

**Volume 25, Issue 46**  
**November 16, 2020**

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## Budget, Appropriations and Coronavirus

### Coronavirus Relief Bill Negotiations Stall while Appropriations Bills Advance; Join National Call-in Day to Urge Action!

The Senate Appropriations Committee released all 12 of its spending bills for fiscal year (FY) 2021 on November 10. Thanks to the leadership of Senate Transportation, Housing, and Urban Development (THUD) Subcommittee Chair Susan Collins (R-ME) and Ranking Member Jack Reed (D-RI), the THUD bill includes modest increases in funding for affordable housing programs, despite strict budget caps required by the Budget Control Act. For more details on the bill's provisions, read NLIHC's full [analysis](#) of the bill and view our updated [budget chart](#).

Congress now has until December 11 to reach a compromise on FY21 spending levels and pass all 12 bills or pass another continuing resolution (CR) to avoid a government shutdown. While many of the Senate's FY21 bills were reached through bipartisan agreement, there remain substantial policy differences to be addressed during negotiations with the House. Most notably, the House THUD bill contained language rebuking many of the harmful and discriminatory policies advanced by the Trump Administration, including preventing HUD from implementing its [proposed anti-transgender rule change](#) to the Equal Access Rule; barring HUD from finalizing its [proposed rule to force mixed-status immigrant families](#) to separate or face eviction from HUD housing; and blocking implementation of the Trump administration's changes to the [Affirmatively Furthering Fair Housing Rule](#) and the [Disparate Impact Rule](#). The House bill also contains nearly \$75 billion in emergency infrastructure investments to help communities respond to the coronavirus pandemic.

While both House Speaker Nancy Pelosi (D-CA) and Senate Majority Leader Mitch McConnell (R-KY) agree they would like Congress to enact an omnibus spending bill before the December 11 deadline rather than passing another CR, the lawmakers remain at an impasse in determining the size and scope of a potential coronavirus relief package. Speaker Pelosi is pushing for a broad, multitrillion-dollar package, while Leader McConnell continues to insist a much more limited relief measure would suffice. Leader McConnell is expected to take over negotiations from Treasury Secretary Steven Mnuchin, although McConnell and Speaker Pelosi have yet to begin discussions. The ongoing stalemate could prevent a relief bill from being enacted before the end of the year, despite the urgent and growing need for additional relief measures, including rental assistance.

Outgoing President Donald Trump may also disrupt appropriations and relief package negotiations. Even if Congress does manage to reach an agreement on either bill, it is unclear whether the outgoing president will sign either bill into law. **Join NLIHC and advocates across the country for a National Call-In Day on Thursday, November 19** to demand that Congress pass a coronavirus relief bill that includes the essential housing resources and protections in the House-passed "[HEROES Act](#)." NLIHC will share resources, including an advocacy toolkit with talking points, sample scripts, and social media messages tomorrow!

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## Presidential Transition

### NLIHC Submits Memo to President-Elect Biden's Transition Team on Actions Needed to End Homelessness and Achieve Housing Justice

NLIHC sent a [memorandum](#) to President-elect Joe Biden and his transition team on November 10 outlining ways the new administration and Congress can address one of the most critical issues facing extremely low-income families today: the lack of decent, accessible, and affordable housing.

During his campaign, President-elect Biden declared that “housing should be a right, not a privilege.” He pledged to “build back better” through substantial investments in affordable housing infrastructure and to help undo generations of discriminatory housing policies. His proposal to expand proven solutions – including making rental assistance available to all eligible households in need and \$20 billion to expand the national Housing Trust Fund – would help make housing affordable for millions of households struggling to pay rent and make ends meet.

NLIHC looks forward to working with President-elect Biden and his administration to address the lack of decent, accessible, and affordable housing for people with the lowest incomes, and to help rectify the historic and ongoing discrimination that have locked communities of color out of the opportunity to build economic security. In the memo to the transition team, NLIHC identifies key legislative and regulatory opportunities the Biden administration can pursue to ensure all people have the stability to recover from the COVID-19 pandemic and thrive. We urge the Biden administration to take immediate action to prevent an impending eviction crisis caused by the pandemic, and to make long-term investments to address the underlying, structural causes of the nation’s existing affordable housing crisis.

Together, we can end homelessness and achieve housing justice in America and foster stronger, more equitable and more resilient communities.

Read NLIHC’s “Memo to President-Elect Biden’s Transition Team” at: <https://bit.ly/36x3x17>

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

### **Poverty Projections Illustrate Need for Federal Relief Package**

A report from the Center on Budget and Policy Priorities (CBPP), “[Weakening Economy, Widespread Hardship Show Urgent Need for Further Relief](#),” outlines the need for additional federal funding amid COVID-19. Many funding sources within the CARES Act have expired or run out of funding, and many of the lowest-income individuals were left out of the initial provisions. CBPP reports that despite recent modest economic growth, unemployment remains high and disproportionately affects low-wage workers and people of color. As a result, poverty is projected to increase from 10.5% in 2019 to 13.6% in late 2020.

The number of low-wage jobs was down 10.7% in October, compared to 5.9% of medium-wage jobs and 3.6% of high-wage jobs. Low-wage industries employ a disproportionately high number of workers of color. As a result, unemployment among Black and Latino workers has increased at a higher rate than white workers. Between February and October, unemployment rose 5.0 percentage points among Black workers, 4.4 percentage points among Latino workers, and 2.9 percentage points among white workers. Total payroll employment indicates there are 10.1 million fewer jobs today than in February at the start of the pandemic.

As relief funding runs out, an estimated 10 million people are expected to be pushed into poverty. After a historic low poverty rate of 10.5% in 2019, the poverty rate is expected to reach 13.6% by late 2020. Poverty is increasing at a higher rate for Black and Latino individuals. Between 2019 and late 2020, poverty rates are expected to increase from 18.8% to 22.5% for Black individuals and from 15.7% to 20.1% for Latino individuals. These projected rates are more than double that of white individuals, whose poverty rates are expected to increase from 9.1% in 2019 to 9.8% in 2020. Child poverty is also expected to increase, growing from 14.4% in 2019 to 19.1% in late 2020.

CBPP emphasizes that a premature end to relief during the Great Recession stunted economic growth, significantly slowing recovery. A new relief package is necessary to bolster recovery and should focus on serving those hardest hit by COVID-19, including Black and Latino households and households with children.

The report can be found at: <https://bit.ly/2UndN6g>

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## **NLIHC Releases Report on Improving FEMA Programs to House People Experiencing Homelessness during the Pandemic**

NLIHC released on November 12 a new report, “[Housing is Healthcare: Challenges, Best Practices, and Policy Recommendations to Improve FEMA Programs to House People Experiencing Homelessness in Non-Congregate Shelters During the Pandemic.](#)” The brief report documents the hurdles state and local governments and homeless service providers face when using FEMA Public Assistance (PA) funds to house people experiencing homelessness in hotels during the pandemic. The report also highlights success stories and opportunities to apply lessons learned to a future pandemic or the next wave of this one.

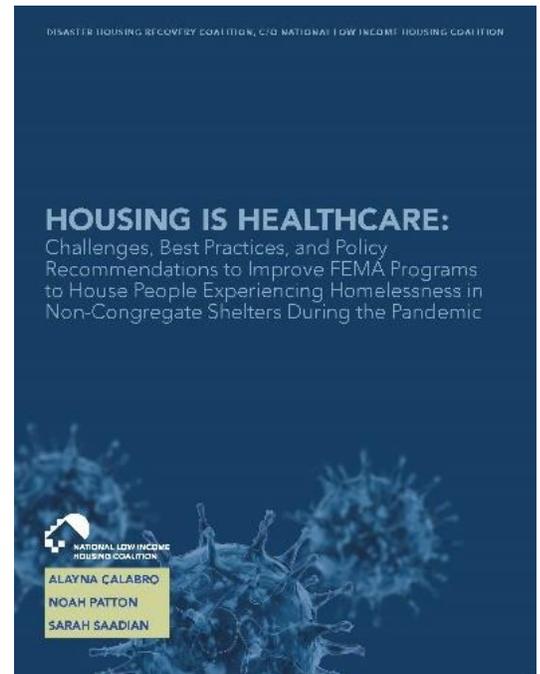
The report is released during a time when coronavirus cases are surging, winter is approaching, and the end-of-year expiration of the federal eviction moratorium draws nearer. The confluence of a looming eviction crisis, colder temperatures, and alarming increases in coronavirus cases will further strain our nation’s overstretched homeless shelter system and put people experiencing homelessness and their communities at greater risk of contracting and spreading the virus. Congress and FEMA must take urgent action to save lives and provide needed resources to prevent outbreaks of coronavirus among people experiencing homelessness and other individuals in congregate settings.

The pandemic has made it abundantly clear that housing is healthcare. People experiencing homelessness are highly vulnerable to contracting and spreading the disease. People with disabilities who live in congregate settings have suffered high rates of severe illness and death from COVID-19. For the coronavirus pandemic, FEMA determined that certain non-congregate sheltering costs will be reimbursable under the PA program, allowing state and local officials to request reimbursement for moving people experiencing homelessness to non-congregate settings where they can safely isolate and quarantine.

Homeless service providers and community leaders have used FEMA PA funds to address the urgent needs of people experiencing homelessness. NLIHC spoke with partners across the country to learn about the challenges they faced in utilizing FEMA PA to house people without homes in hotels and the strategies they employed to overcome these barriers. While some of the issues raised by our partners mirror persistent barriers to using FEMA resources in past disasters, others reflect new challenges resulting from the unprecedented nature of using federal funds for this purpose.

Read the report at: <https://bit.ly/3mPCTaa>

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## **Coronavirus – Congress**

### **Representatives Adams and Clay Lead Letter Urging Changes to CDC Eviction Moratorium**

Representatives Alma Adams (D-NC) and Lacy Clay (D-MO) sent a [letter](#) on November 9 to Centers for Disease Control and Prevention (CDC) Director Robert Redfield and Secretary of the Department of Health and Human Services Alex Azar urging them to rescind the CDC's recent moratorium [guidance](#), extend the eviction [moratorium](#) through March, and enforce the moratorium more strongly. The letter, on which NLIHC provided advice, was cosigned by 30 members of Congress.

The letter argues the CDC's October 9 [guidance](#) (see *Memo*, [10/13](#)) undermines the intent of the order by creating new burdens for renters and new holes in eviction protections. The guidance counters the original order, allowing landlords to challenge tenant declarations and initiate eviction proceedings at any time. This changeshifts the burden of gathering paperwork and evidence to renters struggling to remain stably housed during the pandemic and gives landlords new opportunities to intimidate and pressure tenants who are behind on rent.

The CDC's order expires on December 31, 2020. The letter urges the CDC to extend the order until March 31, 2021, to ensure renters remain stably housed until that time. Evicting tenants in the middle of winter and in the midst of a pandemic – as landlords will be able to do when the moratorium expires – increases the risk of transmitting coronavirus and prolonging the pandemic.

The letter requests the agencies issue new guidance requiring landlords to inform tenants of the eviction moratorium and providing stronger mechanisms to enforce penalties against landlords who violate the moratorium. The original order does not provide a suitable pathway for action against landlords acting unlawfully.

Read the letter at: <https://tinyurl.com/y3bu7sct>

View Representative Adams' Press Release on the letter at: <https://tinyurl.com/y42nkc9z>

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## Coronavirus, Disasters, Housing and Homelessness – HUD

### HUD REAC Posts COVID-19 FAQs: Public & Multifamily Housing Property Inspections

HUD's Real Estate Assessment Center (REAC) posted [COVID-19 FAQs: Public & Multifamily Housing Property Inspections](#) on November 11, posing 56 easy-to-read questions with answers regarding conducting REAC physical inspections during the coronavirus pandemic. The frequently asked questions (FAQs) address both public housing and HUD-assisted private Multifamily properties. Below are highlights of the FAQs of most interest to residents and advocates.

Question 1 repeats information in a Memorandum from August 10 (see *Memo*, [8/17](#)) about how properties will be selected for REAC inspection. REAC will select properties for inspection in counties considered low-risk for six consecutive weeks based on the latest COVID-19 data from Johns Hopkins University and health risk scoring methodology from the Harvard Global Health Institute.

REAC developed a map that categorizes states and localities by four risk categories: low risk (green), moderately low risk (yellow), moderately high risk (orange), and high risk (red). A map posted on the [REAC webpage](#) brings up an Excel spreadsheet showing each state and county health risk score when clicking on a state. As of November 11, only American Samoa is rated low risk; Maine, New Hampshire, Northern Mariana Islands, Puerto Rico, and Vermont are rated moderately low risk.

Question 2. Public housing properties in high-risk counties that are overdue for a REAC inspection will be inspected no earlier than January 1, 2021, unless the public housing agency (PHA) requested a 2020 Public

Housing Assessment System (PHAS) assessment. A HUD-assisted Multifamily property in a high-risk county that is overdue for a REAC inspection will have priority once normal operations can safely resume.

Question 8. Only in-person inspections for Uniform Physical Condition Standards (UPCS) will be conducted, but REAC might consider remote inspections in the future.

Question 10. REAC inspectors must: be tested for COVID-19 on a regular basis; wear Personal Protective Equipment (PPE), including masks and gloves; frequently use hand sanitizer; practice physical distancing, and follow local and state guidelines.

Question 21. Inspectors must change or sanitize gloves between unit inspections.

Question 22. Neither HUD nor the REAC inspector will provide residents with PPE. PHAs are reminded that the CARES Act allows PHAs to use Public Housing Operating Fund Supplemental Assistance to provide PPE for residents.

Question 19. Property representatives may require an inspector to have their temperature taken if recommended or required by local or state guidelines.

Question 20. A REAC inspector may ask about any known COVID-19 cases currently at a property.

Question 23. Only one property representative escort and an inspector are allowed to enter a unit during inspection.

Question 24. If a resident in a sample unit for inspection who is at high risk does not want an inspector to enter their home, the inspector will select an alternate unit.

Question 26. If an inspector observes an Exigent Health and Safety (EHS) condition, the deficiency must be corrected.

COVID-19 FAQs: Public & Multifamily Housing Property Inspections is at: <https://bit.ly/2IwEu5K>

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

More information about Multifamily housing is on [page 4-61](#) of NLIHC's *2020 Advocates' Guide*.

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## **HUD PIH Extends Deadline to Apply for “Extraordinary Circumstances” Voucher Funding**

HUD is extending to March 31, 2021 the time public housing agencies (PHAs) have to apply for Housing Choice Voucher (HCV) Housing Assistance Payment (HAP) supplemental assistance in the Extraordinary Circumstances (EC) category provided by the CARES Act. Assistant Secretary for Public and Indian Housing (PIH) Hunter Kurtz announced the extension [via email](#) to PHA directors on November 2. The email notes that as of November 1, PHAs received \$350 million of the \$400 million made available through [Notice PIH 2020-17](#) (see *Memo*, [8/10](#)). The previous deadline was October 31.

The CARES Act appropriated \$1.25 billion in supplemental funding for the HCV program to prepare for, prevent, and respond to the coronavirus pandemic, and to help PHAs maintain normal operations and take other necessary actions during the pandemic. Of that \$1.25 billion, the Act set aside \$400 million for supplemental HAP funding for the HCV program for PHAs that experience a significant increase in voucher per-unit costs due to “extraordinary circumstances” or that would otherwise be required to terminate vouchers as a result of insufficient funding (Shortfall Funds).

Of the \$1.25 billion, another \$850 million was set aside for additional administrative fee funding and other expenses PHAs might incur with their HCV programs. PIH posted [Notice PIH-2020-18](#) on July 31 implementing the second and final administrative fee funding set-aside (see *Memo*, [8/10](#)).

Under the “Extraordinary Circumstances” category, PHAs that experience a significant increase in voucher per-unit costs in calendar year 2020 may apply for assistance, now until March 31, 2021 (extended from October 31, 2020). PHAs are likely experiencing such increased costs because many residents are experiencing reduced income due to fewer hours at their jobs or due to losing their job as a result of the pandemic. PHAs have until December 31, 2021 to spend these funds (a timeline extended from June 30, 2021 by [Notice PIH 2020-24](#) (see *Memo*, [9/21](#))).

The November 2 email is at: <https://bit.ly/35mqHbc>

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

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## **HUD PIH Issues Notification of Waivers for PHAs in Presidentially Declared Major Disaster Areas**

HUD’s Office of Public and Indian Housing (PIH) published a [notification](#) providing an expedited process for public housing agencies (PHAs) in counties that have a Presidential Major Disaster Declaration to request waivers of certain regulatory and/or administrative requirements during calendar years 2020 and 2021. Requests must be submitted to PIH within four months of a disaster. PIH will expedite reviews of requests. The notification was in the *Federal Register* on November 11.

The notification informs PHAs that waivers of essential program requirements such as property inspection or income verification will not be granted in their entirety, although modifications or requirements may be considered. Also, while the requirement for Housing Quality Standards (HQS) inspections cannot be waived, HUD can consider variations to the acceptability criteria to HQS in case of disaster.

The notification includes the following provisions:

### **Public Housing**

- If a PHA has a public housing unit vacated due to a Presidentially declared disaster, then the PHA may treat the unit as an “approved vacancy,” subject to PIH approval, and receive operating subsidy for the unit for up to 12 months.
- If there is displacement caused by a disaster, PIH will consider allowing all unexpended Capital Fund Replacement Housing Factor Grants to be used for public housing modernization. This waiver will be in effect for funds obligated within 12 months of the date of PIH approval.

### **Vouchers**

The normal range for PHAs to use as voucher payment standards is between 90% of the Fair Market Rent (FMR) and 110% of FMR. To receive PIH approval of an exception payment standard greater than 110%, a PHA must usually provide data about the local housing market to justify an exception payment standard. However, in a disaster typical sources might not accurately reflect post-disaster conditions. In these cases PIH usually considers the most recent available data on the rental market prior to the disaster, and then estimates the number of households seeking housing units in the wake of the disaster in order to determine an emergency exception payment standard amount. PIH will consider an exception payment standard up to 150% of FMR.

A PHA may request a waiver of a requirement not indicated in the notification.

The *Federal Register* version of the notification is at: <https://bit.ly/3klnZa7>

An easy-to-read large type version of the notification is at: <https://bit.ly/36o1vAj>

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

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

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## Coronavirus, Disasters, Housing and Homelessness – Other

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

Join today's (November 16) national call on coronavirus, disasters, housing, and homelessness at 2:30-4 pm ET. On today's call, we will get an update from Peter Hepburn at [Eviction Lab](#) on the impacts of the CDC eviction moratorium, hear about NLIHC's new research on the use of FEMA Public Assistance funds to house people experiencing homelessness, and share information about a November 19 National Call-In Day to demand urgent congressional action on COVID-19 relief. We will also share the latest on the pandemic-relief negotiations on Capitol Hill and receive field updates.

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

See the full agenda [here](#).

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### Recording Available of NLIHC's November 9 National Call on Coronavirus, Disasters, Housing, and Homelessness

During the most recent national call on [coronavirus, disasters, housing, and homelessness](#), we were joined by Senator Sherrod Brown (D-OH) to discuss the prospect of a coronavirus relief package passing before the end of the year, heard about a Rhode Island project tracking eviction filings and notifying renters of the eviction moratorium, and learned about the impact of the Public Charge Rule on immigrants and the status of current litigation against the rule.

Jennifer Wood from the [Rhode Island Center for Justice](#) and Abby Barton and Lucas Fried from [Housing Opportunities for People Everywhere \(HOPE\)](#) at Brown University shared their work tracking eviction cases in the state. The Rhode Island Center for Justice, with the assistance of students from HOPE, is distributing CDC eviction moratorium [declaration forms](#) to individuals facing potential eviction.

Renato Rocha of the [Center for Law and Social Policy](#) and the [Protecting Immigrant Families campaign](#) discussed the impact of the Public Charge rule (see *Memo*, [8/19/19](#)) on immigrant communities. The Public Charge Rule states that an application for a visa or lawful permanent resident (LPR) status could be denied if the applicant has received or is in need of financial assistance from public benefit programs. The rule has resulted in a "chilling effect" among immigrants, who fear that accepting any government assistance – even assistance for which they are eligible – will result in their visa or request for LPR status being denied. There is [current litigation](#) against the rule. NLIHC's Sarah Saadian shared updates on a coronavirus relief bill and how the new administration could impact relief bill negotiations.

NLIHC hosts national calls on coronavirus, disasters, housing, and homelessness every week. On today's call, we will hear updates on the impact of the eviction moratorium, learn about a recent report on FEMA efforts to house people experiencing homelessness, get updates from the Hill, and more.

Register for today's call (Monday, November 16 at 2:30 pm ET) at: <https://tinyurl.com/ru73qan>

Watch a recording of the November 9 call at: [tinyurl.com/y4u6g9nx](https://tinyurl.com/y4u6g9nx)

Access presentation slides at: [tinyurl.com/yy76zpm9](https://tinyurl.com/yy76zpm9)

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## Additional Coronavirus Updates - November 16, 2020

### National Updates

#### *Federal Housing Finance Administration*

FHFA [announced](#) on November 12 that the current temporary policy allowing for the purchase of certain single-family mortgages in forbearance that meet specific eligibility criteria as set by Fannie Mae and Freddie Mac has been extended through December 31, 2020.

#### *Reporting*

[CNET](#) discusses the CDC national eviction moratorium, highlighting the steps renters must take to receive protection under the order. The article also provides a list of resources for tenants facing financial hardship, including NLIHC's state and local [rental assistance database](#).

[Multi-Housing News](#) discusses growing concerns about the future of rental payments and advocates' calls for significant federal rental assistance to prevent mass evictions and protect the nation's rental housing system. "There is an opening now for a COVID-19 relief package before the end of the year," said NLIHC President and CEO Diane Yentel. "It will be difficult to get done and at the level we all know is needed...but the door has been opened and it's a possibility."

[CNBC's Make It](#) discusses housing experts' concerns about a tsunami of evictions that will occur if Congress fails to pass another relief package that includes rental assistance and an extended moratorium. The article highlights NLIHC research estimating that \$100 billion in emergency rental assistance is needed to prevent an eviction crisis.

An article in [Live Science](#) discusses findings from a new [study](#) indicating that preventing evictions could play a critical role in controlling the COVID-19 pandemic. Across a wide set of scenarios, researchers found that evictions could lead to significant increases in coronavirus infections.

[BBC](#) discusses the results of a new research study posted in [EClinical Medicine](#), which found that Black people are twice as likely as white people to catch the coronavirus. The findings also indicate Asian people are 1.5 times more likely than white people to be infected and may be more likely to need intensive care. The lead researcher notes that ethnic minorities are more likely to experience certain risk factors for coronavirus, including living in multigenerational housing.

The [Columbia Journalism Review](#) interviewed Matthew Desmond, Pulitzer Prize-winning author and principal investigator of Princeton University's Eviction Lab, about our country's existing eviction crisis and [Eviction Lab's COVID-19 Tracker](#).

An article in the November issue of the [Princeton Alumni Weekly](#) discusses scholars' warnings that without eviction moratoriums, the U.S. will face a tsunami of evictions.

## State and Local News

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

### *California*

The [Los Angeles Times](#) reports that several members of the LA City Council have asked the city to examine the feasibility of using the Los Angeles Convention Center, which has been vacant during the pandemic, to shelter people experiencing homelessness.

### *Florida*

[Tallahassee's newest homeless shelter](#) will open on November 20 amid a dire need for additional shelter as more people are experiencing homelessness due to COVID-19. City Walk Urban Mission's shelter will house 100 emergency shelter cots and feature a short-term stay wing.

[Florida Today](#) reports 18th Circuit Chief Judge Lisa Davidson is seeking attorneys to support veterans facing eviction who are in dire need of free legal services.

### *Kentucky*

The [Kentucky Housing Corporation](#) reports that Governor Andy Beshear designated \$15 million in federal CARES Act funds for the [Healthy at Home Utility Relief Fund](#), which provides utility assistance to low-income households.

### *Maryland*

According to Matt Hill of the Public Justice Center, [451 families in Baltimore City](#) have been evicted by landlords and the court during the pandemic. As the city braces for a surge of eviction actions due to the pandemic, the Public Justice Center and allies in the Baltimore Renters United coalition urge legislators to establish the right to counsel for tenants in eviction cases. [Learn more](#).

### *Massachusetts*

[Fifty-three Massachusetts property owners](#) and operators signed the "[Eviction Diversion Pledge](#)," making a commitment to keep over 57,000 tenants and families safely housed. The signers of the pledge promise to abide by and support the current CDC eviction moratorium, proactively engage with residents and create payment plans, support and accept rental assistance payments, promote rent adjustments for Section 8/Massachusetts Rental Voucher Program families, and encourage structured and interactive mediation.

[Shelterforce](#) explores how Massachusetts' legislators allowed the statewide eviction moratorium, which was one of the strongest moratoriums in the county, to expire just in time for winter.

### *Minnesota*

The [Star Tribune](#) reports the number of veterans experiencing homelessness in Minnesota has increased amid the COVID-19 pandemic. According to Andy Garvais, director of veterans' programs for the Veterans Affairs Department, Minnesota is trying to find approximately 450 housing units for veterans experiencing homelessness.

## *Missouri*

St. Louis Circuit Judge Rex Burlison issued an order on November 6 [extending an eviction moratorium](#) through December 31. The judge stated the extension is necessary to keep people stably housed and give city officials more time to process housing assistance applications.

## *Nebraska*

The eight development districts in Nebraska have [CARES Act funds available to landlords](#) who have documented financial loss due to the COVID-19 pandemic and rent to low-to-moderate income tenants. Landlords can request up to \$2,400 for lost rent or utility payments as a result of the pandemic.

## *Nevada*

The COVID-19 pandemic and economic fallout have created additional challenges for [veterans in the Las Vegas Valley](#), including illness, homelessness, depression, and eviction.

## *New Hampshire*

The [mayors of New Hampshire's 13 cities](#) sent a letter to Governor Chris Sununu urging him to create an updated blueprint for reducing homelessness. The mayors highlighted how the pandemic has impacted homelessness services in their cities and expressed concern for the safety of people experiencing homelessness given the upcoming winter and ongoing COVID-19 pandemic.

The [Concord Monitor](#) reports Concord's homeless shelters are reducing capacity due to coronavirus, raising concerns that the city will not have enough shelter beds this winter. These reductions come as many fear there will be an increased demand for housing and shelter when the federal eviction moratorium expires at the end of the year.

## *New Jersey*

[Montclair housing and homeless advocates](#) are preparing for the upcoming winter, anticipating greater need due to the pandemic and economic recession. Advocates are predicting a wave of evictions once Governor Phil Murphy's executive order prohibiting evictions is lifted.

## *North Carolina*

The City of Asheville will allocate nearly [\\$900,000 in COVID-19 relief funds](#) toward stopping evictions and helping residents impacted by the pandemic pay their rent.

A story co-published by [NC Health News, the Charlotte Post, and the Charlotte Observer](#) finds that housing instability poses an even greater risk for personal and community health during the pandemic. The article examines the connection between Charlotte's affordable housing crisis and the pandemic's disproportionate impact on people of color.

## *Ohio*

The DeWine Administration announced the [Home Relief Grant Program](#), which offers assistance to Ohioans who are behind on their rent, mortgage, and/or water bills. The program is funded with \$50 million from the federal Coronavirus Relief Fund.

## *Oregon*

Oregon legislators on November 9 committed [\\$35 million to the purchasing and converting hotels](#) into emergency homeless shelters, two weeks after the same proposal failed. These funds are not intended for use in areas impacted by the wildfire; the Emergency Board approved [\\$30 million](#) to those communities for this purpose on October 23.

The [Register-Guard](#) reports that unhoused individuals in Lane County have few places to go amid the upcoming winter and ongoing COVID-19 pandemic. The article examines how the pandemic has impacted shelter operations and efforts to meet the needs of people experiencing homelessness during the pandemic and devastating wildfires.

### *Pennsylvania*

The [Philadelphia Municipal Court](#) on November 6 issued an [order](#) halting most evictions through the end of 2020. The court order came after weeks of [negotiations](#) over a package of bills that would have offered the same tenant protections.

The Housing Initiative at Penn (HIP) released a research brief, “[COVID-19 and Rent Relief: Understanding the Landlord Side](#),” based on a survey of over 600 property owners in Philadelphia whose tenants applied for state or local COVID-19 rental assistance (see *NLIHC* Memo, [11/9](#)).

[WHYY](#) reports that hundreds of thousands of Philadelphia households face utility shutoffs as unemployment rates soars and coronavirus infections surge. A PECO spokesperson stated there were more than 325,000 customers with outstanding balance as of November 11.

### *Texas*

Join Texas Housers’ next COVID-19 response call on November 17 at 1:30 pm ET. This month’s session will address rent relief. The panelists, including NLIHC Senior Research Analyst Rebecca Yae, will discuss what is and is not working with COVID-19 rent relief programs. RSVP for the Facebook Live event [here](#).

### *Vermont*

[VTDigger](#) examines how Vermont’s allocation of CARES Act funds could yield long-term, sustainable benefits for Vermonters experiencing homelessness and housing insecurity.

### *Washington*

The [Seattle Times](#) reports that King County in partnership with the city of Seattle is opening a homeless shelter that will house nearly 300 people. According to Leo Flor, director of King County’s Department of Community and Human Services, the shelter will be able to house individuals temporarily residing in hotels when federal coronavirus relief expires at the end of the year.

[Cowlitz County homeless service providers](#) are bracing for a sharp increase in evictions when the statewide eviction moratorium expires at the end of the year.

Despite Washington’s statewide eviction moratorium, renters [continue to be evicted](#) amid the pandemic. Nearly 40 people were evicted through the King County court system in October.

## **Guidance**

*Department of Housing and Urban Development*

## **Additional Disaster Housing Recovery Updates - November 16, 2020**

The NLIHC-led Disaster Housing Recovery Coalition is convening and supporting 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.

### **Guidance, Resources, & Events**

FEMA [announced](#) it released a [Spanish language version](#) of “Planning Consideration: Disaster Housing,” which aims to provide guidance to government and private sector officials on housing-specific planning recommendations that may be applied when developing or updating housing plans in the context of a disaster or emergency.

### **Hurricane Eta**

President Trump approved an Emergency Declaration for Florida ([EM-3551-FL](#)) making federal disaster assistance available to the [areas affected by Hurricane Eta](#). Federal funding is available for 13 counties on a 75% federal cost-sharing basis for emergency protective measures limited to direct federal assistance and reimbursement for mass care including evacuation and shelter support.

### **Hurricanes Laura & Delta**

FEMA announced [five additional Louisiana parishes](#) are eligible for Individual Assistance. Homeowners and renters in Beauregard, Lafayette, Rapides, St. Landry, and St. Martin parishes may now apply for federal disaster assistance for uninsured and underinsured damage and losses resulting from Hurricane Delta.

FEMA announced free [crisis counseling](#) services offered by the Substance Abuse and Mental Health Services Administration (SAMHSA) are available for survivors of Hurricanes Delta and Laura. FEMA also announced hurricane survivors can request assistance from [Disaster Legal Services](#), which provides free legal aid to low-income survivors who cannot afford to hire a lawyer after a disaster.

### **Hurricane Sally**

More than [50 Baldwin County \(Alabama\) residents with special needs](#) were brought to ARC’s training facility in the Robertsdale Industrial Park after being left homeless by Hurricane Sally. The facility was built as a special needs shelter following Hurricane Ivan in 2004. So far, ARC has found homes for 40 of the 53 residents displaced by Hurricane Sally.

### **Puerto Rico Severe Storm and Flooding**

FEMA announced that President Trump approved a Major Disaster Declaration ([DR-4571-PR](#)) for Puerto Rico, making [federal disaster assistance](#) available to individuals in the Municipality of Arecibo affected by a severe storm and flooding on September 13.

### **Wildfires in the West**

*California*

FEMA announced that wildfire survivors who received an initial rental assistance award may be eligible for an extension of that aid after two months, but they must [request the extension](#).

Survivors in Fresno, Los Angeles, Madera, Mendocino, Napa, San Bernardino, San Diego, Shasta, Siskiyou, and Sonoma counties have until December 16 to register for federal disaster assistance. FEMA posted [ten key facts](#) about federal disaster that may be available to wildfire survivors.

The [Chico Enterprise-Record](#) reports the demand for housing and basic items after the devastating wildfires have pushed nonprofits, such as the Chico Housing Action Team (CHAT), into constant action in the past several months. “A lot of people have no resources, they’re totally dependent on whatever they can get from the county or the city. FEMA is not stepping up like they did with the Camp Fire...which is putting pressure on organizations like CHAT,” said CHAT board member Bob Trausch.

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## Opportunity Starts at Home

### Campaign Outlines Priorities for Biden Transition Team

The *Opportunity Starts at Home* multi-sector affordable homes campaign sent a [memo](#) to President-elect Biden and his transition team, urging the new administration to address affordable housing challenges for people with the greatest needs within its first 100 days in office. Throughout the presidential campaign, President-elect Biden focused on the importance of affordable housing and articulated a robust housing plan which aligns with many of the campaign’s priorities. As the incoming administration seeks to fulfill its campaign pledge of “building back better,” housing affordability should be considered a top-tier urgent priority.

To address the most urgent housing needs during the COVID-19 pandemic, the Biden administration must work with Congress to immediately pass a coronavirus relief bill that includes:

- \$100 billion in emergency rental assistance
- National, uniform eviction moratorium
- At least \$11.5 billion in homeless assistance funding
- \$26 billion for 500,000 new Housing Choice Vouchers

To promote housing stability over the long run, the Biden administration must work with Congress to:

- Dramatically expand rental assistance so that every qualified household receives help
- Dramatically expand the supply of housing affordable to the lowest income people
- Create a permanent Emergency Assistance Fund that would offer short-term financial assistance and stability services to help households facing economic shocks

To read the campaign’s transition memo, please click [here](#).

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

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## HUD

### HUD PIH Extends Comment Period for Proposed HOTMA Rule to January 6

HUD's Office of Public and Indian Housing (PIH) published a [notice](#) in the *Federal Register* on November 12 extending to January 6, 2021 the deadline for commenting on the proposed rule implementing the Housing Opportunity through Modernization Act of 2016 (HOTMA) changes to the Housing Choice Voucher and Project-Based Voucher programs (see *Memo*, [10/13](#)). The original comment deadline was December 7.

The proposed rule also includes regulatory changes that HUD states are intended to reduce burdens on public housing agencies (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.

The *Federal Register* notice of the extension is at: <https://bit.ly/2Img7YB>

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 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*.

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## **HUD Publishes Interim Final Rule Implementing Executive Order 13891**

HUD published an [interim final rule](#) on November 10 implementing [Executive Order \(EO\) 13891](#), *Promoting the Rule of Law Through Improved Agency Guidance Documents*, issued on October 9, 2019. EO 13891 addresses guidance materials used by federal agencies such as HUD that clarify existing regulatory or statutory requirements.

The interim rule establishes a new part 11 in title 24 CFR, the Code of Federal Regulations that contains all of HUD's regulations. Each guidance document will have to clearly state that the document does not have the force or effect of law. HUD will seek public participation in the development of "significant guidance" documents and will provide 30 days for public comment. HUD will make guidance documents available on a single, searchable, and indexed public website. Any member of the public can petition the applicable HUD program office (such as the Office of Public and Indian Housing, PIH) to have a guidance document withdrawn, and HUD must respond within 90 days.

The interim rule includes as guidance documents HUD handbooks, notices, policy statements, frequently asked questions (FAQs), and compliance documents, among others. Notices of Funding Availability (NOFAs) are not considered guidance documents. A "significant guidance" document is one that leads to an annual effect on the economy of \$100 million or more, or that adversely affects in a material way the economy, a sector of the economy, productivity, competition, jobs, the environment, public health or safety, or state, local, or tribal government or communities.

It is uncertain whether the new Biden Administration will withdraw or modify this interim final rule based on a Trump Administration EO that was not subject to the type of public review and comment the EO purports to value.

The interim final rule is at: <https://bit.ly/36tmjX4>

EO 13891 *Promoting the Rule of Law Through Improved Agency Guidance Documents* is at: <https://bit.ly/3n7mWMO>

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## Our Homes, Our Votes: 2020

### Join Us for NLIHC's Final *Our Homes, Our Votes 2020* "Third-Thursdays-At-Three" Webinar

NLIHC will host an "After the Vote—Holding Candidates to their Promises" [webinar](#) on Thursday November 19, at 3 pm ET as part of the "Third Thursdays at Three" *Our Homes, Our Votes: 2020* webinar series. The November webinar will explore the importance of holding candidates to their promises after the election has been held.

Participants will learn how to track and discuss the success of voter turnout efforts to demonstrate to newly elected officials that low-income renters are an important and active constituency. Guest presenters include Rachael Myers, executive director of the Washington Low Income Housing Alliance, and Alan Greenlee, executive director of Southern California Association of Non-Profit Housing (SCANPH). Presenters will discuss the best ways to constructively remind elected officials of their campaign promises while establishing relationships with new staff members.

Register for the webinar series at: <https://bit.ly/31PftdB>

View recordings of previous sessions (1-14) on our website at: <https://www.ourhomes-ourvotes.org/webinars>

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## Research

### Urban Institute Report Highlights Housing Choice Voucher Protection Laws in Oregon and Texas

The Urban Institute released a research report, "[Protecting Housing Choice Voucher Holders from Discrimination: Lessons from Oregon and Texas](#)," that includes two case studies detailing how the states implemented laws related to landlord discrimination against Housing Choice Voucher (HCV) holders. The report outlines shared considerations from these case studies, including the importance of support from landlords and industry groups to pass voucher protections, the ways that public housing agencies can influence HCV program effectiveness, and the role that race and other factors have in driving resistance to HCV protections.

Researchers analyzed publicly available documents and conducted interviews with key stakeholders in both states to document the motivations, outcomes, and impact of these laws. This report is a companion piece to a new [legal dataset](#) and [accompanying report](#) that detail state and local laws prohibiting discrimination of HCV holders.

Texas and Oregon were chosen as case studies because they enacted sharply contrasting laws concerning HCV protections. Oregon's state law, passed in 2013, prohibits discrimination against voucher holders statewide. The policy was introduced after an analysis of voucher use found that voucher holders disproportionately found housing in high poverty neighborhoods and Black and Latino voucher holders disproportionately found housing in segregated neighborhoods. In contrast, a Texas law passed in 2015 preempts local governments from adopting voucher holder discrimination protections. This state law was instituted in response to a voucher protection law passed by Austin City Council in late 2014.

Examining divergent outcomes in Texas and Oregon, the researchers highlight lessons for advocates of voucher protection laws. One takeaway is the importance of collaboration between cross-sector stakeholders, though the

feasibility of collaboration is highly dependent on the political landscape. In Oregon, housing advocates, landlords, tenants, and housing agencies provided their input on the bill. As a result, a standing advisory committee was designed to provide a fund to improve landlord participation. In Texas, landlords and industry groups actively opposed the Austin voucher protection law and aggressively lobbied for statewide preemption.

Landlords’ concerns regarding administrative burden and lengthy approval timelines in both states illustrated the important role that public housing agencies play in garnering support for the HCV program. In Oregon, PHAs responded to landlord concerns by agreeing to review and revise internal procedures. The PHAs moved to a paperless filing system and implemented procedures to decrease unit inspection time. In Texas, almost all PHA leaders avoided speaking publicly about the possible harms of state preemption.

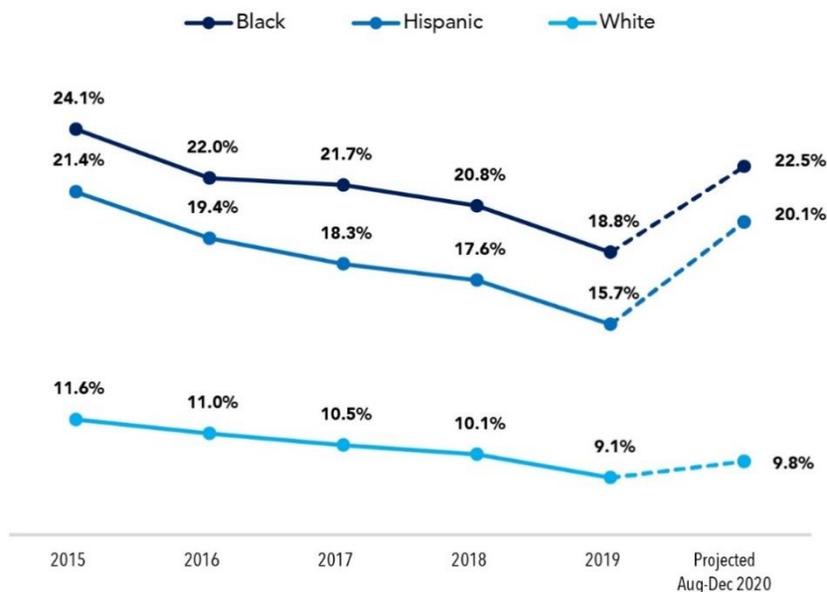
The researchers also find that stereotypes about voucher holders influence opposition to voucher protections. In Texas, a housing advocate highlighted the racist history of housing across the state and emphasized that prejudice against Black single women, who make up a large portion of voucher holders, influenced opposition to voucher protections. Though Oregon also experienced landlord opposition, anecdotal evidence shows that some landlords who initially held negative perceptions of voucher holders came to appreciate the program.

The report can be found at: <https://urbn.is/36t69x8>

## Fact of the Week

### Racial and Ethnic Disparities in Poverty Rates Projected to Widen in 2020

## Poverty Rate by Race or Ethnicity



Source: U.S. Department of Health and Human Services, "Projections of Poverty and Program Eligibility during the COVID-19 Pandemic," 2020; U.S. Census Bureau, "Income and Poverty in the United States: 2019," 2020.

Source: U.S. Department of Health and Human Services, “Projections of Poverty and Program Eligibility during the COVID-19 Pandemic,” 2020; U.S. Census Bureau, “Income and Poverty in the United States: 2019,” 2020.

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## NLIHC NEWS

### NLIHC Welcomes Jen Butler as Director of Media Relations and Communications

NLIHC is pleased to welcome Jen Butler as the Coalition’s director of media relations and communications. Jen will work with the NLIHC chief executive officer and the vice president for field and communications to ensure effective and efficient media and communications efforts, in support of the Coalition’s mission, vision, goals, and objectives.



Jen has worked in marketing and communications for over nine years and has managed a diverse portfolio of campaigns for both local and national brands. Jen’s experience includes work in entertainment, media, on-air, and the non-profit sector. In her previous roles, Jen has worked extensively in branding, programming, and marketing strategy. Jen is a graduate of Georgia State University, where she earned her Bachelor of Arts degree in journalism with a concentration in public and political communications.

Please join us in welcoming Jen Butler to the NLIHC team.

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### Vote for NLIHC in CREDO Mobile’s Donation Program

NLIHC could earn a share of a \$150,000 grant from cell phone company CREDO Mobile, but the amount depends on your vote! CREDO Mobile’s grant will help NLIHC achieve socially just public policy to ensure the lowest-income people – seniors, people with disabilities, families with children, people experiencing homelessness, and disproportionately people of color – have decent, accessible, affordable homes. Join us by voting & spreading the word. Vote for NLIHC at: <https://bit.ly/CREDO-NLIHC>

Guided by its customers, CREDO Mobile has given over \$90 million to nonprofit organizations since 1985. Every month, CREDO Mobile calls on its members and the public to help the company choose how to distribute \$150,000 in donations to nonprofit groups working on important issues. During the month of November, NLIHC will “compete” with two other organizations for votes: Doctors without Borders and the YEARS Project. At the end of the voting period on November 30, the \$150K will be distributed to the three organizations by the percentage of votes received. Visit <https://bit.ly/CREDO-NLIHC> and cast a vote for NLIHC today, and spread the word using sample Tweets below:

- This month, a vote for @NLIHC is an opportunity to give back to our fight for housing justice. The good news is it’s fast, simple, easy, and free. Vote for NLIHC here through @CREDOMobile: <https://bit.ly/CREDO-NLIHC>
- Every month @CREDOMobile distributes \$150,000 to 3 causes based on votes received. This month @NLIHC will have a chance to earn a robust share. Cast your vote now. <https://bit.ly/CREDO-NLIHC>

- Will you vote for @NLIHC to be the top recipient of funding from the @CREDOMobile grant competition? Your vote will support our efforts to ensure housing affordability for the lowest-income people in the U.S. Vote at: <https://bit.ly/CREDO-NLIHC>
- Help @NLIHC achieve socially just public policy to ensure the lowest-income people have decent, accessible affordable homes by voting this month to distribute a portion of \$150,000 to NLIHC from @CREDOMobile. <https://bit.ly/CREDO-NLIHC>
- It's never been easier to support the movement for #AffordableHousing: click the link below and vote for @NLIHC to win a portion of a \$150,000 grant from @CREDOMobile <https://bit.ly/CREDO-NLIHC>

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## Nominate an NLIHC Board Member Today!

NLIHC members and partners are encouraged to submit nominations (or self-nominate!) to fill upcoming vacancies on the NLIHC board of directors. Nominees for board membership must be current dues-paying NLIHC members or be employed by a current dues-paying NLIHC member organization. Send a brief biographical description or resume and a statement of interest to NLIHC President and CEO Diane Yentel at [dyentel@nlihc.org](mailto:dyentel@nlihc.org) by close of business on December 31.

NLIHC's board consists of six low-income persons (defined as individuals with incomes less than 50% of their area median income), six representatives of allied national organizations, six representatives of [NLIHC state partners](#), and up to seven unrestricted or at-large NLIHC members. NLIHC is seeking nominations for one state partner and three at-large board members to assume their duties in March 2020.

At least 90% of NLIHC board members must be people with low incomes or individuals who are or have been engaged directly in working on meeting the housing needs of low-income people. In selecting board members, NLIHC strives to achieve a broad diversity of race, ethnicity, gender, and geography, including representation from both urban and rural communities.

Board members are elected for 3-year terms and can be nominated to serve up to three terms. The board meets in person twice a year in Washington, DC, once in conjunction with our annual forum in the spring and once in the fall. The board also meets by conference call in the summer. Attendance at board meetings is required, with exceptions for illness or emergencies. Generally, new board members are elected by existing board members at the annual board meeting held in the spring. All board members serve on at least one standing committee of the board and all board members can be members of the NLIHC Policy Advisory Committee. Committees meet by conference call. All new board members attend an orientation soon after their election.

NLIHC subsidizes travel and lodging expenses of low-income board members to attend board meetings. All others are expected to cover their own travel and lodging expenses, unless doing so would prevent an otherwise qualified person from serving on the board. In addition to paying NLIHC membership dues, all board members are asked to make financial contributions to NLIHC at the level they are able. We strive for 100% board giving.

The best way to be considered for board membership is to get involved in the activities of NLIHC, particularly by serving on the Policy Advisory Committee and attending NLIHC's annual Virtual Policy Forum in the spring. The NLIHC Nominating Committee will review the level of a potential board member's involvement in his or her own community or state/national housing advocacy activities and accountability to a constituent base.

To make a nomination or self-nominate, send a statement of interest and bio or resume to Diane Yentel at [dyentel@nlihc.org](mailto:dyentel@nlihc.org) by December 31.

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## NLIHC Seeks Winter/Spring Interns for Research and Graphic Design/Communications

NLIHC is accepting applications for our winter/spring research and graphic design/communications internship positions. Interns are highly valued and fully integrated into our staff work. We seek students passionate about social justice issues, with excellent writing and interpersonal skills, to work as research and graphic design/communications interns from January to May.

The available positions are:

**Research Intern.** Assists in ongoing quantitative and qualitative research projects, writes weekly articles on current research for the *Memo to Members and Partners* e-newsletter, attends briefings, and responds to research inquiries. Quantitative skills and experience with SPSS a plus.

**Graphic Design/Communications Intern.** Assists with designing collateral material such as brochures, flyers, infographics, and social media imagery, and updating content on the NLIHC website. They also prepare and distribute press materials, assist with media research and outreach for publication releases, work on social media projects, maintain a media database, and track press hits. Some experience with graphic design and Adobe Creative Cloud (Illustrator, InDesign, and/or Photoshop) is needed.

Spring/winter interns are expected to work 25 hours a week. NLIHC provides modest stipends.

A cover letter, resume, and writing sample are required for consideration. In your cover letter, please specify the position(s)/semester for which you are applying. Applicants for the graphic design/communications internship should also submit examples of your graphic design work.

Interested students should send their materials to: Bairy Diakite, operations manager, National Low Income Housing Coalition, 1000 Vermont Avenue, NW, Washington, DC 20005 via email to: [bdikite@nlihc.org](mailto:bdikite@nlihc.org)

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## NLIHC in the News

### NLIHC in the News for the Week of November 8

The following are some of the news stories that NLIHC contributed to during the week of November 8:

- “Advocates worry about an eviction crisis as 2021 approaches without a stimulus deal,” *CNBC*, November 9 at: <https://tinyurl.com/yxlyekxw>
- “COVID-19 update: President-elect Biden announces coronavirus advisory board; Pfizer’s early data show vaccine is 90% effective; and more,” *Doc Wire News*, November 9 at: <https://tinyurl.com/yxf88g9x>
- “America’s financial struggles: Here’s what Joe Biden faces in January 2021,” *Yahoo Money*, November 10 at: <https://tinyurl.com/y39qoxrv>
- “What to do if you can’t pay your rent,” *Linkedin*, November 11 at: <https://tinyurl.com/y3svy7vj>
- “Housing advocates should seize the moment,” *LA Progressive*, November 13 at: <https://tinyurl.com/y6rm3kmk>

Kyle Arbuckle, Housing Advocacy Organizer, x227  
Olivia Arena, Housing Advocacy Organizer, x209  
Xavier Arriaga, Policy Analyst, x231  
Andrew Aurand, Vice President for Research, x245  
Victoria Bourret, Housing Advocacy Organizer, x244  
Jen Butler, Director, Media Relations and Communications, x239  
Alayna Calabro, Policy Analyst–COVID-19 Response, x252  
Josephine Clarke, Executive Assistant, x226  
Bairy Diakite, Operations Manager, x254  
Emma Foley, Research Intern, x249  
Dan Emmanuel, Senior Research Analyst, x316  
Ed Gramlich, Senior Advisor, x314  
Kim Johnson, Housing Policy Analyst, x243  
Paul Kealey, Chief Operating Officer, x232  
Mike Koprowski, Director, Multisector Housing Campaign, x317  
Joseph Lindstrom, Director, Field Organizing, x222  
Mayerline Louis-Juste, Communications Specialist, x201  
Richard Mbouombouo, Graphic Design/Communications Intern  
Sarah Saadian, Vice President, Public Policy, x228  
Khara Norris, Director of Administration, x242  
Noah Patton, Housing Policy Analyst, x227  
Ikra Rafi, Creative Services Specialist, x246  
Catherine Reeves, Development Coordinator, x234  
Brooke Schipporeit, Housing Advocacy Organizer, x233  
Dan Threet, Research Analyst, x202  
Chantelle Wilkinson, Housing Campaign Coordinator, x230  
Renee Willis, Vice President for Field and Communications, x247  
Rebecca Yae, Senior Research Analyst–COVID-19 Response  
Diane Yentel, President and CEO, x225  
Shuting Zhou, Graphic Design/Communication Intern, x240