

Volume 25, Issue 48
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In This Issue:

Coronavirus, Housing, and Homelessness – Congress

- Congressional Leaders Closer to a Deal on Rental Assistance and Other Coronavirus Relief

Take Action

- Join NLIHC's Sign-On Letter Urging CDC to Extend, Improve, and Enforce the Federal Eviction Moratorium
- Call Your Members of Congress TODAY to Urge Agreement on a COVID Relief Bill with #RentReliefNow!

Budget and Appropriations

- CHCDF Urges Congress to Provide Robust Funding for Housing and Community Development in Fiscal Year 2021

Coronavirus, Disasters, Housing, and Homelessness – General

- New Research Indicates Evictions Increase COVID-19 Cases and Deaths
- Record-Breaking 2020 Atlantic Hurricane Season Concludes

Coronavirus, Disasters, Housing, and Homelessness – HUD

- HUD PIH Issues New and Updated Public Housing and Voucher Waivers
- HUD PIH Publishes Guidance about Accessible Remote Hearings and Briefings
- HUD Multifamily Announces Continued Availability of Supplemental Operating Funds for Section 8, Section 202, and Section 811 Assisted Housing

Coronavirus, Disasters, Housing, and Homelessness - Other

- Join NLIHC's National Call on Coronavirus, Disasters, Housing, and Homelessness Today at 2:30 pm ET
- Recording Available of NLIHC's November 30 National Call on Coronavirus, Disasters, Housing, and Homelessness
- Additional Coronavirus Updates - December 7, 2020
- Additional Disaster Housing Recovery Updates - December 7, 2020

Coronavirus – Resources

- National CAPACD Posts CDC Eviction Moratorium Tenant Declaration in 18 Asian American/Pacific Islander Languages

Opportunity Starts at Home

- Community Catalyst Urges Federal Action on Housing Instability & Medicaid Coverage

USDA

- Rural Housing Service Sends Letter on VAWA Compliance to Multi-Family Housing Program Staff

HUD

- HUD PIH Issues Remote Video HQS Inspection Guidance

Department of Homeland Security

- Appeals Court Halts DHS Public Charge Rule for Judicial Districts and States Represented in Case

Research

- Housing Assistance Improves Health and Well-Being, Reduces Returns to Homelessness

Fact of the Week

- End of State Eviction Moratoriums Led to Hundreds of Thousands of Excess COVID Cases

NLIHC 2021 Organizing Awards

- Nominate Organizers for NLIHC 2021 Housing Organizing Awards Today!

From the Field

- Washington, D.C. Expands Rental Assistance and Hotel Sheltering as COVID-19 Cases Rise

EVENTS

- Tenant Talk Live! How Tenants Can Use NLIHC's *Gap* Report in Their Advocacy Work
- NHLP to Hold December 16 Webinar on Rights of Domestic Violence Survivors during and after the Pandemic
- Join NLIHC and Community Solutions' Webinar on Preventing Housing Instability During COVID-19 on December 16 at 3 pm (ET)

NLIHC News

- NLIHC Seeks Winter/Spring Intern for Graphic Design/Communications
- Nominate an NLIHC Board Member Today!

NLIHC in the News

- NLIHC in the News for the Weeks of November 22 and November 29

Coronavirus, Housing, and Homelessness - Congress

Congressional Leaders Closer to a Deal on Rental Assistance and Other Coronavirus Relief

Congressional leaders are moving quickly to negotiate final details in a bipartisan COVID-19 relief package to provide critical aid, including \$25 billion in emergency rental assistance and a possible eviction moratorium, for the next three months. A deal could be reached in the coming days.

A bipartisan group of senators released on December 2 the outline of a \$908 billion relief plan that included \$25 billion in emergency rental assistance, \$160 billion in direct aid to state and local governments, and a \$300 per-week extension of federal unemployment benefits, among other provisions. As currently outlined, the bill does not contain much-needed additional funding for homelessness services or providers of federally assisted housing, but negotiators are considering an extended eviction moratorium as part of the compromised deal.

House Speaker Nancy Pelosi (D-CA) and Senate Minority Leader Chuck Schumer (D-NY) accepted the proposal as a new baseline for negotiations, although Senate Majority Leader Mitch McConnell (R-KY) dismissed the proposal as “unserious,” preferring instead his own “skinny” bill that contains no funding for rent relief or homelessness (see *Memo*, [8/24](#)). Nevertheless, the bipartisan proposal has picked up steam among senators and may move with Congress’s appropriations package for fiscal year (FY) 2021 or a continuing resolution (CR). The current CR expires December 11 and is expected to be extended to December 18 to give Congress additional time to reach a deal. Once the CR expires, Congress must pass a final spending bill or another CR to keep the government funded.

NLIHC is urging advocates to contact their members of Congress today to demand the final compromise bill include robust housing and homelessness resources and protections, including:

- At least \$25 billion for three months of emergency rental assistance targeted to households most at risk of losing their homes this winter;
- A broad, national eviction moratorium to keep renters in their homes when the federal moratorium issued by the Centers for Disease Control and Prevention expires on December 31; and
- The highest level of funding possible for housing vouchers and Emergency Solutions Grants to address the urgent health and housing needs of people experiencing homelessness.

While far more resources and measures are needed, this immediate relief package is vital to address the health and housing needs of the country’s lowest-income renters and people experiencing homelessness.

Contact your member of Congress: <https://tinyurl.com/y4oqpkky>

Take Action

Join NLIHC’s Sign-On Letter Urging CDC to Extend, Improve, and Enforce the Federal Eviction Moratorium

NLIHC is leading a [sign-on letter](#) for national, state, and local organizations and elected leaders urging the Centers for Disease Control and Prevention (CDC) to extend the federal eviction moratorium on evictions for nonpayment of rent to ensure there is no gap in protections before the incoming administration can take action, and to address the moratorium’s shortcoming by improving and enforcing the order.

The CDC issued on September 1 a [national moratorium on evictions](#) for nonpayment of rent for covered tenants lasting until December 31. While imperfect, the moratorium provides vital protections for struggling renters and, if allowed to expire at the end of the year, tens of millions of low-income renters will be at risk of losing their homes, and with it their ability to keep themselves and their families safe and healthy.

In addition to extending the moratorium, the letter urges the CDC to address shortcomings that prevent renters from making full use of the moratorium's protections. The letter states that, at a minimum, the CDC should require landlords to provide notice to renters of their rights under the moratorium and prohibit landlords from filing or advancing eviction proceedings. Additionally, the CDC should rescind the [Frequently Asked Questions \(FAQ\)](#) document issued on October 9 that creates loopholes in the moratorium's protections and undermines the intent of the order by eroding protections for renters (see *Memo*, [10/13](#)).

Nearly 800 organizations have already signed on. Organizations and elected officials have until December 15 to join the letter. Read the letter and sign-on for your organization at: <https://tinyurl.com/yyh8amjb>

Call Your Members of Congress TODAY to Urge Agreement on a COVID Relief Bill with #RentReliefNow!

As congressional leaders are moving quickly to negotiate final details in a compromise COVID-19 relief package, including \$25 billion in emergency rental assistance, for the next three months, advocates are urged to call their members of Congress TODAY to demand #RentReliefNow!

Your advocacy is urgently needed TODAY to ensure Congress includes in a final compromise bill robust housing and homelessness resources and protections!

Take Action TODAY!

Congress needs to hear from you about the need to protect renters and people experiencing homelessness during the pandemic.

We urge advocates to [contact your members of Congress today](#) to demand:

- 1. At least \$25 billion for 3 months of emergency rental assistance targeted to households with the lowest incomes who are at most at risk of losing their homes this winter.**
- 2. A broad, national eviction moratorium** to keep renters in their homes when the federal eviction moratorium issued by the Centers for Disease Control and Prevention (CDC) expires on December 31.
- 3. The highest level of funding possible for housing vouchers and Emergency Solutions Grants to address the urgent health and housing needs of people experiencing homelessness.**

After you've contacted your members of Congress, please [sign your organization onto the national letter](#) urging the CDC to extend, strengthen, and enforce its eviction moratorium to keep renters in their homes during the pandemic. Share the letter widely with other local, state, or national organizations or elected officials. The due date for signatures is **December 15**.

Renters cannot wait any longer. Nearly [one in five renters](#) – disproportionately Black and Latino – have fallen behind on their rent during the pandemic. The CDC's federal eviction moratorium expires on December 31 and renters will fall off a financial cliff when an [estimated \\$34 billion to \\$70 billion](#) in back rent becomes due. Without federal intervention, [tens of millions of renters](#) – predominantly people of color – could lose their homes this winter, with catastrophic consequences for children, families, communities, and our country's efforts to contain the pandemic.

NLIHC's [top priorities](#) for COVID relief include at least [\\$100 billion](#) in emergency rental assistance and housing vouchers, a strengthened national eviction moratorium, and [\\$11.5 billion](#) to respond to the needs of people experiencing homelessness.

Budget and Appropriations

CHCDF Urges Congress to Provide Robust Funding for Housing and Community Development in Fiscal Year 2021

The Campaign for Housing and Community Development Funding (CHCDF), a coalition of over 70 national housing and community development organizations led by NLIHC, sent on November 30 a [letter](#) to Senate Appropriations Chair Richard Shelby (R-AL) and Ranking Member Patrick Leahy (D-VT), as well as House Appropriations Chair Nita Lowey (D-NY) and Ranking Member Kay Granger (R-TX). The letter emphasizes the need for the highest allocation of discretionary funds possible for affordable housing and community development programs for fiscal year 2021 and urges Congress to maintain the exemption for Veteran Affairs (VA) healthcare funding from the *Bipartisan Budget Act of 2019*.

Because the cost of rent increases every year, affordable housing programs require annual increases in funding to maintain the number of households served. The coronavirus pandemic has placed unprecedented financial strain on affordable housing residents, Public and Tribal Housing Authorities, and owners and operators of federally assisted housing, who are in need of funding to maintain pre-pandemic levels of assistance and keep residents safe and healthy. Despite budgetary limits imposed by the *Bipartisan Budget Act of 2019*, both the House and Senate spending bills included increased funding for these vital programs, thanks in large part to Congress's bipartisan decision to exempt \$12.5 billion in VA healthcare funding from the budget caps. Despite the necessity of this decision, the Trump administration and House Minority Leader Kevin McCarthy (R-CA) recently demanded Congress rescind the exemption, which would result in a \$7 billion cut to domestic spending programs for fiscal year 2021 at a time when states, communities, and individuals are struggling to make ends meet.

Read the letter at: <https://tinyurl.com/y6hysdda>

Coronavirus, Disasters, Housing, and Homelessness – General

New Research Indicates Evictions Increase COVID-19 Cases and Deaths

Two recent publications from a team of interdisciplinary researchers document the profound impact of evictions on COVID-19 transmission and mortality. "[Pandemic Housing Policy: Examining the Relationship Among Eviction, Housing Instability, Health Inequity, and COVID-19 Transmission](#)" describes how housing instability can be a driver of COVID-19 transmission, a challenge that disproportionately affects those with pre-existing health conditions and households of color. "[Expiring eviction moratoriums and COVID-19 incidence and mortality](#)" finds that lifting state eviction moratoriums led to an estimated 433,700 excess COVID cases and 10,700 excess deaths.

To assess the extent to which evictions increase COVID-19 transmission and mortality, researchers compared COVID-19 rates during state eviction moratoriums and after moratoriums were lifted. The study sample included 43 states and the District of Columbia. Twenty-seven states lifted their eviction moratoriums during the study period (between March 13 and September 3, 2020), and 17 states had moratoriums for the duration of the study period. Their analysis attempted to isolate the impact of eviction moratoriums on dampening the

spread of COVID-19 by accounting for other factors such as each state's test count, school closures, stay-at-home orders, and mask mandates.

The researchers found that COVID-19 mortality significantly increased seven weeks after states lifted their moratoriums, with 1.6 times higher mortality compared to states that maintained their moratorium. COVID-19 cases increased significantly ten weeks after states lifted their moratoriums, with 1.6 times higher incidence. These magnitudes continued to increase as time went on; sixteen weeks after lifting moratoriums, these states experienced a mortality rate 5.4 times higher and an incidence rate 2.1 times higher than comparison states. Nationally, the researchers found that lifting eviction moratoriums led to an additional 433,700 COVID-19 cases and 10,700 associated deaths.

Increased evictions disproportionately affect those with pre-existing health conditions, as people at the highest risk of eviction are simultaneously more likely to experience poor health outcomes. These include comorbidities such as high blood pressure, obesity, diabetes, and pulmonary disease. Poor health conditions make these renters more susceptible to experiencing a severe or fatal case of COVID-19 if they were to be evicted.

Renters of color are more likely to experience housing instability and eviction compared to white renters, largely due to historically discriminatory housing policy and current income disparities. This not only puts renters of color at increased risk for COVID-19 exposure, but also exacerbates existing COVID-19 disparities. For example, Black and Latinx people are 4.7 and 4.6 times more likely to be hospitalized with COVID-19 compared to white people, respectively.

Given the mounting evidence linking evictions to COVID-19 transmission and mortality, the authors assert that eviction moratoriums are key to stopping evictions and reducing COVID-19 incidence. In addition to moratoriums, other policies including emergency rental assistance, eviction diversion, and right to council can improve housing stability and reduce rental debt among those affected by the pandemic. The authors note that while these stop-gap measures are important in the short-term, policy makers must address the root causes of housing insecurity and inequity in order to achieve health justice.

The publications can be found at: <https://bit.ly/37pGpSt> and <https://bit.ly/31A6t2F>

Record-Breaking 2020 Atlantic Hurricane Season Concludes

The 2020 Atlantic Hurricane Season – the most active ever recorded – ended on November 30. The season saw a record number of 30 total storms, with 13 hurricanes including 6 classified as major hurricanes (category 3 and above). More than 400 individuals died in the storms across North and Central America, with over \$41.3 billion in damage recorded.

Major hurricanes of the season included Hurricane Laura – which decimated a large area of Southwest Louisiana, an area with large numbers of low-income households and nearly 103,000 manufactured homes, which can be more vulnerable to storm damage. Hurricane Sally then rapidly intensified before striking Alabama and the Florida Panhandle as a Category 2 storm in early September, an area struck by Hurricane Michael in 2018. In October, Hurricane Delta struck Southwest Louisiana and disrupting efforts to recover from Hurricane Laura. Later that month, Hurricane Zeta struck the southeast region of the state as the record-breaking tenth storm to strike the U.S. this year.

The Gulf Coast sustained the brunt of the impact this season, with some regions like Southwest Louisiana dealing with multiple named storms within weeks of one another. The exceptionally active season complicated efforts to deal with the ongoing COVID-19 pandemic across the United States, forcing all levels of government to deal with mass evacuations and sheltering, while simultaneously maintaining physical distancing and stay-at-

home orders. The storms also strained local and state government finances – already rocked by the economic impacts of the pandemic. Many areas responded to the twin dangers of a pandemic and a hurricane by replacing typical mass shelters with non-congregate sheltering in hotels, dorms, and RVs, creating mobile and virtual disaster recovery centers, and finding additional ways to assist survivors while limiting the danger of COVID-19. While the quick improvisation showed by emergency management officials and policy makers is commendable, the underlying cost of these solutions mean that quickly and permanently rehousing these disaster survivors is even more important. As recovery efforts continue the 2020 Atlantic Hurricane Season’s impact will have long-term effects for the Gulf Coast region and for disaster recovery efforts in the future.

The NLIHC-led Disaster Housing Recovery Coalition (DHRC), a group of over 850 state, local, and national organizations focused on disaster recovery, continues to advocate for a reformed disaster recovery system that ensures all survivors receive the assistance they need to fully recover from these and future disasters. This push includes continued advocacy around the “[Housing Survivors of Major Disasters Act](#),” sponsored by Representative Adriano Espaillat (D-NJ) and Senator Elizabeth Warren (D-MA), which would increase access to FEMA disaster recovery resources, the “[Reforming Disaster Recovery Act](#),” sponsored by Representative Anne Wagner (R-MO) and Al Green (D-TX) which would make it easier to deploy important long term federal recovery funding, as well as a whole host of [reforms](#) to FEMA’s Individual Assistance program.

Read DHRC’s “Reforming America’s Disaster Recovery System” report at: <https://bit.ly/36GNcrM>

Register for DHRC’s weekly working groups at: <https://bit.ly/2JOQtMZ>

Register for DHRC’s biweekly news updates at: <https://bit.ly/37DCXnl>

Coronavirus, Disasters, Housing, and Homelessness – HUD

HUD PIH Issues New and Updated Public Housing and Voucher Waivers

HUD’s Office of Public and Indian Housing (PIH) issued [Notice PIH 2020-33](#) on November 30, providing five new waivers of law or regulations. The notice also restated waivers and alternative requirements from the previous [Notice PIH 2020-13](#) (see *Memo*, [7/13](#)), extending the period of availability for certain waivers to June 30, 2021 (generally from December 31, 2020). Notice PIH 2020-33 supersedes Notice PIH 2020-13 and [Notice PIH 2020-05](#) (see *Memo*, [4/13](#)).

The waivers and alternative requirements established in Notice PIH 2020-05 and Notice PIH 2020-13 remain effective as of the date of their publication that established a waiver/alternative requirement. The new waivers/alternative requirements established in Notice PIH 2020-33 are effective immediately. Public housing agencies (PHAs) that adopted waivers/alternative requirements established in Notices PIH 2020-05 and PIH 2020-13 may continue to operate under those waivers/alternative requirements through the extended availability periods provided in Notice PIH 2020-33.

An appendix has a list of the waivers and alternative requirements extended from Notice PIH 2020-13 by Notice PIH 2020-33.

Notice PIH 2020-33 establishes three new waivers pertaining to public housing and two new alternative requirements pertaining to Housing Choice Vouchers.

PUBLIC HOUSING

Waiver PH-13, Over Income Limit: Termination Requirement (page 32)

Existing requirement. For public housing families whose income has exceeded the over-income limit for the locality (generally 120% of the area median income or AMI) for two consecutive years, a PHA must terminate the family's tenancy within six months of the third income determination or charge the family a monthly rent equal to the greater of the applicable Fair Market Rent (FMR) or the amount of monthly subsidy for the unit, including amounts from the Operating and Capital Funds.

Waiver. HUD is waiving this requirement and providing an alternative requirement, allowing housing households to remain and be charged the applicable FMR as the household's monthly rental amount. This waiver prevents evictions during a pandemic and therefore the spread of COVID-19. The waiver will also enable PHAs to continue to expend CARES Act supplemental Operating Funds and other funds to maintain and improve the buildings and units in which these households live. PIH encourages PHAs to adopt this waiver, which is available until June 30, 2021.

Waiver PH-14, Annual Choice of Rent (pages 32-33)

Existing requirement. Once a year, PHAs must give families the option of choosing between a flat rent and an income-based rent. A family may not be offered this choice more than once per year, with the exception that a family may switch from a flat rent to an income-based rent because of financial hardship.

Waiver. Families that experienced a financial hardship due to the coronavirus pandemic because of a change in circumstances, for example a loss of employment, might later no longer be experiencing such hardship and want to continue paying a flat rent. Therefore, PIH is waiving the requirement that a family may not be offered a choice of rent more than once a year. Alternatively, a PHA may give families no more than two opportunities to choose between a flat rent and an income-based rent within the same one-year period.

Section 6(j) of the Housing Act (page 37)

Existing requirement. PHAs that are designated troubled under Public Housing Assessment System (PHAS) are required by statute and regulation to, within the first full fiscal year after the initial release of the troubled designation, improve the PHAS score by 50% of the difference between the initial score and the score required to get the PHA out of troubled status; and, within the second full fiscal year after the initial release of the troubled designation, improve the PHAS score to at least the score required to get the PHA out of troubled status.

Waiver. Item 11(a) of the previous Notices stated that PIH would not issue new a PHAS score for any PHA that had a PHAS score pending or any PHA with a fiscal year ending on or before December 31, 2020. Item 11(a) of Notice PIH 2020-33 (page 33) extends that provision to any PHA with a fiscal year ending on or before March 31, 2021 and specifies that the scores will be advisory only for four consecutive quarters ending with PHAs with fiscal years ending on March 31, 2022.

Due to the suspension of the issuance of new PHAS scores provided by 11(a), the one- and two-year statutory and regulatory substantial improvement benchmarks may fall on the same fiscal year for a troubled PHA. Therefore, for PHAs designated as troubled before the date of Notice PIH 2020-33 that have not received a PHAS assessment for the first full fiscal year after the initial notice of the troubled designation, PIH will evaluate the one-year substantial improvement benchmark based on the first released score for fiscal years ending on or after June 30, 2022, and PIH toll the evaluation of the two-year recovery benchmark to the next sequential fiscal year.

HOUSING CHOICE VOUCHERS

Notice PIH 2020-33 adds two alternative requirements to two previously established Housing Choice Voucher waivers. If a PHA previously adopted the two waivers, the newly added alternative requirements will only apply to actions taken under the waivers as of the November 30, 2020.

HQS-5, HQS Inspection Requirement: Biennial Inspections (pages 18-19)

Existing requirement. The statute and the regulations require a PHA to inspect a unit not less often than biennially during the term of a Housing Assistance Payment (HAP) contract.

Waiver. HUD previously waived this requirement, allowing a PHA to delay biennial inspections for both tenant-based and project-based vouchers (PBV) units. Notice PIH 2020-13 required delayed biennial inspections to be completed as soon as reasonably possible, but no later than one year after the date the biennial inspection would have been required absent the waiver.

Notice PIH 2020-33's alternate requirement allows a PHA to rely on an owner's certification that the owner has no reasonable basis to have knowledge that life-threatening conditions exist in the unit or units in question instead of conducting an initial inspection. At minimum, a PHA must require this owner certification. However, a PHA may add other requirements or conditions in addition to the owner's certification. A PHA must resume biennial inspections by June 30, 2021 and must conduct all delayed biennial inspections no later than December 31, 2021.

HCV-5: Absent from Unit (page 23)

Existing requirement. The regulation prohibits a family from being absent from a unit for more than 180 consecutive calendar days for any reason.

Waiver. HUD previously waived this requirement to allow a PHA to continue housing assistance payments and not terminate a HAP contract due to extenuating circumstances, such as hospitalization, extended stays at nursing homes, or caring for family members. Notice PIH 2020-13 adds that a PHA must maintain documentation in the tenant file explaining the extenuating circumstances that caused the extended absence. The period of availability of this waiver ends on June 30, 2021.

Notice PIH 2020-33 is at: <https://bit.ly/2I2iiRe>

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*.

HUD PIH Publishes Guidance about Accessible Remote Hearings and Briefings

HUD's Office of Public and Indian Housing (PIH) issued [Notice PIH 2020-32](#) providing best practices for public housing agencies (PHAs) to determine whether barriers exist for persons with disabilities or persons with limited English proficiency (LEP) when hearings or briefings need to be conducted remotely, for example in the context of the coronavirus pandemic, because in-person hearings and briefings are ill-advised. The notice will remain in effect after the pandemic. Notice 2020-32, issued on November 20, is a welcome response to issues raised by the National Housing Law Project in consultation with many legal services attorneys.

Background

PHAs must ensure equal opportunity and nondiscrimination for individuals with disabilities and LEP persons under Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990 (ADA), Title VI of the Civil Rights Act of 1964, and the Fair Housing Act.

People applying for public housing must be able to have an informal hearing if a PHA decides they are not income-eligible or a PHA otherwise denies them admission to public housing. Residents of public housing (termed “participants”) must be able to have a grievance hearing if the resident disputes any PHA action or failure to act regarding termination of assistance, or requests for household composition changes, transfers to a different unit, or rent re-determination.

People applying for a voucher must have an oral briefing about the voucher program when they apply, and must be able to have an informal review if a PHA denies them a voucher. Households with a voucher (termed “participants”) must be able to have an informal hearing if they want to contest a PHA’s decisions about household income determination, utility allowance, or unit size, or if a PHA proposes terminating their voucher.

Section 504, the ADA, and the Fair Housing Act require PHAs to take appropriate steps to ensure effective communication with applicants, participants, members of the public, and companions with disabilities through the use of appropriate auxiliary aids and services (AA/S). PHAs are also required to make reasonable accommodations in policies, practices, and procedures to ensure persons with disabilities have equal opportunity to participate in all a PHA’s privileges, benefits, and services.

Key Features of Notice PIH 2020-32

For Persons with a Disability. To have an accessible technical platform for a remote hearing or briefing, a PHA should ensuring any information, websites, emails, digital notifications, and other platforms are accessible for persons with vision, hearing, and other disabilities.

To provide effective communication in a digital context, PHAs must give primary consideration to the auxiliary aid or service (AA/S) requested by an individual with a disability. Individualized AA/S may include audio description, captioning, sign language and other types of interpreters, keyboard accessibility, accessible documents, screen reader support, and transcripts.

PHAs may never request or require individuals with disabilities to provide their own auxiliary aids or services, including for remote hearings or remote briefings. PHAs may not rely on an adult or minor child accompanying a person with a disability to interpret or facilitate communication, except in an emergency. However, someone with a disability may specifically request an accompanying adult interpret or otherwise assist communication.

PHAs are required to make reasonable accommodations in policies, practices, and procedures to ensure persons with disabilities have a full and equal opportunity to participate in and benefit from all aspects of the hearing process.

If a method of conducting a remote hearing or briefing that appropriately accommodates an individual’s disability is not available, a PHA should consider postponing the remote hearing or briefing or consider whether there is a suitable alternative. This situation may not have a bearing on how a PHA judges a participant.

For Persons with Limited English Proficiency (LEP). PHAs must take reasonable steps to ensure full and meaningful access to a remote hearing or briefing for LEP persons, consistent with the PHA’s obligations under Title VI of the Civil Rights Act of 1964. If video technology is available, remote interpretation using video is generally preferred to voice-only because video offers additional visual cues. PHAs cannot rely on minors to interpret. For written materials, PHAs should engage a language translation service.

For People with Disabilities or People with Limited English Proficiency. A PHA should determine whether barriers exist before scheduling a remote hearing or briefing. If a participant does not have proper technology that will allow them to fully participate, then a remote hearing or briefing should be postponed, or an in-person alternative must be provided.

When a remote hearing or briefing uses videos or telephones, all materials to be presented during the remote hearing or briefing, whether paper or electronic, must be provided to a participant beforehand and the participant must be provided an accessible means by which to transmit their own evidence through email or text. PHAs are reminded that some participants may prefer paper printouts, paper might be better because participants might not have access to printers, and because viewing documents on a phone or small screen can be difficult.

The notice offers several examples of best practices. Regarding voice-only communications, such as using a telephone without video, the notice comments that this is the least preferred option because documents cannot be seen. However, a participant may choose to proceed with a voice-only remote hearing or briefing, and if so a PHA should provide a consent form. The notice reminds PHAs that many low-income people have restricted data plans or a limited number of minutes resulting in extra expense for the participant.

Notice PIH 2020-32 is at: <https://bit.ly/2Jt2QhN>

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.

HUD Multifamily Announces Continued Availability of Supplemental Operating Funds for Section 8, Section 202, and Section 811 Assisted Housing

HUD's Office of Multifamily Housing Programs (Multifamily) posted [Notice H 2020-11](#) on November 24 announcing the continued availability of "COVID-19 Supplemental Payments" (CSP) for Section 8, Section 202, and Section 811 properties to prevent, prepare for, and respond to the coronavirus. The Notice establishes a second request window for property owners to apply for CSP funds to cover expensed incurred between August 1 and November 30. Applications are due December 11.

On July 23, Multifamily issued [Notice 2020-08](#) making up to \$190 million available for Section 8 properties, \$25 million for Section 202 Housing for the Elderly properties, and \$9 million for Section 811 Housing for Persons with Disabilities properties (see *Memo*, [8/3](#)). Property owners had until August 5 to apply for CSP funds. The supplemental funding is from funds Congress appropriated through the CARES Act, \$1 billion for the Project-Based Rental Assistance program (PBRA), \$50 million for Section 202, and \$15 million for Section 811 (see *Memo*, [3/30](#)).

A majority of CARES Act funding for Section 8 PBRA (see *Memo*, [6/8](#)), along with smaller portions of Section 202 and Section 811 CARES Act funding, was used to offset decreased tenant rent payments as tenants experienced reduced or lost income due to the coronavirus pandemic. As a tenant's income decreases the tenant may request an interim income recertification which lowers the tenant's rent obligation.

The purpose of CSP is to help owners incurring additional operational costs during the pandemic maintain their properties in decent, safe, and sanitary conditions. The list of eligible expenditures in Notice H 2020-11 is the same as Notice H 2020-08:

- Increased cleaning and disinfecting common areas and property management offices as a preventative measure.
- Intensive deep cleaning and sanitization services in response to the presence of COVID-19 cases at a property, which may include treatment in units being prepared for re-occupancy.
- Office technology and other equipment needs to facilitate social distancing.
- Personal protective equipment (PPE) such as face masks and goggles, gloves, hand hygiene products for use by staff and for residents entering leasing offices or using common areas.
- Facility and equipment related to maintaining adequate social distancing, such as installing cough/sneeze barriers or modifying or limiting access to communal spaces.
- Site control measures to enforce orders to shelter-in-place, stay-at-home orders, or visitor-restriction policies.
- Temporary staffing, contract services, and/or supply expenditures to maintain or improve on-going service coordination in properties designated to serve elderly people or people with disabilities.
- Temporary staffing increases to process higher-than-normal volumes of interim income recertifications requested by tenants due to loss of income.

The notice reiterates that CSP is not a means for owners to receive funding for lower tenant rent contributions due to income reductions, extended vacancies, or unpaid tenant charges.

Multifamily will continue to have two categories of CSP payments, each with separate pools of CSP funds. *Tier I Standard Payments* will reimburse costs up to a capped amount for both the previous March 27 through July 31 period of Notice H 2020-08 and August 1 through November 30 of the current Notice. The cap is based on a formula that considers property size, whether the property has a service coordinator funded from HUD rent receipts, and whether the property’s rental assistance contract or other controlling documents specify that the property house elderly residents.

Owners may request larger sums under *Tier II Exceptional Cost Payments* to address cost increases associated with responding to reported COVID-19 outbreaks among property residents or in response to extensive community exposure that creates a greater threat to residents’ health and safety within the property. There is no cap on *Tier II* payments.

Notice H 2020-11 is at: <https://bit.ly/3lyhalW>

More information about Project-Based Section 8 is on [page 4-61](#) of NLIHC’s *2020 Advocates’ Guide*.

More information about Section 202 Housing for the Elderly is on [page 4-67](#) of NLIHC’s *2020 Advocates’ Guide*.

More information about Section 811 Housing for Persons with Disabilities is on [page 4-71](#) 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 (December 7) national call on coronavirus, disasters, housing, and homelessness at 2:30-4 pm ET to discuss the rapidly evolving negotiations in Congress on a coronavirus relief package and the urgent need to for advocates to make a final push to secure #RentReliefNow. We will also discuss the impacts of COVID-19

on Black women, hear about a new [report on evictions and barriers to housing opportunities](#), 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 30 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 state and federal eviction moratoriums on the rate of COVID-19 infections and fatalities, and how expiring unemployment benefits will affect households experiencing coronavirus-related income loss. We received field updates from Ohio, Utah, and Houston and heard updates from Capitol Hill.

Emily Benfer from Wake Forest University and Kate Leifheit from UCLA’s Fielding School of Public Health shared findings from their studies “[Expiring Eviction Moratoriums and COVID-19 Incidence and Mortality](#)” and “[Pandemic Housing Policy: Examining the Relationship Among Eviction, Housing Instability, Health Inequity, and COVID-19 Transmission](#).” The studies found eviction increases the risk of COVID-19 infection and transmission, indicating eviction prevention is an effective COVID-19 mitigation and recovery strategy. Andrew Stettner from [The Century Foundation](#) shared an update on the imminent expiration of CARES Act [unemployment benefits](#), which have been an important source of income for [low-income households](#) experiencing coronavirus-related financial distress.

We received field updates from the [Coalition on Homelessness and Housing in Ohio](#), the [Utah Housing Coalition](#), and the [Local Initiatives Support Corporation \(LISC\) Houston, Houston Housing Stability Task Force](#) about their COVID-19 responses. NLIHC’s Sarah Saadian shared updates from the Hill on the state of the annual spending bills and coronavirus relief package. NLIHC is [advocating for an extension of the CDC’s eviction moratorium](#) as well as key improvements to strengthen the moratorium’s protections, and for Congress to pass a national, blanket moratorium on evictions for nonpayment of rent.

NLIHC hosts national calls on coronavirus, disasters, housing, and homelessness every week. Register for today’s call (Monday, December 7 at 2:30 pm ET) at: <https://tinyurl.com/ru73qan>

Watch a recording of the November 30 call at: tinyurl.com/y5k7btc4

Access presentation slides at: tinyurl.com/y56w49bl

Additional Coronavirus Updates – December 7, 2020

National Updates

The Federal Housing Finance Administration (FHFA) [announced](#) on December 2 that Fannie Mae and Freddie Mac will extend moratoriums on single-family foreclosures and real estate owned evictions until at least January 31, 2021.

Advocacy

NLIHC's DHRC continues to advocate a broad array of resources and protections, including emergency rental assistance and eviction prevention assistance, a national moratorium on evictions and foreclosures, and emergency funds for homelessness service providers, housing authorities, and housing providers, among other recommendations. For more information, see DHRC's [full list of recommendations](#).

A new paper published in the [Journal of Urban Health](#) examines the relationship among eviction, housing instability, healthy inequity, and COVID-19 transmission. The paper finds that eviction is likely to increase COVID-19 infection rates, and pandemic policies, including eviction moratoriums and other supportive measures, are key components of mitigating COVID-19 spread and death.

A new [research study](#) finds that lifting state eviction moratoriums was associated with significant increases in COVID-19 incidence and mortality. Lifting state eviction moratoriums amounted to an estimated 433,700 excess cases of COVID-19 and 10,700 additional deaths in the U.S. between March and September.

Reporting

The [Associated Press](#) reports that despite the federal eviction moratorium, renters continue to be evicted amid the pandemic. "By the time President-elect Biden takes office on January 20, we may be in the midst of a historic eviction crisis in our country if no action is taken between now and then," says NLIHC President and CEO Diane Yentel.

The [Nation](#) reports that despite the Centers for Disease Control and Prevention (CDC) eviction moratorium, thousands of tenants across the country are losing their homes during the pandemic. While the moratorium is keeping many people in their homes who would otherwise be evicted, far too many tenants are falling through the cracks. NLIHC's Diane Yentel discusses the moratorium's various shortcomings that undermine its public health impact.

"For nine months, this tsunami on the horizon has been completely predictable and entirely preventable; we've known the solution to this for months, [the problem] is the lack of political will," NLIHC's Diane Yentel told [Vox](#). "We've been saying for nine months now that it's going to take at least \$100 billion in rental assistance."

[CBS News](#) discusses the [joint report](#) from NLIHC and the University of Arizona estimating that 6.7 million households, or 19 million people, could be evicted in the coming months. "What we really need is rental assistance," says NLIHC Vice President of Research Andrew Aurand. "The underlying problem is renters struggling to pay their rent because we're in an economic crisis, and the moratorium doesn't address that."

[Nation of Change](#) discusses new research indicating that lifting statewide eviction moratoriums was associated with increased COVID-19 incidence and mortality rates. The article mentions NLIHC's concerns about renters falling off a financial cliff when the moratorium expires and our continued calls for emergency rental assistance.

[CNBC](#) reports on a new [research study](#) on the impact of eviction moratoriums and COVID-19 incidence and mortality rates. The study found that the expiration of state eviction moratoriums has led to hundreds of thousands of additional coronavirus cases, raising significant concerns about what will happen when the national eviction moratorium expires at the end of the year.

[Popular Information](#) discusses the impending eviction cliff and new research analyzing the impact of lifting eviction moratoriums on COVID-19 cases and mortality.

Dr. Kathryn Leifheit of UCLA's Fielding School of Public Health spoke with NPR's [All Things Considered](#) about a new [research study](#) finding that lifting state eviction moratoriums was associated with increased COVID-19 incidence and mortality.

According to the Federal Reserve Bank of Philadelphia, there has been a [70% increase](#) in people using credit cards to pay their rent this year.

Emily Benfer, Wake Forest law professor and chair of the American Bar Association's COVID-19 Task Force Committee on Eviction, spoke to C-SPAN's [Washington Journal](#) about the COVID-19 housing crisis and impending surge of evictions.

The [Associated Press](#) reports on the pandemic-related resources and protections that are expiring at the end of the year. The article discusses the expiration of the CDC federal eviction moratorium and experts' warnings of a wave of eviction.

[State and national organizations](#), including the American Medical Association, the American Academy of Pediatrics, and the Coalition on Homelessness and Housing in Ohio, filed documents last week in the U.S. District Court in Akron in support of the CDC eviction moratorium. Landlords from across northern Ohio filed a lawsuit in October to halt the federal eviction moratorium.

[Technology Review](#) discusses how virtual eviction hearings are significantly exacerbating an already problematic situation. While remote proceedings are meant to limit the spread of COVID-19 in courtrooms, legal aid organizations have observed troubling practices in virtual hearings, including a lack of consistency and accessibility issues.

[Al Día](#) reports that mass evictions have continued to occur despite the CDC eviction moratorium, adding to the COVID-19 death toll. Researchers of a [new study](#) on the impact of lifting state eviction moratoriums recommend further investigating the association between lifting moratoriums and racial disparities in COVID-19 cases and deaths.

[WABE](#) discusses the devastating, long-lasting consequences of evictions for tenants.

[Weather.com](#) highlights how frigid temperatures and the ongoing pandemic are impacting homeless shelters across the country.

An op-ed in the [Washington Post](#) discusses why Congress must act quickly to provide rental relief and address the nation's existing affordable housing crisis. Without federal intervention, we will see a wave of evictions and foreclosures that will do "untold damage" to millions of families and the broader economy.

[Bloomberg](#) reports that millions of Americans expect to lose their homes as the coronavirus rages and the CDC eviction moratorium is set to expire at the end of the year.

Amid the pandemic's school closures, decreasing capacity at shelters, and higher family mobility, [more than 423,000 students experiencing homelessness](#) dropped off schools' radar during the pandemic. The [report](#), prepared by SchoolHouse Connection and Poverty Solutions at the University of Michigan, finds that as many as 1.4 million children and youth experiencing homelessness may be unidentified and unsupported by their school during the pandemic.

State and Local News

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

Arizona

[Assistance for metro Phoenix renters](#) is running out as the expiration of the federal eviction moratorium quickly approaches. Arizona renters owe at least \$178 million in back rent, and as many as 150,000 renters could be

evicted next month. Instead of allocating some of the nearly \$400 million left in the state's CARES Act funding to rental assistance, Governor Doug Ducey gave the money to state agencies for operating budgets.

Arizona state legislators sent a [letter to Governor Doug Ducey](#) urging him to reinstate the eviction moratorium, replenish the COVID-19 Rental Assistance Trust Fund with an additional \$10 million, and simplify the eligibility criteria for rental assistance and allow landlords to apply for assistance.

Arkansas

The [Arkansas Democrat-Gazette](#) reports that landlords and property managers filed 1,339 unlawful detainer lawsuits from September 1 to November 20. Housing experts in Arkansas are bracing for a spike in evictions and homelessness when the federal eviction moratorium expires at the end of the year. Many tenants do not know about the federal eviction moratorium or the steps they must take to be protected.

California

The [Daily Democrat](#) reports that Yolo County's Project Roomkey has provided approximately 533 individuals experiencing homelessness with 49,244 nights of shelter between March 16 and November 17. "In the midst of a pandemic, this project has been a shining example of what can occur when those most in need are supported through a collaborative effort from providers, cities, and the county," said Yolo County's Homeless Program Coordinator Nadia Waggener.

[Alameda County officials](#) are scrambling to move more than 1,200 people currently residing in hotels into permanent housing before Project Roomkey ends. Two people living and working in hotels report being recently told that the program is ending before January. "We are collaborating with the county on a possible extension of the timeframe, as well as identifying permanent housing for the residents of the hotels," said a spokesman for the City of Berkeley.

[Humboldt County](#) has benefited from California's Project Roomkey program, receiving at least two disbursements from the state. Project Roomkey funding has provided nearly 13,000 shelter nights to people experiencing homelessness in Eureka, Arcata, and Southern Humboldt.

[Mercury News](#) examines how the pandemic is changing how Bay Area communities are constructing homeless shelters. Cities and counties around the Bay Area are experimenting with tiny, modular apartments.

California Highway Patrol (CHP) officers [forcibly removed families experiencing homelessness](#) who were seeking shelter in vacant houses the night before Thanksgiving and amid a surge in COVID-19 cases.

Colorado

The [Denver Post](#) reports on advocates' concerns that Colorado will experience an increase in homelessness this upcoming winter as COVID-19 cases rise and eviction protections are due to expire. "When the federal moratorium lifts, I think we're going to see a huge wave of evictions," said Cathy Alderman of the Colorado Coalition for the Homeless. "It's going to be a flood of people entering homelessness."

Florida

An op-ed in the [Orlando Sentinel](#), written by an individual who has experienced eviction and homelessness, urges elected officials to recognize that homelessness is the most pressing issue facing Central Floridians today and take action to keep families housed.

The [Orlando Sentinel](#) editorial board urges Governor Ron DeSantis to reinstitute a statewide eviction moratorium that would remain in effect until Congress or the White House pass additional coronavirus relief.

According to the [Community Justice Project](#), about 2,500 evictions have been filed in Orange County since the CDC eviction moratorium went into effect in September.

Georgia

[WABE](#) reports that the administration of Atlanta Mayor Keisha Lance Bottoms is proposing reducing funding for an emergency COVID-19 rental assistance program by half – from \$22 million to \$11 million. Since the pandemic began, ten thousand eviction notices have been sent in Fulton County.

Idaho

In the past two weeks, COVID-19 has spread in two [Boise homeless shelters](#). Approximately 50 guests at Boise Rescue Mission have tested positive for the virus since the beginning of the year, with one guest and a staff member dying of COVID-19.

Illinois

An op-ed in the [Canton Daily Ledger](#) outlines the steps policymakers must take to ensure families stay stably housed. Legislators must include comprehensive housing assistance in the next COVID-19 relief package, including funding for non-congregate shelters, increased street outreach, and efforts to move individuals and families into permanent housing.

Kentucky

[Louisville officials and advocates](#) are concerned about an increase in evictions, homelessness, and COVID-19 cases if eviction moratoriums are not enacted or extended by the mayor, governor, or White House. Local organizations are urging Mayor Greg Fischer to enact an eviction moratorium for Jefferson County that would remain in effect until next year.

Louisiana

Louisiana landlords [filed a federal lawsuit](#) seeking to over the CDC eviction moratorium on November 12. Chambless Enterprises LLC and the Apartment Association of Louisiana filed their petition [against the CDC](#) and other federal officials in the U.S. District Court for the Western District of Louisiana.

Missouri

The [St. Louis Post-Dispatch](#) reports that the continuing spread of the coronavirus is complicating efforts to provide emergency overnight shelter for individuals experiencing homelessness this upcoming winter. The city has added 245 beds for people experiencing homelessness for a total of 2,400 city-supported beds, and an additional 170 beds are expected to be available in December.

New Jersey

The [Asbury Park Press](#) reports that the Jersey Shore is experiencing increases in homelessness amid the pandemic. The article lists various opportunities to support individuals experiencing homelessness in the region.

New Mexico

The [City of Albuquerque is establishing additional housing options](#) for people experiencing homelessness amid the ongoing pandemic. More than 630 people have been placed in emergency shelters, and four hotels are housing people experiencing homelessness who are elderly or have chronic conditions. A fifth hotel will open

on November 30 for at-risk populations like families and seniors who have not tested positive for the coronavirus.

New York

The [Wall Street Journal](#) reports that New York City advocates continue to urge city officials to place individuals experiencing homelessness in single-occupancy hotel rooms to prevent the spread of the coronavirus throughout the shelter system.

New York City marshals have begun executing the [first legal residential evictions](#) since the pandemic shuttered courts across the state in March.

North Carolina

[PACEM](#), a group that sets up temporary lodgings in various churches in Charlottesville and around Albemarle County during the winter months, is adjusting to the pandemic's impact on shelter space. While the pandemic has required the organization to reduce its capacity, local hotels are being used as non-congregate shelters for people experiencing homelessness.

Oregon

Oregon legislators allocated [\\$35 million](#) to convert hotels or motels into temporary housing for people experiencing homelessness. The application process opened on November 20.

Rhode Island

Crossroads Rhode Island opened an [emergency shelter](#) at a former YMCA building in Providence with 30 additional beds allowing for appropriate social distancing. Crossroads used COVID-19 relief funds to renovate the building, which has been vacant for the last two years.

Tennessee

[Housing experts in Chattanooga](#) are warning about an increase in homelessness when the eviction moratorium expires at the end of the year. Across Tennessee, there is a shortage of affordable and available homes for the lowest-income renters.

Texas

[Dallas County health officials](#) are investigating a coronavirus outbreak at a Stemmons Corridor homeless shelter after a shelter employee died from COVID-19 complications. Five employees and 10 residents at Union Gospel Mission Dallas tested positive for the virus as of November 18.

Virginia

[Valley Mission](#), the Shenandoah's longest operating private homeless shelters, reports that there have been positive COVID-19 cases within the shelter.

Washington, DC

Washington, D.C. Mayor Muriel Bowser announced a [\\$10 million fund](#) for [housing stabilization grants](#) to assist residents and affordable housing providers who have struggled to keep up with rent payments. The new grants, funded through the federal Coronavirus Relief Fund, will cover delinquent rent accrued from April 1.

[DCist](#) reports on the district’s new \$10 million rent relief program, funded through the CARES Act, that allows landlords to apply directly for aid. Most of the funds – \$9 million – will be for affordable housing projects. The remaining \$1 million is set aside for small landlords.

Washington

A [coalition of organizations](#) is rushing to place individuals experiencing homelessness into hotels directly from the street using federal CARES Act funding that expires at the end of the year. King County allocated \$4 million to the effort, called JustCARES, but the program is unlikely to spend the full amount before the deadline.

With federal relief money running out and Congress stalled on another stimulus package, Washington state lawmakers and housing officials [fear a wave of evictions](#) and an increase in homelessness in the coming months.

A dispute between King County government officials and Renton city leaders about a [Renton hotel](#) currently housing people experiencing homelessness has escalated. While county leaders state that housing nearly 250 formerly homeless individuals at the hotel has been critical to slowing the spread of coronavirus, city officials argue that it has increased crime in the area.

[Mary’s Place](#), a shelter in Seattle, is bracing for a rise in homelessness as the eviction moratorium nears its end. Mary’s Place started a rapid response fund as part of their annual “[No Child Sleeps Outside](#)” campaign to help families move quickly back into safe housing or remain housed during the pandemic.

Wisconsin

As temperatures in Wisconsin drop, state officials and homeless advocates are preparing for [increased demands](#) on shelters this winter. Between the pandemic, the expiration of the federal eviction moratorium, and dropping temperatures, shelters are anticipating a difficult winter.

Guidance

Department of Housing and Urban Development

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

[What to Do in a Shelter When Someone Shows COVID-19 Symptoms \(Spanish version\)](#)

[Facility Layout: You Know You’re Ready When You Have \(Spanish version\)](#)

[Cleaning Activities: You Know You’re Ready When You Have \(Spanish version\)](#)

[Help Stop the Spread of COVID-19 by Watching for These Possible Symptoms \(Spanish version\)](#)

National Health Care for the Homeless Council

[November 2020 Issue Brief: Ensuring Access to Care Through State Medicaid Telehealth Policies](#)

Additional Disaster Housing Recovery Updates - December 7, 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.

Learn more about the DHRC's policy recommendations [here](#).

Hurricanes Laura & Delta

The [Acadiana Advocate](#) reports that months after Hurricane Laura, more than 2,000 evacuees remain in hotels provided by the government. State and federal officials report it will likely be spring or summer of 2021 before all of the storm survivors are moved out of hotels.

[FEMA FAQ: Direct Housing Assistance for Hurricane Laura](#)

Hurricane Michael

The [Tallahassee Democrat](#) reports that in Calhoun County, about 100 children are still homeless two years after Hurricane Michael. Families have struggled to weather the pandemic while still trying to recover from the hurricane. Many families did not have insurance when the storm hit and did not receive sufficient money from FEMA to repair or rebuild their homes.

Wildfires in the West

California

The [Los Angeles Times](#) reports that while California has received more than \$1.3 billion in federal aid to rebuild after the 2017 wildfires, 2018 Camp fire in Butte County, and other disasters, survivors have yet to receive any assistance due to years-long federal and state bureaucratic delays.

[Wildfire survivors in California](#) counties approved for FEMA assistance have two weeks left to register for FEMA assistance. The deadline is December 16, 2020. FEMA announced that [additional disaster assistance](#) has been approved for nine California counties impacted by the September and October wildfires.

Oregon

Oregon legislators allocated [\\$30 million](#) to convert hotels and motels in eight wildfire-impacted counties into housing. Only 10 nonprofits or government agencies [applied](#) for the Project Turnkey funds by the November deadline. The foundation charged with distributing the money will continue to accept bids.

FEMA [announced](#) that while the deadline to apply for FEMA disaster assistance passed, some aid is still available for wildfire survivors in Oregon.

Coronavirus – Resource

National CAPACD Posts CDC Eviction Moratorium Tenant Declaration in 18 Asian American/Pacific Islander Languages

The National Coalition for Asian Pacific American Community Development (National CAPACD), in partnership with the [Alliance for Housing Justice](#), the [National Housing Law Project](#), and the [National Low Income Housing Coalition](#), recently posted the Centers for Disease Control and Prevention's (CDC's) National

Eviction Moratorium Declaration in [18 Asian American and Pacific Islander](#) (AAPI) languages so that AAPI community members can understand and benefit from the moratorium in order to stay housed for the time being. Tenants must submit the CDC declaration in order to avoid eviction because they cannot pay rent. The CDC issued an Order on September 4 establishing a temporary eviction moratorium, which ends on December 31, 2020.

Details and resources about the CDC temporary eviction moratorium are on NLIHC's [National Moratorium webpage](#). An advocate-produced fact sheet attached to the CDC declaration in [English](#) and 13 other languages is on NLIHC's [National Moratorium webpage](#), now along with the National CAPACD AAPI declaration translations. HUD has versions of the [declaration in 22 languages](#).

An infographic from National CAPACD in numerous AAPI languages is available at: <https://bit.ly/3okRECP>

Opportunity Starts at Home

Community Catalyst Urges Federal Action on Housing Instability & Medicaid Coverage

[Community Catalyst](#), a national advocacy organization working to build consumer and community leadership to transform the American health system, recently published an [issue brief](#) urging federal action on housing instability and Medicaid coverage. Because of pandemic-related economic shocks, people are more likely to experience unemployment and lose employer-sponsored health insurance, which then makes them newly eligible for Medicaid. Medicaid beneficiaries, as low-income earners, are especially susceptible to evictions as the CDC's federal eviction moratorium ends on December 31 and public health emergency protections expire.

To achieve equitable health care- and housing-based solutions, the brief recommends the following solutions:

- A national, uniform eviction moratorium
- \$100 billion in emergency rental assistance
- \$11.5 billion for homeless assistance
- 12-month continuous Medicaid eligibility
- Ex parte Medicaid renewals so that enrollees can continue coverage without having to submit additional forms or documents



Community Catalyst is a Steering Committee member of the *Opportunity Starts at Home* multi-sector affordable homes campaign. To read the issue brief, 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](#).

USDA

Rural Housing Service Sends Letter on VAWA Compliance to Multi-Family Housing Program Staff

The United States Department of Agriculture's (USDA's) Rural Housing Service (RHS) issued on November 23 an [Unnumbered Letter](#) providing guidance to RHS Multi-Family Housing program staff on complying with

the housing provisions of the Violence Against Women Act (VAWA). VAWA provides legal rights and protections for survivors of domestic violence, dating violence, sexual assault, and stalking.

Recognizing the key role housing plays in ensuring survivors' safety, VAWA's housing provisions prohibit certain federally assisted housing providers from denying potential tenants' residency or terminating current tenants' residency because of the violence committed against them. VAWA also establishes protections for survivors who are cohabitating with their abuser and in need of safe housing, including providing emergency transfers and bifurcating leases.

The letter reminds RHS Multi-Family Housing program staff of their obligation to follow VAWA protocol, to maintain strict confidentiality for tenants seeking VAWA protections, and provides best practices for staff working with survivors.

Read the RHS letter at: <https://tinyurl.com/y3dazx57>

HUD

HUD PIH Issues Remote Video HQS Inspection Guidance

HUD's Office of Public and Indian Housing (PIH) issued [Notice PIH 2020-31](#) on November 12 providing guidance on how public housing agencies (PHAs) can conduct Housing Quality Standards (HQS) inspections using Remote Video Inspections (RVIs). As the notice explains, with RVIs an HQS inspector performs an inspection from a remote location using video streaming technology with a person at the inspection site serving as a proxy. The proxy follows the direction of the HQS inspector throughout the entire inspection process. RVIs were introduced earlier in frequently asked questions (FAQs) PIH posted in the context of the coronavirus (see *Memo*, [6/8](#)).

If a PHA chooses to use RVI inspections, PIH recommends that the tenant or landlord or property manager attend the inspection. PHAs should notify a tenant that the HQS inspection will be conducted remotely, explain why RVI will be used, and provide a contact phone number and email for a tenant to ask questions or express concerns.

Prior to conducting an RVI, a PHA and relevant parties should agree to use RVI rather than on-site inspection by PHA staff. For an initial inspection of an unoccupied unit, this agreement is usually with the owner/landlord and does not include the household applying for a voucher because, according to PIH, a potential tenant may not have legal access yet. (Advocates think this is an unduly legal approach that limits an applicant's ability to assess the quality of a potential new home.) For a unit already occupied by a voucher household, the agreement is usually with the tenant or other adult household member. If an agreement cannot be reached, the PHA then follows the usual procedures for on-site inspections.

A proxy must be chosen to conduct the in-unit inspection. A proxy must be chosen by mutual consent among a PHA, landlord, and tenant. A proxy can be a landlord, property representative, tenant, or any adult associated with the tenancy. Proxies must be certified, which involves completing a free online Lead-based Paint Visual Assessment Training Course for properties built before 1978 where a child under six lives or will live. A proxy must also be able to determine whether there is smell of natural gas, Methane, or other noxious gas.

RVI entails the proxy remotely following the directions of the HQS inspector and streaming (not recording) the RVI. On the exterior, a proxy must examine all sides of a structure, including fences and outbuildings, visually examining paint conditions of all siding, trim, windows, porches, steps, columns, and any other painted areas. On the interior, a proxy must review each room separately and visually examine the paint conditions of walls,

ceilings, steps, floors, doors, door frames, and windows, including window troughs. For deteriorated paint (including cracked, chipped, or otherwise damaged paint), a proxy must document the amount of deterioration, indicating whether the scale is greater or less than the HUD de minimis amounts.

Notice PIH 2020-31 is at: <https://bit.ly/3g2yqyA>

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

More information about Lead Hazard Control and Healthy Housing is on [page 6-1](#) of NLIHC's *2020 Advocates' Guide*.

Department of Homeland Security

Appeals Court Halts DHS Public Charge Rule for Judicial Districts and States Represented in Case

In a 2-1 ruling, the U.S. Court of Appeals for the Ninth Circuit affirmed a decision made in the lower courts that granted a preliminary injunction in a multistate lawsuit against the Department of Homeland Security (DHS) Public Charge Rule (see *Memo*, [08/19/2019](#)) on December 2, 2020. The rule is now blocked from being implemented in states and districts under the jurisdiction of the Ninth Circuit Court of Appeals and in Maine, Oregon, Pennsylvania, and the District of Columbia.

Last year, the Ninth Circuit had halted preliminary injunctions on the DHS public charge rule granted in the District Court for the Northern District of California and the District Court for the Eastern District of Washington. Shortly thereafter, the plaintiffs appealed the decision. The judges reviewed the appeals through the following justifications:

I. Plaintiffs' Capacity to Maintain the Action

The plaintiffs had alleged that the public charge rule had would cause continuing financial harm, as lawful immigrants eligible for federal cash, food, and housing assistance withdraw from these programs and instead turn to state and local programs. When addressing if the injury was apparent or imminent, the judge's panel explained that:

- A. The Rule itself predicts a 2.5 percent decrease in enrollment in federal programs and a corresponding reduction in Medicaid payments of over one billion dollars per year;
- B. The Rule acknowledges that disenrollment will cause other indirect financial harm to state and local entities; and
- C. Declarations in the record show that such entities are already experiencing disenrollment.

The plaintiffs were also able to prove that the interests of the plaintiffs in preserving immigrants' access to supplemental benefits are within the zone of interests protected by the statute. Due to these findings, the judges determined that the district courts were correct that the plaintiffs were able to maintain this action.

II. Contrary to Law

DHS contended that the interpretation made in the public charge rule is a permissible interpretation of the statute. The plaintiffs maintain that the public charge rule violates the statute because the rule is not a reasonable interpretation of the meaning of "public charge" The judge's panel noted that the opinions of the Second Circuit and the Seventh Circuit, in affirming preliminary injunctions of the Rule, agreed that the

Rule's interpretation was outside any historically accepted or sensible understanding of the term. The panel concluded that the plaintiffs have demonstrated a high likelihood of success in showing that the public charge rule is inconsistent with any reasonable interpretation of the statutory public charge bar and therefore is contrary to law.

III. Arbitrary and Capricious

As part of an Administrative Procedures Act (APA) challenge, plaintiffs must prove that the rule is arbitrary and capricious in which a court can overturn agency rules if they find that underlying rationale or factual assertions to be unreasonable. The district courts ruled that the plaintiffs were likely to succeed in their contention of this rule. The plaintiffs argued that DHS failed the arbitrary-or-capricious test in three principal respects:

- A. Failed to adequately consider the financial effects of the Rule;
- B. Failed to address concerns about the Rule's effect on public safety, health, and nutrition, as well its effect on hospital resources and vaccination rates in the general population; and
- C. Failed to explain its abrupt change in policy from the 1999 Guidance.

The panel concluded that the DHS adopted the public charge rule without adequately taking into account its potential adverse effects on the public welfare, concluding that the promulgation of the rule was arbitrary and capricious as well as contrary to the law within the meaning of the APA.

IV. Remaining Injunction Factors

The panel explained that the plaintiffs had established that they likely are bearing and will continue to bear heavy financial costs because of the withdrawal of immigrants from federal assistance programs and consequent dependence on state and local programs. The panel also observed that the public interest in preventing contagion is particularly salient during the current global pandemic and noted the financial burdens on the plaintiffs and the adverse effects on the health and welfare of the immigrant as well as the general population.

V. Propriety of a Nationwide Injunction

The court concluded a nationwide injunction is not appropriate as the same issues regarding the validity of the rule that this lawsuit has brought up have been or are being litigated in multiple federal districts and circuit courts. The court thus vacated this portion of the order made by the District Court for the Eastern District of Washington, restricting the injunction to the aforementioned states and districts.

VI. Rehabilitation Act

Since the court has held that the public charge rule violated the APA, the ruling does not address the Rehabilitation Act.

The Ninth Circuit affirmed the order of the District Court for the Northern District of California and affirmed in part and vacated in part (vacating the nationwide injunction in justification V) the order of the District Court for the Eastern District of Washington.

In his dissenting opinion, Judge Van Dyke wrote that for reasons interpreted in the court's [December 2019 opinion](#) on the case, by the Fourth Circuit in an [August 2020 opinion](#), and by a dissenting opinion from the Seventh Circuit Judge in a [June 2020 opinion](#) (notably referring to the now, Supreme Court Justice Amy Coney Barrett), and what has been implied by the Supreme Court's multiple stays this year of injunctions identical to this ruling, he must dissent.

In a press release announcing the victory, California Attorney General Xavier Becerra said, “We applaud today’s decision blocking the Trump Administration from enforcing its immoral public charge rule while we make our case in court. As we continue to face an unprecedented economic and public health crisis, forcing hardworking families to choose between basic necessities and maintaining their immigration status is inhumane. Attacking the healthcare of even one community is an attack on us all. Today’s victory is critical, but the fight is not over. We won’t let the Trump Administration’s assault on our immigrant communities go unchecked.” Xavier Becerra was joined by Attorney Generals of Maine, Oregon, Pennsylvania, and the District of Columbia.

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

The preliminary injunction on the DOS Public Charge Rule remains in effect nationwide (see *Memo*, [08/03](#)).

NLIHC will continue to inform readers on the status of this litigation and the efforts across the nation to oppose the Public Charge Rule.

Read the decision by the United States Court of Appeals for the Ninth District at: <https://bit.ly/2VwNMIJ>

Read the press release from the Office of the Attorney General for California at: <https://bit.ly/3mAvIDe>

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

Research

Housing Assistance Improves Health and Well-Being, Reduces Returns to Homelessness

A working paper from a PhD candidate at the UCLA Department of Economics, “[Housing the Homeless: The Effect of Housing Assistance on Recidivism to Homelessness, Economic, and Social Outcomes](#),” finds that housing assistance for homeless individuals reduces the likelihood that they will become homeless again, reduces crime, increases employment, and improves health. A cost-benefit analysis shows that up to 80% of the costs of housing assistance are offset by these potential benefits within the first 18 months.

The author uses three sources to construct a dataset of homeless services provided and economic and social outcomes for individuals experiencing homelessness: 1) administrative records for individual intakes by homeless service providers throughout Los Angeles County from 2016 to 2018; 2) Homeless Management Information System (HMIS) data on all homeless services provided in the Los Angeles Continuum of Care between January 2010 and June 2019; and 3) data from the Enterprises Linkage Project (ELP) on service utilization patterns of people participating in social welfare programs. The ELP data includes records from the Departments of Health Services, Mental Health, Public Health, Public and Social Services, and the Probation and Sheriff Departments. The combination of records allows the author to analyze how many individuals experiencing homelessness received housing assistance and whether those receiving assistance subsequently needed fewer services or had different rates of involvement with the criminal justice system in the 18 months following their intake to the homeless support system. In this study, housing assistance includes emergency shelter, transitional housing, rapid rehousing, permanent supportive housing, and other permanent housing programs. The study uses a quasi-experimental research design to compare outcomes for individuals who received housing assistance with those who did not.

The author restricted analysis to 39,119 cases handled by case workers between 2016 and 2017, where the individuals were between the ages of 25 and 65 and not veterans. Among these cases, approximately 65%

received some form of assistance and about 50% received housing assistance. Among those that received housing assistance, 60% received temporary assistance and 40% received some type of permanent housing assistance. The median duration of housing assistance in the sample was 100 days.

The analysis found that housing assistance significantly discourages future returns to the homeless support system. After 18 months, individuals who receive assistance have more than a 20 percentage point reduction in recidivism. Individuals with substantial disabilities or who have been homeless for a long time, who are generally more likely to be prioritized for housing assistance, see a larger reduction in their probability of returning to the homeless support system when they receive assistance. Individuals who receive permanent housing assistance are 31 percentage points less likely to return to the homeless support system within 18 months compared to those who received no housing assistance, while individuals who received temporary housing assistance are only 2.3 percentage points less likely to return to the homeless support system within 18 months.

Housing assistance had several other positive social and economic effects. Individuals receiving assistance were 5.4 percentage points less likely to visit the emergency department in the subsequent 18 months. Housing assistance reduces the probability of receiving mental health services by 4.6 percentage points, and recipients spent 3 fewer days in inpatient care. Individuals who received housing assistance were 7.9 percentage points less likely to be charged with at least one crime, and they were charged with 0.4 fewer crimes during the 18-month period. Using self-reported employment and income data, the author finds a 26 percentage point increase in the probability of reporting non-zero income and a 24 percentage point increase in the probability of reporting employment.

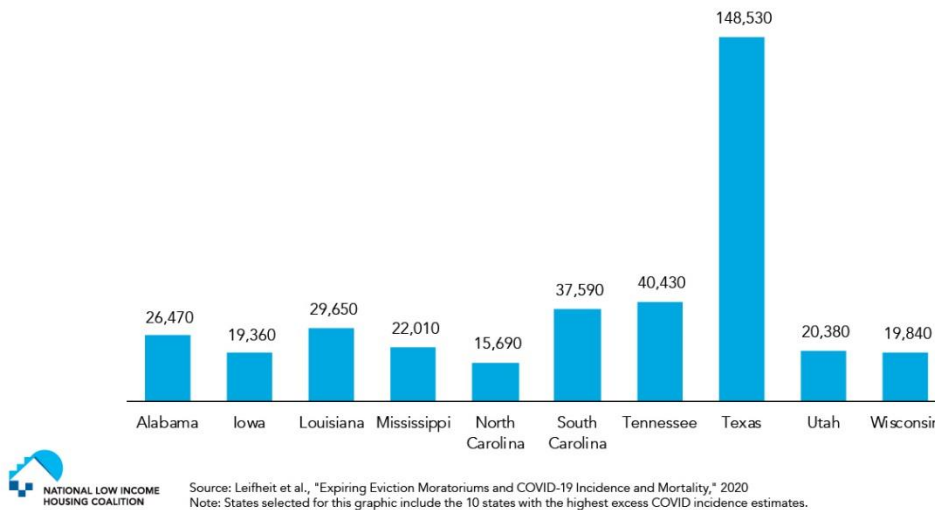
The author provides a cost-benefit analysis of housing assistance. The average cost of temporary housing assistance is \$5,095 and the average cost of permanent housing assistance is \$12,402. The benefits include reductions in spending for the homeless support system, the public health system, and criminal justice, as well as increases in taxes from increased employment. Overall, the paper finds a substantial portion of housing assistance costs are offset by savings to public agencies in the first 18 months following an intake. The savings are larger in permanent housing programs. This cost-benefit analysis does not consider the acquisition and construction costs for place-based housing assistance programs.

The paper can be found at: <https://bit.ly/35gQ2mX>

Fact of the Week

End of State Eviction Moratoriums Led to Hundreds of Thousands of Excess COVID Cases

Excess COVID Case Estimates Resulting from Lifted Eviction Moratoriums



Source: Leifheit et al., "Expiring Eviction Moratoriums and COVID-19 Incidence and Mortality, 2020.

NLIHC's 2021 Organizing Award

Nominate An Organization or Campaign for NLIHC's 2021 Organizing Awards Today!

NLIHC encourages affordable housing advocates to submit applications or nominations for the 2021 Annual Organizing Awards today! Two awards will be granted for achievements in expanding housing funding, renters' rights, combatting homelessness, and organizing low-income people. Applications/nominations can be made [here](#).

The NLIHC Organizing Awards recognize outstanding achievement during 2020 in statewide, regional, citywide, neighborhood, and/or resident organizing that furthers NLIHC's mission of achieving socially just public policy to ensure people with the lowest incomes in the U.S. have affordable and decent homes. Special consideration will be given to nominations that incorporate tenant- or resident-centered organizing. The awards will be featured at the NLIHC 2021 Virtual Housing Policy Forum being held in the spring of 2021.

Nominations for the awards are due by 5:00 pm E.T. on Friday, January 15, 2021.

An Organizing Awards Committee composed of NLIHC board members and previous award winners will determine this year's honorees. NLIHC will provide two representatives of each honored organization complimentary Forum registrations.

To be eligible, nominated organizations must be current NLIHC members. Organizations may self-nominate. NLIHC board members and Award Committee members may not nominate an organization with which they are employed or affiliated.

Questions? Please reach out to Olivia Arena at: oarena@nlihc.org

From the Field

Washington, D.C. Expands Rental Assistance and Hotel Sheltering as COVID-19 Cases Rise

As COVID-19 cases rise throughout the country, Washington D.C.'s Department of Human Services (DHS), under the leadership of Mayor Muriel Bowser, is expanding its Pandemic Emergency Program for Highly Vulnerable Individuals (PEP-V). PEP-V provides hotel accommodations for individuals experiencing homelessness who are at a greater risk for severe health complications from the virus that causes COVID-19, such as those who are elderly or those with prior medical conditions. The recent expansion of the PEP-V program adds 115 hotel rooms, bringing the total number to 417. Mayor Bowser also announced a new \$10 million investment for Housing Stabilization Grants and an additional \$4 million for the Coronavirus Housing Assistance Program.

Hotel Sheltering

DHS opened its first PEP-V site shortly after the public health emergency was declared in March, then more sites in July and October. According to DHS, the goal of the PEP-V program is to protect individuals most at risk of a COVID-related illness by using hotel rooms to reduce exposure to the virus. Every person receives a rapid COVID-19 test to ensure they are negative before moving to a PEP-V site. If the test result is positive, they are moved to a separate hotel reserved for isolation and quarantine. During their temporary stay, PEP-V guests have access to housing case managers, on-site primary health care and behavioral health services.

PEP-V guests are asked to meet with housing case managers weekly to develop a plan for permanent housing. For those needing assistance with bathing, toileting, dressing and other activities of daily living, clinicians provide connections to home health aides and other wrap-around health care for support during and after their PEP-V stay.

Since March, 488 people have stayed in hotels under this program and, as of November 20, 246 people were connected with permanent housing programs and 66 people exited to housing. In May, D.C. adjusted its system for coordinated entry to support connection to housing resources for people in PEP-V.

“In alignment with guidance provided by the CDC and local public health experts, the District has deployed multiple strategies to prevent COVID-19 exposure and care for those that contract the virus,” says Laura Zeilinger, Director of DHS. “Our emergency response actions have been inclusive and proactively taken into account the needs of residents who do not have a safe, stable place to call home. This has been possible through close partnership with our healthcare, shelter, and outreach providers and the leadership of our Continuum of Care. PEP-V has been a critical intervention in our COVID-response for a subset of residents with the highest risk factors.

The need for hotel accommodations is expected to increase as winter approaches. Currently, DHS plans to place 120 individuals a week through November and December. At this time, approximately 300 individuals have been referred to PEP-V by a homeless shelter, homeless outreach provider, or hospital, and approved by a clinician for PEP-V placement. DHS does not limit the amount of time an individual can stay in the PEP-V program, and the average length of stay has been 123 days. To expand the capacity of the program, DHS has adopted practices from other jurisdictions and introduced double occupancy, except in situations where medical considerations would make a roommate situation problematic. Some PEP-V clients have expressed some trepidation at double occupancy and to address the concern, DHS provides 30 days' notice to clients expected to have a roommate so they can discuss with a case manager their preferences and potentially accommodate requests to not have a roommate.

In addition to the PEP-V program, DHS created three Isolation and Quarantine (ISAQ) sites earlier this year. ISAQ sites are for individuals who are exposed to the coronavirus or have tested positive for COVID and

cannot isolate safely, such as those who rely on shelters. At its peak, ISAQ sites provided shelter for 360 individuals with 267 coming from shelters or who were unsheltered. As of the time of this article's publication, one ISAQ site remains open. 89 people are currently residing at this site, with 63 of those individuals experiencing homelessness.

While the program has had a positive impact in limiting the spread of coronavirus among the District's homeless neighbors, the operation of ISAQ and PEP-V sites are not without concerns. Early in the pandemic, [communications challenges](#) around how to access these sites, the ability to leave and come back to the site and how individuals in ISAQ sites fared were present. Individuals have also reported not being given information on the number of COVID cases in different shelters or if they have been exposed. DHS takes these concerns seriously and has improved communication to clients, homeless shelters and the community at large to clarify the difference between ISAQ and PEP-V, including the admission route to each and what individuals should expect during their stay.

D.C. housing advocates support the program and hope to see a continued response to housing insecurity and homelessness. "We support D.C.'s use of the PEP-V program to lessen COVID-19 transmission among community members experiencing homelessness," said Miriam's Kitchen Advocate and Organizer, Jesse Rabinowitz. "Housing is essential for our collective health and this is doubly true for our neighbors living without housing. We strongly encourage DHS to continue to expand PEP-V to ensure all those who qualify are able to access safe, socially distant shelter. Finally, we must remember that shelter, while important in the short-term does not end homelessness. As such, we implore Mayor Bowser and the DC Council to increase funding for housing to end homelessness. Clients in PEP-V have been matched to housing vouchers quickly and efficiently. It is our hope that DC continues at this pace until all our neighbors have the housing they need to thrive."

The D.C. Department of Health conducts contact tracing for every positive COVID-19 case, notifies individuals (including those residing in shelter) if they were a close contact with a positive case, and then partners with DHS to transfer the exposed individual to an ISAQ site to quarantine and isolate. DHS staff routinely visit homeless shelters to share information about PEP-V, and DHS facilitates a bi-weekly call to keep the community abreast of [DHS's modified operations](#) during the public health emergency, which include status updates on ISAQ and PEP-V.

With winter approaching, and cases rising across the country, housing advocates and government officials continue their work to find safe and creative solutions to ensure individuals experiencing homelessness are protected from being exposed to both coronavirus and the weather. D.C.'s attempt to move away from congregate sheltering is encouraging and hopefully other localities will follow suit.

Rental Assistance

The District has also recently expanded their rental assistance programs. Mayor Bowser announced a new \$10 million investment in Housing Stabilization Grants which will utilize CARES Act funds to cover rent arrears which have accrued between April 1, 2020 and November 30, 2020. The Housing Stabilization Grants program will pay up to 80 percent of the rent arrears, or up to \$2,000 in assistance, with the requirement that the landlord forgive the remainder of the arrearages as well as any late fees, accrued interest, or penalties. Two groups of housing providers are eligible for assistance: 1) housing providers who fall within the District's portfolio of income restricted affordable housing projects which are financed by the Housing Production Trust Fund, Low Income Housing Tax Credits, or other local and federal affordable housing subsidies; and 2) small housing providers who own 20 units or fewer.

The director of the Department of Housing and Community Development, Polly Donaldson, said that this program will help tenants stay in their homes and is a response, in part, to small landlords who petitioned the

city for the ability to apply for assistance on behalf of their tenants. However, the application window is short. Applications will be accepted on a rolling basis from December 1 until close of business on December 11.

In addition to the new Housing Stability Grants, Mayor Bowser announced that an additional \$4 million in CARES Act Community Development Block Grant Funds (CDBG) will be directed to the District's Coronavirus Housing Assistance Program (CHAP). This additional allocation will bring the program's total to \$10.2 million and, starting in January, will allow landlords to apply for assistance on behalf of their tenants. CHAP is an income targeted rental assistance program and allows for tenants who earn 80 percent of the Median Family Income.

For more information on the Housing Provider Rental Assistance funds, visit: <https://coronavirus.dc.gov/rent>

EVENTS

Tenant Talk Live! How Tenants Can Use NLIHC's Gap Report in Their Advocacy Work

[Join](#) resident leaders and NLIHC staff for the next *Tenant Talk Live!* webinar. NLIHC Research Analyst Dan Threet will provide an overview of how low-income residents and low-income resident advocates can use data from [NLIHC's Gap report](#) in their advocacy. This is especially important as advocates engage with newly elected government officials at various levels. The next *Tenant Talk Live!* will take place today at 6 pm ET (5 pm CT, 4 pm MT, 3 pm PT). Register at: <https://bit.ly/3dNekGP>



NLIHC Research Analyst Dan Threet

The most recent episode of *Tenant Talk Live!* included last minute election information for low-income residents. Watch the recording at: <https://bit.ly/3qunSx9>

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

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

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

NHLP to Hold December 16 Webinar on Rights of Domestic Violence Survivors during and after the Pandemic

The National Housing Law Project (NHLP) will hold a webinar discussing the housing rights of domestic violence survivors during and after the coronavirus pandemic. The webinar will be held on Wednesday, December 16 at 2 pm ET. Register for the free webinar at <https://bit.ly/3mwX797>

Localities have reported increases in domestic violence during shelter-in-place orders, and as always, housing stability remains crucial for survivors needing safety. To prevent the spread of COVID-19, states, localities, and the federal government have taken steps to protect renters from eviction in order to help slow COVID-19 transmission. However, these actions have thus far not forgiven rent owed, leaving renters with potentially large amounts of back rent.

Webinar presenters will be Renee Williams and Mariel Block from NHLP, who will address various topics, including: how domestic violence survivors living in federally assisted housing can continue exercising Violence Against Women Act (VAWA) housing protections during the pandemic; what coronavirus eviction protections are in place; and best practices for advocates working with survivors regarding payment of rent during the pandemic.

Join NLIHC and Community Solutions' Webinar on Preventing Housing Instability During COVID-19 on December 16 at 3 pm (ET)

[Join](#) a webinar, co-hosted by NLIHC and Community Solutions, on Wednesday, December 16 at 3 pm (ET) to learn more about preventing evictions and their negative impacts on communities during the pandemic. A panel of experts will discuss the framework for an equitable response to COVID-19, the effectiveness of current eviction moratoriums, and the landscape of emergency rental assistance programs. Speakers include:

- Emily Benfer, Professor, Wake Forest Law School
- Rebecca Yae, Senior Research Analyst, NLIHC
- Vincent Reina, Assistant Professor, University of Pennsylvania
- National Innovation Service
- City of Los Angeles, Office of Mayor Eric Garcetti

Register for the webinar [here](#).

NLIHC NEWS

NLIHC Seeks Winter/Spring Intern for Graphic Design/Communications

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

Position description:

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 intern is expected to work 25 hours a week. NLIHC provides a modest stipend.

A cover letter, resume, writing sample, and examples of your graphic design work are required for consideration.

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

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 in the News

NLIHC in the News for the Weeks of November 22 and November 29

The following are some of the news stories that NLIHC contributed to during the weeks of November 22 and November 29:

- “California got \$1.3 billion in wildfire relief. Victims have received nothing, prompting outrage,” *LA Times*, December 1 at: <https://tinyurl.com/yxuw57ht>
- “Despite federal ban, renters still being evicted amid virus,” *The Washington Post*, November 29 at: <https://tinyurl.com/y4ybcuff>
- “Will you get a second stimulus check by December 31?,” *CBS News*, December 4 at: <https://tinyurl.com/y2zlr6yd>
- “In many cities, climate change will flood affordable housing,” *Bloomberg News*, December 1 at: <https://tinyurl.com/yyd75w6o>
- “As some pandemic aid ends, what's next for hurting Americans,” *U.S. News & World Report*, December 3 at: <https://tinyurl.com/y5bkvo5o>

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