

Volume 25, Issue 47
November 23, 2020



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The NLIHC team is grateful for all our members and partners whose support is vital to our work to ensure the lowest-income people in America have decent, accessible and affordable homes. Thank you!

Memo to Members & Partners will take a short break for the Thanksgiving holiday. There will be no *Memo* on Monday, November 30. *Memo* will return on December 7. We wish you a safe, healthy and happy Thanksgiving.

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Coronavirus, Disasters, Housing, and Homelessness – Congress

Bill to Increase Amount of FEMA Funding for COVID-19 and 2020 Disasters Passes House

The [FEMA Assistance Relief Act of 2020](#) (H.R. 8266), sponsored by House Transportation and Infrastructure Committee Chairman Peter DeFazio (D-OR), was passed unanimously by the House of Representatives on November 17. The bill would direct FEMA to increase funding for state, local, tribal, and territorial governments, as well as some nonprofits, through its Public Assistance (PA) Program by significantly reducing the cost-share requirements of governments and nonprofits. NLIHC’s Disaster Housing Recovery Coalition (DHRC) is urging Congress to quickly enact this bill.

The PA program reimburses governments and some nonprofits for eligible “emergency protective measures,” including emergency sheltering, first responder expenses, and medical triage. The program is currently active in areas impacted by recent disasters, such as the Gulf Coast, California, and Oregon, as well as for COVID-19-related work nationwide. The program typically reimburses 75% of the overall cost of an eligible activity, leaving governments and nonprofits to cover the remaining 25%. The bill would raise the reimbursement level to 90% for all 2020 disasters and 100% for COVID-19 related costs. The legislation would also clarify that activities such as sheltering, rehousing, and food distribution would be eligible for reimbursement under the program.

The FEMA PA Program has been utilized by state, local, and non-profit organizations to move individuals experiencing homelessness that have been exposed to COVID-19 or are medically at-risk into hotel rooms and other non-congregate shelters to quarantine. Given heavy usage and strain on the current shelter system, the program has allowed many areas experiencing COVID-19 spikes to slow the spread of the disease among individuals experiencing homelessness. However, many state and local budgets have been substantially impacted by the pandemic, and some areas of the country have not been able to utilize this tool, as elected officials and policy makers were unable to pay 25% of the cost required to receive FEMA reimbursement. If passed by the Senate, this bill would allow more state and local governments to implement the program and ensure that hotel rooms can be used to slow the spread of COVID within their shelter system. The Senate version of the bill ([S. 4627](#)) is sponsored by Senator Jeff Merkley (D-OR) and will be considered by the Senate Homeland Security and Government Affairs Committee.

Read the text of the FEMA Assistance Relief Act at: <https://bit.ly/3nxXEHV>

Read NLIHC’s best practices document on FEMA and non-congregate sheltering at: <https://bit.ly/3lErmKJ>

Bill to Improve Access to Disaster Recovery Assistance for Low Income Households Passes House

The “[Housing Survivors of Major Disasters Act](#)” (H.R. 2914), introduced by Representative Adriano Espaillat (D-NY) and Senator Elizabeth Warren (D-MA), was unanimously approved by the House of Representatives on November 17, thanks in large part to the hard work and advocacy of the NLIHC-led Disaster Housing Recovery Coalition (DHRC). The bill was written with input from DHRC members and includes many of the coalition’s top priorities.

The legislation addresses the significant title-documentation challenges that have resulted in thousands of eligible disaster survivors being wrongfully denied FEMA assistance. These challenges have been common in many disaster-impacted areas, such as the Gulf Coast, Puerto Rico, Northern California, and Oregon, that have high numbers of mobile homes and alternative property ownership methods. In Puerto Rico alone, it is estimated that 77,000 households were wrongfully denied due to title-documentation issues. The bill would ensure eligible survivors can more easily navigate the FEMA application process.

The bill would provide a new framework to make it easier for disaster survivors to prove residency in disaster-impacted areas or homeownership, either by completing a “declarative statement” form or by submitting a broader range of acceptable documents such as utility bills, credit card statements, pay stubs, and school registration, in lieu of a formal title to property or leases. The creation and distribution of a declarative statement form – like the one created by DHRC Puerto Rico Working Group members after Hurricane Maria – is especially important to help low-income renters, people experiencing homelessness, residents of manufactured housing, people living on tribal lands, and other survivors get the assistance to which they are eligible. After past disasters, FEMA turned away many of these survivors because they lacked updated title or lease documentation, even though they were eligible for help.

The passage of this bill would not have been possible without the leadership of Senator Warren, House Transportation and Infrastructure Chairman Peter DeFazio (D-OR), and Representative Espaillat, or the concerted efforts of DHRC members and partners. The DHRC will continue working to advocate for the legislation as it moves to the Senate.

Read the text of the “Housing Survivors of Major Disasters Act” at: <https://bit.ly/398bvO6>

Read a fact sheet on FEMA and Title Issues at: <https://bit.ly/2IJ3TJL>

Congress Continues Appropriations Negotiations, Makes Little Progress on a COVID-Relief Package

House and Senate appropriators continue their work to reach a bipartisan spending agreement for fiscal year (FY) 2021. Congress has until December 11 to either reach a deal on all twelve FY21 spending bills, pass another continuing resolution (CR), or face a government shutdown. Even as negotiations continue, there remains a lingering question over whether or not outgoing President Donald Trump will be willing to sign a spending agreement. As in previous years, negotiations over funding for a southern border wall remain a sticking point, and the president vowed after signing an omnibus spending package in 2018 to never do so again. Despite the uncertainty, lawmakers express optimism about getting the spending bills finalized and enacted before the end of the year.

There is a possibility that additional coronavirus-related aid may be attached to an omnibus spending bill or CR, although Senate Appropriations Chair Richard Shelby (R-AL) noted the committee had not yet reached the point of discussing additional coronavirus aid in the omnibus bill. Negotiators have made little progress on a full coronavirus relief package.

Senator Rob Portman (R-OH) noted on November 17 that he is working on a bipartisan “targeted” relief bill he hopes will pass during the lame-duck session. While details of the bill have yet to be released, Senator Portman noted additional funding will be limited to issues that have received bipartisan support, including additional unemployment insurance, funding for vaccine development and distribution, and assistance for small businesses. Early reports on the bill’s contents have not included funding for rental assistance, homelessness services, or housing assistance, all of which are desperately needed to ensure people do not lose their homes in the coming weeks.

Coronavirus, Disasters, Housing, and Homelessness – General

New Report from NLIHC and Innovation for Justice Program Estimates Costs Associated with Eviction-Related Homelessness

NLIHC and the Innovation for Justice (i4J) Program at the University of Arizona released a research note, “[Costs of COVID-19 Evictions](#),” on the public costs of eviction-related homelessness that will incur in the United States if emergency rental assistance is not provided. The downstream costs of new emergency shelter needs, inpatient and emergency medical care, foster care, and juvenile delinquency could be as high as \$129 billion, depending on how well renters are able to keep up with their rent in the coming months.

The report builds upon i4J’s [Cost of Eviction Calculator](#), an online tool that allows users to estimate select community costs of services associated with a rise in eviction-related homelessness. NLIHC and i4J estimate the cost of emergency shelter, inpatient and emergency medical services, foster care, and juvenile delinquency for people experiencing homelessness as a result of eviction. The estimates are drawn from existing research on rates of utilization and typical costs of social services for people experiencing homelessness.

Depending on the number of households evicted, public costs would range between \$62 billion and \$129 billion. These costs are in addition to the well-documented personal costs of eviction on individuals and the costs to landlords of unpaid rent. The report does not provide a comprehensive account of all costs likely to be incurred by governments and public agencies in the wake of a wave of evictions, but it provides a starting point for estimating those costs.

The report is at: <https://nlihc.org/sites/default/files/costs-of-covid19-evictions.pdf>

The Innovation for Justice Cost of Eviction Calculator is at: <https://uarizona.neotalogic.com/a/costofevictioncalculator>

Study Shows Need for Non-Congregate Housing Arrangements for People Experiencing Homelessness

A new working paper from researchers at the University of California at San Francisco, “[Comparison of infection control strategies to reduce COVID-19 outbreaks in the United States: A simulation study](#),” finds that in high-risk homeless shelter environments, a combination of intensive infection control strategies is unlikely to prevent COVID-19 outbreaks. The authors evaluate daily symptom screening, twice-weekly testing of all residents or just staff, universal mask wearing, and relocation of high-risk individuals. Using all these measures gives shelters only an 8% chance of averting an outbreak when the virus is highly infectious and spreads quickly. The authors argue that these findings show the need for continued non-congregate housing arrangements for people experiencing homelessness.

The authors measure the effectiveness of infection control strategies to slow the spread of COVID-19 in congregate shelter settings, using an epidemiological model that simulates transmission of SARS-CoV-2. The model was calibrated using the results of COVID-19 testing during outbreaks in five shelters in San Francisco, Boston, and Seattle in March and April. The model simulates the transmission of SARS-CoV-2 within a shelter of 250 residents and 50 staff (based on average shelter size) over 30 days, starting with one latently infected individual. Six infection control strategies were tested:

- Daily symptom-based screening of all individuals in the shelter
- Twice-weekly testing of all residents and staff
- Universal mask wearing
- Relocation of “high-risk” individuals (those 60 years or older or with co-morbidities) to single hotel rooms
- Twice-weekly testing of staff only

A combination of the first four strategies. For each intervention strategy, the microsimulation model was run 1,000 times, using different levels of infectiousness estimated from the data collected in San Francisco, Boston, and Seattle.

For each intervention strategy, the authors estimated the probability of avoiding an outbreak (defined as three or more infections originating within the shelter within a 14-day period). Daily symptom screening on its own performed poorly across all scenarios, as the chance of avoiding an outbreak ranged from just 3% to 33%, depending on the infectiousness of the virus. Relocating high-risk individuals and performing daily symptom screening performed just as poorly. Twice-weekly testing of staff raised the chance of avoiding an outbreak to 40%, but only when infectiousness was relatively low. Universal masking and twice-weekly testing of all individuals yielded better chances of avoiding an outbreak (between 6% and 47% and between 4% and 52%, respectively, depending on infectiousness). A combination strategy that involved daily symptom screening, twice-weekly testing of all individuals, universal masking, and removal of high-risk individuals gave the shelter the highest chance of avoiding an outbreak (8%-68%) but still only prevented a minority of outbreaks in most of the simulations.

The findings demonstrate the need for combined interventions and regular testing to protect people experiencing homelessness from COVID-19, but they also show the limitations of these interventions in high-risk settings. The authors argue that in the context of a highly infectious virus, non-congregate housing arrangements and social distancing are needed to limit the incidence of infection and severe disease.

The paper can be found at: <https://bit.ly/36K5A1L>

NLIHC Testifies Before the Texas Advisory Committee to the U.S. Commission on Civil Rights on Hurricane Harvey Response

NLIHC Vice President of Public Policy Sarah Saadian testified on November 12 before the Texas Advisory Committee to the U.S. Commission on Civil Rights on the federal disaster housing response to Hurricane Harvey. The Committee is hosting a [series of online public panels](#) to hear testimony examining local, state, and federal emergency response to Hurricane Harvey.

Sarah called attention to how the federal response to Hurricane Harvey failed to address the housing needs of low-income survivors and survivors of color. She spoke about the barriers survivors faced in accessing federal assistance after Hurricane Harvey, noting that low-income households were denied FEMA Individual Assistance at [much higher rates](#) than households with higher incomes. In her testimony, Sarah also discussed how FEMA's refusal to activate the Disaster Housing Assistance Program (DHAP) after Hurricane Harvey resulted in [increased homelessness](#) in Houston. Rather than activating DHAP, which could have provided the lowest-income survivors with the rental assistance and wrap-around services they needed to get back on their feet, FEMA relied on its Transitional Shelter Assistance (TSA) hotel program and other temporary housing programs that are [ill-equipped](#) to address the needs of low-income families. Sarah also highlighted how Texas's long-term recovery efforts diverted resources away from communities with the greatest needs that have suffered from decades of disinvestment and segregation [in favor of whiter, wealthier communities](#).

In closing, Sarah spoke about the urgent need to [reform](#) our nation's disaster housing response and recovery system to ensure a complete and equitable recovery for the lowest-income survivors, including people of color, people with disabilities, seniors, and others. She spoke about DHRC-supported reform legislation, including the "[Reforming Disaster Recovery Act](#)," which would permanently authorize and reform the Community Development Block Grant-Disaster Recovery (CDBG-DR) program, and the "[Housing Survivors of Major Disasters Act](#)," which would address [FEMA's title documentation requirements](#) that disproportionately harm low-income survivors and survivors of color.

Other panelists included Karen Paup of Texas Housers, Chrishelle Palay of the Houston Organizing Movement for Equity (HOME) Coalition, Sapna Chittur Aiyer of Lone Star Legal Aid, Stephanie Duke of Equal Justice Works, and Rachel Zummo of the Texas Justice Court Training Center.

Coronavirus, Disasters, Housing and Homelessness – HUD

HUD PIH Updates Guidance on CDC Eviction Moratorium

HUD’s Office of Public and Indian Housing (PIH) on November 18 updated its guidance regarding the temporary eviction moratorium order from the Centers for Disease Control and Prevention (CDC) (see *Memo*, [9/8](#), [9/14](#)). The CDC eviction moratorium ends on December 31. PIH issued guidance in the form of Frequently Asked Questions (FAQs) posted as a [standalone document](#) on October 19 (see *Memo*, [10/26](#)). The [updated FAQ](#) includes revisions to five answers and an additional 11 questions.

The updated FAQ includes a [link](#) to translated versions of the CDC declaration posted on HUD’s website. NLIHC also has posted to our [National Moratorium](#) website the declaration along with a fact sheet in English and 13 other languages.

The updated answer to EM-CDC 2 states that PIH provided public housing agencies (PHAs), landlords, and owners with an [eviction moratorium flyer](#) in English that can be distributed to tenants to assist with resident notification. HUD has translated the tenant flyer into [additional languages](#). While the CDC order does not require PHAs, landlords, or owners to notify residents, HUD “strongly encourages” resident notification.

EM-CDC 5 states Housing Choice Voucher (HCV) participants may also provide the CDC resident declaration to the PHA to ensure that the family’s voucher assistance continues.

The CDC order requires residents to certify that they have “used best efforts to obtain all available government assistance for rent and housing.” In addition to considering participation in a rental assistance program, EM-CDC 7 clarifies that residents in the HCV and public housing programs may consider whether they submitted a request to the PHA for an interim reexamination to adjust their rent downward for a change in income or expenses. EM-CDC 8 clarifies that regardless of whether an interim reexamination or a minimum rent hardship exemption is requested, HCV and public housing residents remain responsible for certifying to truthful information in the declaration regarding whether they have used best efforts to pay full or partial rent owed.

EM-CDC 11 states that PHAs are not permitted to directly pay tenants’ rent or offer debt forgiveness programs with CARES Act funds, public housing operating or capital funds, or HCV funds. HUD encourages PHAs to connect tenants with local partners and organizations that may be able to offer assistance. For the HCV program, PHAs can provide owners with retention fees or other incentive fees that may assist a resident who needs to enter into a repayment agreement for unpaid rent.

EM-CDC 12 and EM-CDC 16 outline actions PHAs can take to prevent the eviction of public housing residents and HCV families after the CDC eviction moratorium expires. HUD encourages PHAs to consider if an interim reexamination is appropriate, even if the family does not request one. HUD also encourages PHAs to consider retroactive rent adjustment, to the extent PHA policies allow for it and circumstances warrant it. HUD encourages PHAs to offer public housing families repayment agreements.

PHAs can take steps to prevent evictions of HCV families by processing a retroactive interim reexamination – if warranted, encouraging owners to enter into a repayment agreement for unpaid rent, and/or using CARES Act Administrative fees to offer a retention incentive to owners who are willing to work with the family and/or PHA.

HUD encourages PHAs to use applicable attachments in the “[Eviction Prevention and Stability Toolkit](#)” that was initially developed in response to the now-expired CARES Act eviction moratorium.

In EM-CDC 13 and EM-CDC 17, HUD strongly encourages PHAs to notify HCV and Mod Rehab program landlords that the CDC eviction moratorium is in effect and differs from the expired CARES Act eviction moratorium.

EM-CDC 14 clarifies that while the CDC eviction moratorium is in effect, PHAs cannot terminate a voucher participant’s assistance for nonpayment of rent. Voucher program participants should report income changes to the PHA so their rent portion can be adjusted, helping families avoid eviction or losing assistance after the moratorium ends on December 31, 2020.

EM-CDC 15 outlines steps HCV holders can take if they believe their landlord is wrongfully evicting them while the CDC order is in effect.

HUD added three questions (EM-CDC 18-20) regarding Indian Housing Programs. The PIH FAQ states that Indian Housing Block Grant (IHBG) and IHBG-CARES funds can be used to provide rental assistance to IHBG-eligible families, including rental assistance to landlords of residents living in privately-owned housing. The FAQ also states that Tribes and Tribally Designated Housing Entities (TDHEs) that own or operate housing under the IHBG program can choose to forgive rents owed by assisted families. For more information, PIH directs individuals to the [COVID-19 FAQs](#) previously published by HUD’s Office of Native American Programs. HUD also clarifies that the CDC order does not apply to foreclosures on home mortgages.

PIH’s *Centers for Disease Control and Prevention (CDC) Eviction Moratorium FAQs for HUD’s Office of Public and Indian Housing* is at: <https://bit.ly/3fjRb0s>

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

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

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 23) national call on coronavirus, disasters, housing, and homelessness at 2:30-4 pm ET. Representative Barbara Lee (D-CA) will share her perspectives on the state of play in Washington on a coronavirus relief package during the lame-duck. We will also discuss new research on the [increasing back rent owed by renters during the pandemic](#) and on the [social costs of eviction-related homelessness](#), hear about the challenges faced by small landlords, receive updates from the field, and more.

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

See the full agenda [here](#).

Recording Available of NLIHC’s November 16 National Call on “Coronavirus, Disasters, Housing, and Homelessness”

During the most recent national call on [coronavirus, disasters, housing, and homelessness](#), we discussed the impact of the Centers for Disease Control and Prevention (CDC) moratorium on eviction rates, the use of Federal Emergency Management Agency (FEMA) Public Assistance funds to house people experiencing homelessness, and NLIHC's November 19 National Call-In Day to demand action on COVID-19 relief. We also received field updates from Georgia and Illinois and discussed disaster relief bills introduced in Congress.

Peter Hepburn from [Eviction Lab](#) discussed the spike in eviction filings between the expiration of the CARES Act moratorium on July 24 and the implementation of the CDC moratorium on September 4. Eviction Lab's recent preliminary analysis "[Eviction Filings During and After Local Eviction Moratoria](#)" provides more in-depth information on the spike in eviction filings.

Alayna Calabro discussed the recently released NLIHC 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 report shares best practices for using FEMA Public Assistance funds to house people experiencing homelessness during the COVID-19 pandemic.

NLIHC's Tori Bourret provided information on the [November 19 National Call-In Day](#) to demand urgent congressional action on COVID-19 relief. Bambi Hayes-Brown from [Georgia ACT](#) shared how the organization used their Our Homes, Our Votes grant to turn out voters in Georgia. Bob Palmer of [Housing Action Illinois](#) discussed the state of evictions and rental assistance.

NLIHC's Sarah Saadian shared updates on the "Housing Survivors of Major Disasters Act" ([H.R. 2914](#)), a bill to address [title documentation issues](#), and the "[FEMA Assistance Relief Act of 2020](#)" ([H.R. 8266](#)), a bill to increase the cost-share percentage to 90% for actions taken during major disasters in 2020 and 100% for actions taken in relation to the COVID-19 pandemic. We also heard about [NLIHC's priorities](#) for the Biden-Harris administration.

NLIHC hosts national calls on coronavirus, disasters, housing, and homelessness every week. On today's call, we will be joined by Congresswoman Barbara Lee of California. Register for today's call (Monday, November 23 at 2:30 pm ET) at: <https://tinyurl.com/ru73qan>

Watch a recording of the November 16 call at: tinyurl.com/yxwsbhfh

Access presentation slides at: tinyurl.com/yye45tu5

Additional Coronavirus Updates - November 23, 2020

National Updates

Federal Housing Finance Administration

FHFA [announced](#) on November 13 that Fannie Mae and Freddie Mac will extend several loan origination flexibilities through December 31.

Reporting

NLIHC President and CEO Diane Yentel joined Tonya Mosley on [NPR's Here and Now](#) to discuss the urgent housing crisis, how we got here, and what the federal government must do to prevent a tsunami of evictions this winter. "The eviction crisis that we're facing is not only entirely predictable, it's completely preventable," said

Diane Yentel, “but preventing it requires that Congress and the White House act to implement new protections and provide new resources.”

The [Washington Post](#) reports on the challenges local governments face in distributing federal Coronavirus Relief Fund dollars into the hands of people and communities with the greatest needs.

The [Washington Post](#) reports that without congressional action, 12 million Americans will lose unemployment insurance at the end of the year. The national eviction moratorium also expires on December 31, causing significant concern that many jobless Americans could become homeless.

Despite the CDC eviction moratorium, thousands of evictions are occurring across the country, according to [MarketWatch](#). The article reports that a single mother of three children in North Carolina was evicted despite seeking protections under the federal moratorium. Lawyers at Legal Aid of North Carolina state that politically appointed magistrates, who rule on eviction cases, have disregarded the federal and state moratoriums.

State and Local News

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

Arizona

Despite federal eviction protections, landlords have continued to evict metro Phoenix renters during the COVID-19 pandemic. According to an investigation by the *Arizona Republic*, part of the *USA Today Network*, [more than 900 evictions](#) were filed against tenants who should have been protected by the CARES Act.

The City of [Chandler](#) is investing more funding in eviction prevention services to help prevent a surge in homelessness when the CDC moratorium expires at the end of the year. Experts predict a 30-40% increase in the number of people experiencing homelessness in Maricopa County.

Arkansas

The [Arkansas Democrat-Gazette](#) reports that less than a week after its launch, organizers of [Arkansas’ largest rental assistance program](#) added a disclaimer to its website that the program’s systems, including email responses, may be delayed due to high demand. The announcement is indicative of what housing advocates and providers continue to say: the need for rental assistance is far greater than available resources.

California

According to a Federal Reserve study, California’s back rent is projected to reach nearly [\\$1.7 billion](#) by the end of the year. Nearly 240,000 renter households in California have fallen behind on rent, with an average debt of \$6,953 per household.

[Dozens of elderly residents](#) in a West Sacramento mobile home park are facing homelessness after receiving eviction notices from property management. The Westwinds Estates, a mobile home park that primarily serves lower-income and senior residents, sent more than 50 homes eviction notices on October 30 for apparent health and safety violations.

Governor Gavin Newsom announced an [emergency allocation of \\$62 million](#) in one-time funds from the state’s Disaster Response Emergency Operations Account to help counties continue providing housing to current Project Roomkey participants. Of the total allocation, \$24 million will support ongoing Project Roomkey operations, \$35 million will be used to develop and implement rehousing plans, and \$3 million for technical assistance.

[Desert Sun](#) reports on the new funding allocated by Governor Newsom to continue sheltering individuals residing in Project Roomkey hotels who were going to be forced from hotels by the end of the year. According to a [Desert Sun analysis](#) from mid-October, only 5% of Project Roomkey clients have found a permanent home.

U.S. District Judge Dean Pregerson [denied a request](#) by Southern California's largest landlord organization for a preliminary injunction to immediately halt Los Angeles' eviction ban and rent freeze. According to the [court ruling](#), the judge found that while some landlords are facing financial hardships, their interests must "yield precedence to the vital interests of the public as a whole."

San Francisco officials announced they intend to [reverse a policy change](#) that would have left homeless shelter residents with fewer protections from eviction. The former shelter grievance policy, which allows residents to formally challenge complaints or evictions from shelters, will remain and will be extended to residents of shelter-in-place hotels.

Colorado

Dozens of families who were living at a [Ramada Inn](#) in Englewood are now facing homelessness after the hotel announced it is permanently closing.

Florida

Financial assistance and legal protections for [Palm Beach County residents](#) facing eviction are ending as advocates warn of a looming eviction and foreclosure crisis. There have been more than 3,000 eviction notices filed in Palm Beach County since April. The Palm Beach County Community Services Department stopped accepting applications for the limited CARES Act rental assistance program this week.

The [Gainesville Sun](#) editorial board discusses the urgent need for more affordable housing and support for people who become homeless, especially as housing needs increase due to the COVID-19 pandemic.

Illinois

Illinois Governor J.B. Pritzker announced on November 13 he was extending a host of pandemic-related executive orders for another 30 days, including an [extension of the state's eviction moratorium](#). Governor Pritzker [changed the eviction moratorium](#) to be closer to the federal moratorium. Under the new eviction moratorium, tenants must sign a form declaring that they meet certain qualifications.

While [Evanston](#) is taking steps to prevent the looming wave of evictions when state and federal moratoriums expire in December, the city's top housing official, tenants' rights advocates, and local nonprofit leaders are concerned about the size and scope of the impending crisis.

[Chicago homeless shelters](#) are grappling with COVID-19 safety measures as colder temperatures creep in and coronavirus cases increase.

Indiana

The Indiana Housing and Community Development Authority posted its [COVID-19 Rental Assistance progress report](#), which provides information on the state's COVID-19 Rental Assistance Program and the Emergency Solutions Grant CARES Act (ESG-CV) rental assistance program.

Maryland

An op-ed in the [Capital Gazette](#) addresses Maryland's looming eviction crisis. The op-ed discusses how landlords are using various loopholes to evict tenants despite the federal moratorium and cites comments from NLIHC's Diane Yentel.

Amid surging coronavirus cases and colder temperatures, Baltimore Mayor Jack Young's office announced it will be [dismantling an encampment](#) that houses about 30 individuals by November 19. The encampment sweep is occurring as the city plans to [move out the approximately 400 people](#) temporarily residing in hotels by the end of December. The city's Office of Homeless Services announced they are working to ensure shelters meet federal CDC guidelines for congregate living, but medical experts argue that returning residents to shelters during the winter could lead to significant increases in infection and death among individuals who are homeless.

Massachusetts

The [Boston Globe](#) examines public health officials' fears that evictions could worsen Massachusetts' surge in coronavirus cases. Massachusetts' eviction moratorium expired on October 17, and doctors, epidemiologists, and housing advocates are concerned that mass evictions may heighten the rise in coronavirus cases.

Advocates are concerned that many [families experiencing homelessness in Massachusetts](#) are struggling to access state aid during the pandemic. A *GBH News* review of state records found a significant decrease in the number of families living in, and applying to, state-sponsored shelters or other emergency housing. Advocates point to this as a sign that families are falling through the system's cracks.

The [Boston Globe](#) reports on the intertwined COVID-19 and housing crises facing the city of Chelsea. A July [report by the Boston Foundation](#) found that Chelsea had Massachusetts' highest rate of overcrowded housing and COVID-19 infections.

Boston Mayor Martin Walsh on November 14 signed the [Housing Stability Notification Act](#), an ordinance ensuring Bostonians facing eviction know their rights and have access to critical information on available resources. Property owners and constables must provide tenants a document containing information on tenant rights and resources when issuing tenants a Notice to Quit or Nonrenewal of Lease.

Michigan

The [Holland Sentinel](#) discusses how the coronavirus pandemic has exacerbated the health and safety issues facing people experiencing homelessness.

Nevada

The [Nevada Independent](#) reports the federal eviction moratorium is not preventing all evictions in Nevada. Governor Steve Sisolak allowed the state's moratorium to expire in mid-October, stating that the CDC moratorium would be enough to protect families. Despite the CDC order, however, evictions are continuing to occur.

New Hampshire

New Hampshire state officials posted a 10-day notice on November 6 that dozens of people residing in an [encampment](#) on the lawn of the Hillsborough County courthouse must leave on November 15. The evictions come as the only emergency shelter in the city is at or near its 107-bed capacity most nights. While Governor Chris Sununu [insists](#) that state outreach workers are in Manchester daily to discuss shelter options for people experiencing homelessness, the city's fire chief reports not seeing any state presence.

New York

The [New York Times](#) reports on the benefits experienced by the men who have been residing at the Lucerne Hotel, a hotel-turned-shelter, during the pandemic. A Manhattan Supreme Court justice on November 16 will decide whether the men residing at the Lucerne Hotel in the Upper West Side will be allowed to stay or must be moved to a Radisson Hotel in the Financial District.

Judge Debra James [upheld a temporary restraining order](#) preventing New York City from men residing at the Lucerne to a different hotel. The judge will rule on Monday whether the men can continue to stay at the hotel.

A historic Midtown hotel will be [converted into a permanent shelter](#) for families experiencing homelessness next month. The former Renwick Hotel will become an adult family shelter serving 170 families experiencing homelessness without minor children.

Judge Debra James [upheld a temporary restraining order](#) preventing New York City from moving men experiencing homelessness who have been residing at the Lucerne to a different hotel. The judge will rule on Monday whether the men can continue to stay at the hotel.

An op-ed in the [New York Daily News](#) written by two state representatives outlines why the New York Legislature must enact real rent relief. The proposed legislation includes establishing an inclusive rental assistance program and enacting an eviction and foreclosure moratorium for the duration of the pandemic and one year after.

North Carolina

The [Mountaineer](#) discusses North Carolina's looming eviction crisis. The state's nearly \$170 million rental assistance program that launched about a month ago has already run out of funds. Officials announced on November 11 that the rental assistance program is now closed.

Ohio

Just days after the [Akron Municipal Court](#) postponed all eviction hearings until January 1 due to a COVID-19 exposure in the Harold K. Stubbs Justice Center, the court reversed course and announced it will resume some virtual eviction hearings. Akron advocates are concerned that an overwhelming number of evictions will be filed in January when the CDC moratorium expires.

[Dayton 24/7 Now](#) reports that the CDC eviction moratorium is not protecting all tenants, as local nonprofits struggle to meet the overwhelming demand for assistance. Ohio's local courts are responsible for enforcing the eviction moratorium, resulting in significant variations in how the CDC order is interpreted and enforced between counties.

Oklahoma

[Tulsa World](#) reports on eviction data indicating that anti-eviction efforts might be assisting middle-class renters more than tenants in Tulsa's lowest-income neighborhoods. Officials are concerned about a tsunami of evictions that could hit Tulsa in the new year.

Oregon

With no federal relief in sight, the authors of an [op-ed in Oregon Live](#) urge state legislators to take immediate action to prevent a wave of mass displacement and homelessness this winter. The authors call attention to the dual impact of COVID-19 and wildfire displacement on low-income residents in Southern Oregon.

[Project Turnkey](#), an Oregon initiative to purchase hotels and motels to convert into transitional and permanent housing, is moving forward in Jackson County. While the program is state-funded, the goal is for local communities to develop initiatives that address their unique needs.

Pennsylvania

The [Public Source](#) discusses the long-term, harmful impacts of eviction beyond displacement. The pandemic has created additional barriers to renters searching for housing with an eviction record. Democratic legislators in Harrisburg have proposed [legislation](#) to expunge or seal eviction records to address the collateral consequences of evictions.

Texas

At a city-hosted panel on November 19 to discuss homelessness outreach efforts, [Austin homeless advocates](#) shared concerns about the impending eviction crisis and called for more investments in affordable housing

Virginia

[Fairfax County](#) formed an eviction prevention task force to collect and analyze data on evictions in the county. This data will then be used to direct resources and guide recommendations for future actions.

Washington DC

The [Washington Post](#) reports that after eight months, D.C. public schools reopened buildings for more than 400 students – most of whom are homeless, speak English as a second language, or have special-education needs – who will continue with virtual learning under the supervision of non-teaching staff. The principal of Bancroft Elementary School reports that many of the families are facing eviction.

The [District is expanding its hotel accommodations](#) for individuals experiencing homelessness who are at greater risk of contracting the coronavirus. The Department of Human Services began moving clients into a third Pandemic Emergency Program for Highly Vulnerable Individuals (PEP-V) site. FEMA is reimbursing DC for the PEP-V program at the typical 75% cost-share.

Wisconsin

While the Milwaukee County Eviction Prevention Program has [helped prevent 1,730 potential evictions](#) so far, the program is running out of funds. Additional federal funding is needed to maintain critical assistance programs.

Guidance

Department of Housing and Urban Development

[CDC Eviction Moratorium: FAQs for HUD’s Office of Public and Indian Housing](#) – Updated November 18

[Office of Native American Housing Programs: Tenant Flyer for the CDC Order](#)

[COVID-19 Homeless System Response: Staff Capacity: Considerations for Scaling Up](#)

[COVID-19 Homeless System Response: HMIS Project Setup and Inventory Changes During an Infectious Disease Outbreak](#) – Updated November 13

[COVID-19 Homeless System Response: Serving Survivors through Coordinated Entry](#)

[COVID-19 Homeless System Response: Holistic Investment Planning for State ESG Entitlements and Balance of State CoCs](#)

[COVID-19 Homeless System Response: Winter Planning Resources](#)

Additional Disaster Housing Recovery Updates - November 23, 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.

Reporting

[Shelterforce](#) examines the two-fold devastation that flooding causes colonias in the Rio Grande Valley: the initial destruction caused by floods and the resulting cycle of debt and poverty from predatory loans. The article discusses how environmental racism and failed policy contribute to this cycle of destruction, calling attention to FEMA’s continued refusal to provide home repair aid based on evaluations of private contractors who determine the homes had “deferred maintenance.”

Hurricanes Laura & Delta

After months in hotel shelters due to Hurricanes Delta and Laura, [thousands of evacuees remain without long-term housing](#) as officials phase out the hotel shelter program. As of November 13, 2,606 people remain in five hotels in Baton Rouge, New Orleans, Terrebonne, and Lafayette – with many evacuees reporting they have nowhere to go.

Renters and homeowners in parishes designated for FEMA assistance after [Hurricane Delta](#) have until December 16 to register for help.

Hurricane Sally

In Alabama, residents of Baldwin, Escambia, and Mobile counties with uninsured damages or losses from Hurricane Sally have only [two days left](#) to apply for federal disaster assistance grants. The deadline is Thursday, November 19.

Wildfires in the West

California

FEMA [announced](#) that Mendocino and Stanislaus counties have been approved for federal disaster assistance to individuals and households, as well as for repairs or rebuilding of community infrastructure, as part of the major wildfire disaster declaration approved August 22.

Oregon

The deadline for [survivors of Oregon wildfires](#) to apply for FEMA Individual Assistance and disaster loans from the U.S. Small Business Administration (SBA) has been extended to Monday, November 30.

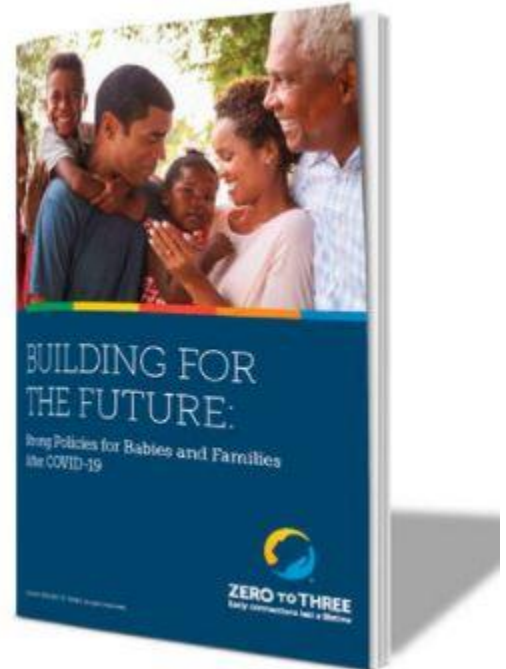
Opportunity Starts at Home

New Report from ZERO TO THREE Includes Housing Policy Recommendations

[ZERO TO THREE](#), the nation’s leading early childhood development nonprofit dedicated to ensuring all babies and toddlers have a strong start in life, released a [new report](#), “Building for the Future: Strong Policies for Babies and Families after COVID-19.” The report highlights the impact of the pandemic on families with young children and recommends specific policy solutions to build strong families for the future, including an array of recommendations which are aligned with the *Opportunity Starts at Home* campaign’s federal housing policy agenda.

According to the report, “Congress should immediately provide \$100 billion in emergency rental assistance to be combined with an extended and expanded federal eviction and foreclosure moratorium for 12 months to carry families through the pandemic; bridge the gap between rents and income for the most overburdened and under resourced households through increased investments in rental assistance, including a new subset of ‘Opportunity Vouchers’ designed for families with young children to expand access to safe neighborhoods with strong schools, better employment prospects, and other opportunities; expand the stock of housing affordable to households with low incomes; and stabilize households by providing emergency assistance to avert housing instability and homelessness.”

ZERO TO THREE is a Roundtable member of the *Opportunity Starts at Home* multi-sector affordable homes campaign. To read the full report, click [here](#).



Immigrant Families

Protecting Immigrant Families Shares New Public Charge Tools for Advocates and Attorneys

The Public Charge Rule is now in effect nationwide after the U.S. Court of Appeals for the Seventh District halted an order that would void the DHS rule (see Memo, [11/09](#)), so the [Protecting Immigrant Families \(PIF\)](#) campaign has developed two new tools that provide resources for housing and the public charge test. PIF's first tool is a fact sheet for [housing advocates](#) that offers basic information about the Public Charge Rule and housing programs. The second tool is directed at [immigration attorneys](#) to help counsel their clients who are concerned about the impacts of the Public Charge Rule.

The tools were co-created with the Shriver Center on Poverty Law and included input from the National Housing Law Project and NLIHC. Advocates should check the PIF website periodically as new material is added.

The DHS final Public Charge Rule published in 2019 would affect immigrants applying for lawful permanent residence, attempting to extend their stay in the U.S., or making other adjustments to their immigration status. The rule would consider them a “public charge” if they receive or might receive government assistance—including public housing, Housing Choice Vouchers, and Section 8 Project-Based Rental Assistance.

Immigrants considered to be a public charge could be denied a green card or visa. [Research](#) has shown that the final rule has already negatively impacted low-income immigrant families and their enrollment in public assistance programs.

The rule has also had a chilling effect on individuals and families who are not subject to the Public Charge Rule. Avoidance of public programs is putting an additional burden on families with children, due to the short-term impact and long-term impacts of not having these resources can have on their development. While the rule excludes benefits used by children as a factor in their parents' public charge determination—the family's reluctance to enroll in public programs due to the fear caused by the public charge rule will make it harder for them to address their basic needs. The Public Charge Rule puts immigrant families' health and well-being at risk, especially as we deal with the current COVID-19 pandemic.

It is important to note that the Public Charge Rule [will not apply to testing, screening, or treatment of communicable diseases including COVID-19](#).

Read PIF's "Public Charge and Affordable Housing: Get the Facts" at: <https://bit.ly/35PepZf>

PIF's "Affordable Housing and Public Charge Toolkit" for immigration attorneys can be found at: <https://bit.ly/32URsSk>

Find additional resources on Public Charge and other issues by PIF at: <https://bit.ly/2IVE49C>

The Protecting Immigrant Families campaign website is at: <https://protectingimmigrantfamilies.org/>

Research

Joint Center for Housing Studies Releases *State of the Nation's Housing 2020* Report

The Joint Center for Housing Studies of Harvard University (JCHS) released [State of the Nation's Housing 2020](#) on November 19. The report presents data on the nation's housing market, demographic trends, homeownership, rental housing, and housing challenges. The report shows affordability challenges worsening for renters, with COVID-19 further exacerbating these challenges. Housing challenges are compounded by racial disparities; households of color are far more likely to be cost-burdened and less likely to be homeowners compared to white households.

Renters experience housing cost-burdens (i.e., spending more than 30% of their income on housing costs) at a rate double that of homeowners. In 2019, 21.2% of homeowners were housing cost-burdened, compared to 46.3% of renter households. Among renters with annual incomes of less than \$15,000, 83.5% were housing cost-burdened. Black and Latino renter households experienced cost burdens at a rate of 53.7% and 51.9%, respectively, compared to 41.9% of white renters.

The share of renter households declined for the sixth year in a row to 35.2% of all households in 2019. The authors expect rental demand to continue slowing in 2020 as rising unemployment among younger workers has resulted in more young adults living with their parents or doubling up. Between 2004 and 2019, the median rent for rental units increased 20%. During this period, the number of units renting for less than \$600 decreased by 2.5 million. Most losses in affordable rental stock occurred in small multifamily buildings.

The report cites NLIHC's findings that there are only 36 affordable and available units for every 100 extremely low-income renter household with incomes less than the poverty rate or 30% of the area median income (AMI). For very low-income renter households, who earn less than 50% of AMI, there are 57 affordable and available

units for every 100 renter households. Using data from the 2020 *Picture of Preservation* report (a product of NLIHC and the Public and Affordable Housing Research Corporation), the JCHS researchers estimate that affordability restrictions on over 700,000 rental homes could expire by 2029.

Drawing on the Census Bureau's *Household Pulse Survey* during the COVID-19 pandemic, the authors note that 49% of renter households have lost employment income since March, compared to 36% of homeowners. They find evidence of softening demand in the rental market, as the 7.0% vacancy rate in professionally managed properties in the third quarter of 2020 is the highest rate since 2010. While rents were down just 0.6% in those properties in the third quarter, that is the first actual decline since 2010. Given a 10% decline in construction permitting activity compared to 2019, the authors predict that multifamily construction may be headed toward a slowdown.

The homeownership rate rose to 64.6% of households at the start of 2020, increasing 1.2 percentage points since 2016. Homebuying drastically decreased at the start of the pandemic, but sales made a rebound in mid-summer. Home prices continue to increase, climbing 51% from 2000 to 2020 after adjusting for inflation. Rising prices have largely been driven by increases at the lower end of the market, where prices for homes at less than 75% of the area median price rose 7.6% in July.

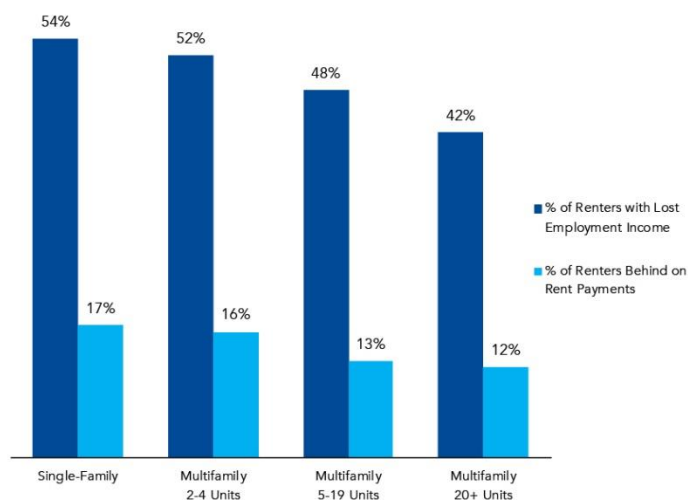
The report concludes with a call for a new national housing agenda. COVID-19 has shone a light on both the extreme importance and sweeping need for affordable housing across the country. The authors advocate for a comprehensive national housing policy, increased federal funding for housing assistance, making housing assistance an entitlement, and expanding financial supports for first-time homebuyers.

The report can be found at: <https://bit.ly/36REPbR>

Fact of the Week

Renters in Smaller Properties More Likely to Be Behind on Rent and to Have Lost Income in 2020

Percent of Renters with Lost Employment Income and Behind on Rent Payments by Structure Type



Source: Joint Center for Housing Studies' *The State of the Nation's Housing 2020* & US Census Bureau, *Household Pulse Survey*, Week 17.

From the Field

Minnesota Passes Bonding Bill that Prominently Features Affordable Housing

Legislators in Minnesota endured a tumultuous year in 2020, with partisan gridlock, the COVID-19 pandemic, and emergent issues of police reform, all of which challenged efforts to move forward with other important legislation. Bonding legislation finally broke through the logjam on October 14 during the legislature's fifth special session in 2020. The final bonding bill constitutes a \$1.87 billion package that includes \$116 million overall for bonds for housing. The bill failed in earlier periods of the legislative process but finally succeeded with a 100-34 vote in the House of Representatives and a 64-3 vote in the Senate. The bill required a supermajority in each legislative body, and significant bi-partisan support was achieved through the advocacy of the Homes for All campaign, including NLIHC state partner organizations Minnesota Housing Partnership and Minnesota Coalition for the Homeless in lead roles.

The bill will be a boost to infrastructure projects throughout the state. It includes \$100 million in housing infrastructure bonds (HIB) and an additional \$16 million in general obligation (GO) bonds for housing. Minnesota Housing Partnership shares that the HIBs will produce an estimated 500 to 1,000 new affordable homes. The GO bonds, meanwhile, will be used for maintenance of existing public housing. HIBs can be used for various purposes, such as establishing new supportive housing, preserving affordability, and supporting land trusts or land banks. This year, legislators decided to expand eligible uses of HIBs to include single-family housing production, and unfortunately, did not accept the Homes for All coalition suggestions to deeply income target affordability of housing supported by HIB funding.

“We have many more shovel ready projects than the state has funding to support, so these housing bonds ensure that we are able to continue to build more desperately needed affordable housing across Minnesota and will serve as an economic stimulus that our state needs to put people back to work,” said Anne Mavity, executive director at MHP.

Advocates are pleased that the bill for the first time includes several “Equity Appropriations” to ensure funding from the bonding bill serves communities left out in the past. Specific provisions require local governments to ensure the state's workforce participation and equal-pay protections.

For more information, contact Libby Murphy, deputy policy director at Minnesota Housing Partnership, at: libby.murphy@mhponline.org

EVENTS

Join #GivingTuesday on December 1: Support Homeless Services and Affordable Housing Providers Responding to COVID-19

With #GivingTuesday coming on December 1, NLIHC encourages you to donate to your local homeless services, shelter and affordable housing providers and to the [NLIHC state partners](#) supporting them. These groups are working on the front lines to ensure people experiencing homelessness and those on the brink remain stably housed and safe during the pandemic. These nonprofits are saving lives.

People without homes—and the organizations serving them—are struggling with tremendous challenges and overwhelming needs. People experiencing homelessness, often seniors, people with disabilities and/or other underlying medical conditions living in congregate settings, are unable to isolate, quarantine, and recover, and outbreaks of coronavirus among the homeless population can be devastating. Shelters need resources to obtain more space—hotels, sprung structures—or to build new space to separate out the most vulnerable people and allow those exposed to coronavirus to self-quarantine.

In addition to those who are homeless, the lowest-income renters – also often seniors, people with disabilities and/or underlying conditions - face eviction and homelessness when current protections expire. Even before the coronavirus pandemic, nearly 8 million of the lowest-income renters struggled to keep the roof over their heads, spending more than half of their incomes on housing. They were one financial emergency away from eviction and possible homelessness. For many, coronavirus and the lost hours, lost jobs, or sickness that result represent that financial emergency. The nonprofit affordable housing providers who serve these individuals and families, and those who advocate on their behalf with decision-makers, are also facing daunting challenges during the pandemic.

On #GivingTuesday this year, seek out the homeless services, shelter and affordable housing providers and advocates in your community and support their work. Your contribution during this crisis will help them serve people without homes and keep them safe, provide low-income renters short-term rental assistance, provide legal services to help people avoid eviction, and much more.

One way you can help is by donating to your [NLIHC state homelessness and housing coalition partners](#) who are supporting local providers and are advocating for federal, state, and local decision makers to meet the dire needs of people experiencing homelessness and low-income renters during the pandemic.

Find your NLIHC state partner at: <https://bit.ly/2W8dnRX>

NLIHC NEWS

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>
-

Nominate an NLIHC Board Member Today!

NLIHC member 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 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 by December 31.

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

NLIHC in the News

NLIHC in the News for the Week of November 15

The following are some of the news stories that NLIHC contributed to during the week of November 15:

- “Landlords skirt COVID-19 eviction bans, using intimidation and tricks to boot tenants,” *USA Today*, November 20 at: <https://tinyurl.com/yyy4ureb>
 - “How Congress can address the millions of Americans facing housing insecurity,” *NPR Here and Now*, November 18 at: <https://tinyurl.com/y26brgz8>
 - “Affordable housing groups look to Biden to fulfill campaign promises,” *Housing Wire*, November 16 at: <https://tinyurl.com/y57gjzqt>
 - “The looming eviction crisis will be devastating. Know your rights,” *Capital Gazette*, November 14 at: <https://tinyurl.com/y34gqpzs>
-

NLIHC Staff

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