildfires in the West**

A [CNN opinion piece](#) discusses why we must reevaluate how and where we build our homes given the increasingly destructive wildfires. Building affordable housing developments in areas known as the wildland-urban-interface puts lower-income people at higher risk of losing their homes and homelessness due to wildfires.

### California ([DR-4558-CA](#))

The deadline for survivors of the August wildfires to register with FEMA for individual disaster assistance and apply for a low-interest disaster loan from the U.S. Small Business Administration has been [extended to November 21](#).

The combination of the pandemic and unprecedented wildfire season is [overwhelming Butte County](#), which was already facing an affordable housing crisis. The executive director of the Butte County Housing Authority shares about the lack of housing for the county's large displaced population.

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## HUD

### HUD PIH Publishes Proposed Rule to Implement HOTMA Provisions for HCV and PBV

HUD's Office of Public and Indian Housing (PIH) published [proposed regulations](#) in the *Federal Register* on October 8 implementing provisions of the Housing Opportunity Through Modernization Act of 2016 (HOTMA) signed into law on July 29, 2016. The proposed rule also includes regulatory changes that HUD states are intended to reduce burdens on PHAs. The proposed rule addresses numerous changes that affect either the Housing Choice Voucher (HCV) tenant-based program or the Project-Based Voucher (PBV) program, or both. NLIHC plans to provide detailed summaries and recommendation for comments. Comments are due December 7.

The preamble to the proposed rule lists HOTMA provisions already implemented through a *Federal Register* implementation notice published on January 18, 2017 including:

- Initial inspection options, Non-life-threatening deficiencies and alternative inspections (HOTMA section 101(a)(1))
- Definition of life-threatening deficiencies (HOTMA section 101(a)(1))
- Manufactured home space rent calculation (HOTMA section 112)
- PBV Program Cap (HOTMA section 106(a)(2))
- PBV Project Cap (HOTMA section 106(a)(3))
- PBV units not subject to project cap or program cap (HOTMA sections 106(a)(2) and (3))
- PBV initial term of HAP contract and extension of term (HOTMA sections 106(4) and (5))
- PBV priority of assistance contracts. Insufficient funding (HOTMA section 106(a)(4))
- PBV adding units to HAP contract without competition (HOTMA section 106(a)(4))
- PBV additional contract conditions/tenant-based assistance for families at termination/expiration without renewal of PBV HAP contract (HOTMA section 106(a)(4))
- PBV preference for voluntary services (HOTMA section 106(a)(7))

HUD had previously implemented, through the *Federal Register* implementation notice, a HOTMA provision authorizing PHAs to project-base Veterans Affairs Supportive Housing (VASH) vouchers and Family Unification Program (FUP) vouchers without requiring additional HUD approval. Consequently, VASH or FUP vouchers that are project-based must comply with the requirements of 24 CFR part 983.

HOTMA further provides that no PHA is required to reduce the payment standard applied to a family as a result of a reduction in the fair market rent (FMR). This provision was implemented in HUD's Small Area FMR (SAFMR) final rule.

HUD also proposes to implement the HOTMA HCV provisions not yet implemented, including:

- Enforcement of Housing Quality Standards, HQS (HOTMA section 101(a)(3))

- Manufactured home space rental, PHA option to make single assistance payment to the household instead of the owner (HOTMA section 112)
- Entering into a PBV Housing Assistance Payment (HAP) Contract for rehabilitation and new construction projects without an Agreement to Enter a HAP Contract (HOTMA section 106(a)(4))
- Providing rent adjustments using an operating cost adjustment factor, OCAF, (HOTMA section 106(a)(6))
- Owner-maintained site-based waiting lists (HOTMA section 106(a)(7))
- Environmental requirements for existing housing (HOTMA section 106(a)(8))

In addition to the HOTMA changes, HUD is also proposing numerous non-HOTMA related changes. Some changes are to clarify existing regulatory requirements, while others are intended to improve program administration, simplify program rules, or reduce administrative burden and cost. For example, HUD is inserting references to obligations under Section 504 and the Americans with Disabilities Act as a tool for entities implementing HOTMA that are covered by those laws. In addition, HUD is replacing the term “disabled person” with “person with disabilities.” A person with a disability is a qualified individual with a disability if the individual meets the definition of “disability” under the Americans with Disabilities (ADA) Amendments Act.

Furthermore, the *Federal Register* version of the proposed rule is at: <https://bit.ly/33CR6k6>

An easy-to-read version of the proposed rule is at: <https://bit.ly/36E6D5b>

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

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

More information about Project-Based Vouchers (PBVs) is on [page 4-8](#) of NLIHC’s *2020 Advocates’ Guide*.

More information about VASH is on [page 4-26](#) of NLIHC’s *2020 Advocates’ Guide*.

More information about FUP is on [page 4-17](#) of NLIHC’s *2020 Advocates’ Guide*.

## Opportunity Starts at Home

### **New Report: Voucher Expansion Would Dramatically Reduce National Poverty Rate**

A new [report](#) from the Center on Poverty and Social Policy at Columbia University finds that the Biden campaign’s proposal to transform Section 8 into an entitlement program could lead to substantial reductions in the national poverty rate. The proposed Section 8 expansion would reduce the national poverty rate by nearly a quarter, moving 9 million people out of poverty. Such a reduction would exceed the current impact of the Earned Income Tax Credit (EITC). As it stands today, only 23% of voucher-eligible households receive help due to chronic under-funding of the Section 8 program. The Biden campaign’s proposal would ensure all who are eligible for a voucher can receive one. This report [once again](#) confirms the powerful anti-poverty potential of expanding the housing voucher program.

The authors report that combining the housing voucher expansion with the [LIFT Act](#) and the [American Family Act](#) would cut the national poverty rate in half and the child poverty rate by 75%. The LIFT Act, introduced in 2018 by Senator Kamala Harris, builds upon the EITC by increasing credit values and expanding coverage to middle-income households that currently do not qualify for the credit. The American Family Act, introduced in 2019 by Senator Michael Bennet (and co-sponsored by Senator Harris), would dramatically expand the child tax

credit (CTC). The authors also find that the combination of these policies would reduce racial and ethnic disparities in the incidence of poverty.

Read the full report [here](#).

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

## Research

### Research Examines Housing Stability Across Subsidized and Non-Subsidized Properties

An article in *Housing Policy Debate*, “[Housing Stability, Evictions, and Subsidized Rental Properties: Evidence from Metro Atlanta, Georgia](#),” compares eviction rates in subsidized and non-subsidized rental properties across Atlanta’s multifamily housing stock. The researchers find the eviction rate at subsidized properties is 2.8 percentage points lower than at non-subsidized properties, though the effect becomes smaller and statistically insignificant once subsidized senior units are removed from the sample. The eviction rate in senior, subsidized units was 10.7 percentage points lower than the rate for non-senior, market-rate properties.

The researchers compiled a database of addresses with evictions in 2016 in five Metro Atlanta counties. Multifamily properties were identified using tax assessor and real estate data. The researchers determined which properties were receiving subsidies using the National Housing Preservation Database and HUD’s multifamily contract database. No distinction was made across types of subsidies because the overwhelming majority of subsidized units were Low-Income Housing Tax Credit (LIHTC) properties, making up 85% of multifamily units.

In 2016, 95,000 out of 132,000 eviction filings occurred in multifamily housing. These filings took place across 1,861 multifamily properties, averaging a total of 28 eviction filings per 100 rental units annually. To calculate an eviction rate, the authors removed serial eviction filings from the eviction dataset. The remaining number of filings within a property were divided by the building’s number of rental units. This resulted in an average eviction rate of 16.3 evictions per 100 units. After controlling for variables such as building age, size, location, and neighborhood demographics, subsidized properties had an eviction rate 2.8 percentage points less than non-subsidized properties.

The researchers also examined eviction rates between senior and non-senior housing, predicting that that low-income seniors are less likely to be evicted, because they are more likely to have a steady monthly income stream, like social security. Non-senior families, on the other hand, may be more susceptible to job loss or income fluctuation. Once senior properties were removed from the sample, non-senior subsidized properties experienced an eviction rate only 1.4 percentage points lower than non-senior market-rate properties, a result that is not statistically significant. Conversely, senior subsidized properties experienced a much lower eviction rate compared to non-senior market-rate properties, a difference of 10.7 percentage points.

The analysis is limited, as household income was not available. Controlling for income in the future could provide a clearer picture of the extent to which subsidized units mitigate evictions, because subsidized units likely contain more low-income renters compared to market-rate units. Further research should also compare eviction rates across different types of subsidies, including Housing Choice Vouchers and LIHTC units, to assess how well these programs foster housing stability among low-income renters.

The report is at: <https://bit.ly/34bozkz>

## Fact of the Week

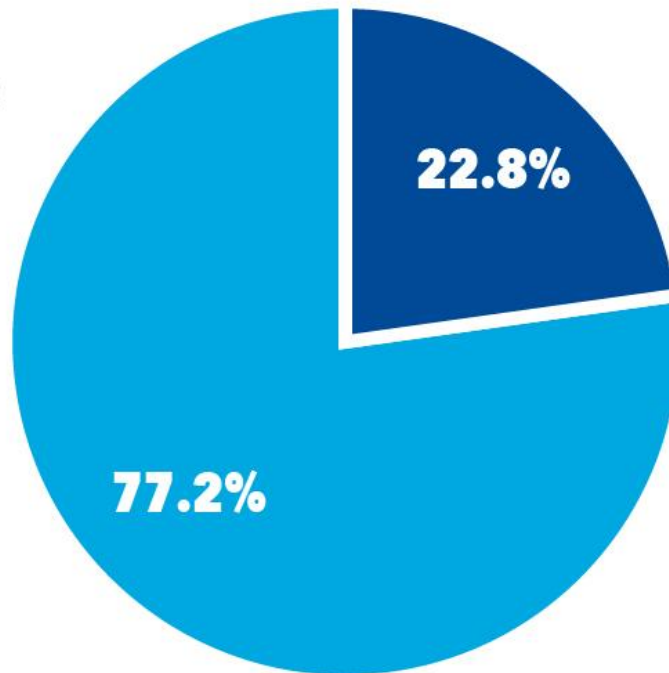
### Nearly One-Fourth of People Experiencing Homelessness in Shelters are Children

#### Percent of Sheltered Homeless Population by Age

- Under Age 18
- Age 18+



Note: Sheltered homelessness refers to people staying in emergency shelters, safe havens, or transitional housing programs. Source: U.S. Department of Housing and Urban Development, "The 2018 Annual Homeless Assessment Report to Congress, Part 2: Estimates of Homelessness in the United States," 2020



Source: U.S. Department of Housing and Urban Development, "The 2018 Annual Homeless Assessment Report to Congress, Part 2: Estimates of Homelessness in the United States," 2020.

## From the Field

### Atlanta City Council Passes Ordinance Aimed at Lowering Security Deposit Barrier

The Atlanta City Council on October 5 unanimously passed ordinance 20-O-1423, the "Renter's Choice" bill. This ordinance provides renters with the option of paying security deposits in three installments or purchasing "rental security insurance" in lieu of paying a security deposit. Atlanta City Councilman Amir Farokhi said that the primary purpose of the legislation is simply to make it cheaper for people to access housing and to make housing more accessible for low-income tenants.

Security deposits can be a significant barrier for low-income families to find safe, decent, and affordable housing. Security deposits often equal to one or two months of rent, requiring families to have a significant amount of disposable income. This barrier has only been exacerbated by the coronavirus as many families have experienced a cut in wages or job loss. The idea of tackling the barrier of security deposits is gathering interest across the country. In April, the Cincinnati City Council and Virginia Governor Ralph Northam passed similar legislation to the Atlanta ordinance.

This type of legislation is not without critics. [The Washington Post](#) reported that various landlord associations were vocally opposed to similar legislation in Cincinnati, with a particular critique of rental security insurance

as an alternative. Specifically, critics cited a renter’s inability to move to a month-to-month lease while using the rental security insurance and stated that the tenants would still be required to pay non-covered damages after moving out. However, the rental security insurance monthly premium is so low (often \$5-\$15 per month) that it would take several years to match the cost of a typical security deposit.

“As the housing affordability crisis is exacerbated by the COVID-19 pandemic, cities must develop creative ways for low-income households to obtain housing.” said NLIHC state partner and executive director of Georgia Advancing Communities Together (Georgia ACT) Bambi Hayes-Brown. Hayes-Brown continued, “even those who can afford the monthly rent, the upfront costs of moving in (security and utility deposits and nonrefundable administrative fees) create significant barriers for low income renters to transition into stable housing and this is a step in the right direction.”

While the Renter’s Choice bill may help to reduce the barrier of security deposits, Atlanta still faces a large gap in the number of affordable housing units. [NLIHC’s The Gap](#) report estimates that the Atlanta Metropolitan Area faces a deficit of approximately 133,500 affordable units for households which make 50% or below the area median income. While the barrier of security deposits needs to be addressed, the shortage of affordable housing for the lowest income renters is also preventing them from finding safe, affordable, and accessible homes.

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## **NLIHC News**

### **NLIHC Welcomes Britt Wall as Interim Media Relations and Communications Manager**

NLIHC is pleased to welcome Britt Wall as NLIHC’s interim media relations and communications manager. Britt will work with the chief executive officer and the vice president for field and communications to ensure effective and efficient communications with traditional media outlets 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. Britt will fill this role over the next month until a permanent media and communication manager/director is hired.

Britt has worked in media relations for eight years and has served as an agency partner to many human rights organizations between her time at Ketchum and The Martin Agency. She is a graduate of James Madison University, where she earned her bachelor’s degree in public relations with a minor in writing and rhetoric.

Please join us in welcoming Britt to the NLIHC team.

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### **NLIHC Seeks Manager/Director of Media Relations and Communications**

NLIHC seeks a manager/director of media relations and communications to develop, implement, and manage media and public relations strategies to advance NLIHC’s mission of achieving socially just public policy to ensure the lowest-income people have decent, accessible, and affordable homes. Reporting to the NLIHC VP for field and communications, the manager/director will supervise the NLIHC communications specialist and interns.

#### **RESPONSIBILITIES:**

##### **Media Relations**

- Develop/maintain strong relationships with reporters, writers, and opinion leaders in print, broadcast, online, and social media. Maintain up-to-date database of all media contacts.
- Pitch stories and secure regular media interviews and editorial board meetings for President/CEO and other Coalition staff and members as appropriate.
- Assist in development of messaging by relevant staff; implement messaging strategy.
- Prepare and distribute press releases and media alerts; coordinate press events for NLIHC and state partners.
- Work to place op-eds, letters-to-the-editor, blogs, and other opinion pieces for president/CEO and other Coalition staff and members as appropriate.
- Draft articles for Coalition staff and members as appropriate for placement in partner publications.

### **Content Development/Brand Management**

- Develop and implement a comprehensive strategy for use of social media, including, but not limited to, Facebook, Twitter, and blogs. Assist staff in implementing strategy.
- Monitor print, broadcast, online, and social media for coverage of NLIHC, NLIHC campaigns, and NLIHC policy priorities; reach out to amplify or correct as needed.
- Stay abreast of new developments in social media and recommend advances and changes to NLIHC platforms.
- Maintain records of all media work; produce metrics of all social media contacts; prepare monthly reports.
- Assist in content development, writing, and editing of Advocates' Guide, Annual Report, and other publications.
- Assist state partners in development of media strategies.
- Develop and implement webinars, workshops, and written materials to aid NLIHC members in use of social media and press strategies.
- Collaborate with teams across the organization to amplify programs, projects, and campaigns.

### **Supervision/Coaching**

- Supervise communications specialist.
- Help to recruit and supervise communication/graphic design interns.

### **Organizational Support/Special Projects**

- Complete other projects as assigned by vice president of communications, COO and CEO.
- Assist in development and implementation of annual Policy Forum and Leadership Awards Celebration/Reception.
- Attend all meetings of NLIHC Board of Directors, and present as needed.
- Participate in staff meetings, retreats, training, and NLIHC events.
- Other duties as assigned.

### **REQUIREMENTS:**

- Minimum of bachelor's degree. Master's degree preferred. Degree in Communications, Marketing, Public Relations, Media or related area a plus.
- Minimum of three-five years of experience in media and social media communications, public affairs and/or marketing.
- Demonstrated track record of success in developing an effective communications strategy.
- Ability to work in diverse high-paced environment.



- Strong writing and editing skills.
- Strong oral and interpersonal communications skills.
- Strong organizational skills and attention to detail.
- Proficiency in Microsoft Office Suite and Muck Rack.
- Proficiency in social media platforms.
- Commitment to social justice.
- Knowledge of the fundamentals of housing poverty, homelessness, affordable housing policy, affordable housing development, or social service delivery preferred.

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

Interested candidates should submit a resume, cover letter with salary requirement, and two writing samples to Renee Willis, VP for field and communications, and Bairy Diakite, operations manager, at: [rwillis@nlihc.org](mailto:rwillis@nlihc.org) and [bdiakite@nlihc.org](mailto:bdiakite@nlihc.org).

## **NLIHC in the News**

### **NLIHC in the News for the Week of October 4**

The following are some of the news stories that NLIHC contributed to during the week of October 4:

- “U.S. evictions surge amid pandemic despite federal ban,” *Daily Mail*, October 5 at: <https://tinyurl.com/yxgjt4k>
- “With stimulus talks stalled, renters - and landlords - brace for new wave of evictions,” *NBC News*, October 7 at: <https://tinyurl.com/y2vawjuc>
- “Democrats and the White House were nearing an agreement on renter, homeowner assistance. then Trump tweeted,” *Reason*, October 7 at: <https://tinyurl.com/yyuove22>
- “Federal eviction moratorium requires action on tenants' part” *News 13*, October 7 at: <https://tinyurl.com/y3ezebnl>

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