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Point of View – By Diane Yentel, NLIHC President and CEO

Preventing Catastrophe

Congress is negotiating a COVID relief package that, if done right, could prevent an historic eviction crisis during a surge in COVID-19 this winter. If done wrong, or not at all, [tens of millions of people could lose their homes](#). [Many will die](#), [government spending will increase](#) and the [ripple effects of eviction](#) will harm families, children and communities for years. This tragic outcome is preventable, but only if Congress acts with urgency and determination. The bipartisan bill currently being negotiated must include significant rental assistance targeted to those most in need, protections from eviction and resources to keep people experiencing homelessness safe.

Before the pandemic, [eight million](#) of the lowest-income renter households paid more than half of their limited incomes on rent each month. With so little cushion, any financial shock such as a broken-down car, a sick child, or a missed day of work could cause them to fall behind on rent and face eviction and, in worst cases, homelessness. Gaping holes in our social safety net leave [three in four households](#) in need of housing assistance to fend for themselves; only the lucky 25% who win our country's housing lottery get the help they need. Because of systemic racism in housing and other sectors, people of color are most harmed. Black, Latino, and Native households are more likely than white households to have extremely low incomes, to be housing cost-burdened and at risk of eviction, and to experience homelessness.

COVID-19 and its financial fallout has revealed and exacerbated these challenges. Nearly [one in five renters](#) have fallen behind on their rent during the pandemic. Others have scraped together whatever they could to make rent each month, using now-expired expanded unemployment benefits, one-time stimulus check, [or credit cards](#), amassing a debt they can never repay. Many forgo other necessities, like food. As a result, [food banks are struggling with overwhelming demand](#) and families are hungry. [State and local rental assistance programs](#) are overwhelmed by the need; thirty percent of programs have run out of funding, some in as little as [90 minutes](#) or a few days.

The eviction moratorium issued by the Centers for Disease Control and Prevention (CDC) extends vital protections to renters and has [helped keep stably housed](#) millions of people who otherwise would have been evicted. But it has significant shortcomings that undermine its intended public health protections, and it expires on December 31. At that time, renters will fall off a financial cliff when an [estimated \\$34 billion](#) to [\\$70 billion](#) in back rent becomes due. Without federal intervention [30 to 40 million people in up to 17 million households](#), predominantly Black and Latino families, could lose their homes this winter.

Evictions put lives at risk and strain our already overstretched public health systems. When America's lowest-income renters lose their homes, they have few options available to them. Most double or triple up with other families in overcrowded homes, some resort to sleeping in encampments or congregate shelters. It becomes more difficult for them to practice social distancing or to self-quarantine after exposure to COVID-19. Recent research underscores the consequences: expiring eviction moratoriums throughout the pandemic have already led to more than [400,000 additional COVID-19 cases and nearly 11,000 additional deaths](#).

This crisis is as preventable as it was predictable, but only if Congress acts with urgency and precision. Congress must immediately enact a long-overdue COVID relief package that includes resources and protections to address the health and housing needs of people experiencing homelessness and America's lowest-income renters. The bipartisan plan being considered includes \$25 billion for emergency rental assistance. While this amount is inadequate to meet the overall need, it is an important and urgently needed first step. These scarce resources must be carefully targeted to those most in need and at greatest risk of eviction and paired with an extension of the CDC eviction moratorium to ensure evictions don't proceed before assistance reaches renters.

Congress also must include funding to respond to and prevent coronavirus outbreaks among people experiencing homelessness.

Without immediate action, tens of millions of people could lose their homes this winter. The consequences will be catastrophic: to children, families, communities, and to our country's ability to contain the pandemic. When our collective health depends on our ability to stay in our home, we all have a stake in ensuring tens of millions of renters don't lose theirs.



Take Action

Coronavirus, Disasters, Housing, and Homelessness

Bipartisan Negotiators Reach Agreement on Bifurcated Coronavirus Relief Package

Bipartisan negotiators reached an agreement over the weekend on a coronavirus relief package that would provide desperately needed assistance to struggling households. Rather than one large spending bill, negotiators agreed to introduce two separate bills. The first will total \$748 billion and includes \$25 billion in rental assistance, a boost to unemployment insurance, small business relief, additional funding for education, and funds for vaccine distribution. The second bill includes \$160 billion in aid to state and local governments and business liability waivers, two provisions that have stalled negotiations for days. Both bills are expected to be unveiled today (December 14) and may be attached to an appropriations package at the end of this week.

The broad bipartisan framework gained traction in Congress last week. While House Speaker Nancy Pelosi (D-CA) and Senate Minority Leader Chuck Schumer (D-NY) both agreed the framework would provide a new baseline for negotiations, Senate Majority Leader Mitch McConnell (R-KY) remains reluctant to consider the legislation.

The White House released on December 8 their own \$916 billion relief proposal that contained both funding for state and local governments and liability protections for businesses. The proposal also included another round of stimulus checks, this time offering \$600 per eligible adult and \$1,200 per eligible couple, financed by shifting \$140 billion away from the \$180 billion in enhanced unemployment benefits included in the bipartisan package. The proposal was immediately rejected by Speaker Pelosi and Leader Schumer, who called the plan to cut funding to unemployment insurance "unacceptable."

Last week, Congress also passed, and President Trump signed, a continuing resolution (CR), extending federal funding another week and buying Congress additional time to reach a deal on both a coronavirus relief package and an appropriations package for fiscal year (FY) 2021. Appropriators in the House and Senate are reportedly wrapping up negotiations on the \$1.4 trillion spending bill for FY21, and have until December 18 to pass a final bill, enact another CR, or face a government shutdown over the holidays.

NLIHC is urging advocates to contact their members of Congress today to demand the final coronavirus relief 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;

- An extension of the CDC moratorium; 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>

View the outline of the bipartisan proposal at: <https://tinyurl.com/y259k7a3>

NLIHC and DHRC Submit Memo to President-Elect Biden's Transition Team on Pandemic and Disaster Recovery Recommendations

NLIHC and the NLIHC-led Disaster Housing Recovery Coalition (DHRC) sent a [memorandum](#) to President-elect Joe Biden and his transition team on December 10 outlining steps the Federal Emergency Management Agency (FEMA) can take in the Biden administration to meet the immediate housing needs of people experiencing homelessness during the pandemic and redesign our federal disaster housing recovery framework to address and prioritize the needs of the lowest-income and most marginalized survivors.

The DHRC is a group of more than 850 local, state, and national organizations, including many working directly with disaster-impacted communities and with first-hand experience recovering after disasters, that works to ensure a complete and equitable housing recovery for the lowest-income and most marginalized households, including people of color, seniors, people with disabilities, people experiencing homelessness, people with limited English proficiency, and other individuals and their communities.

The ongoing COVID-19 pandemic has underscored the inextricable connection between housing and health, the deep inequities in our nation's disaster housing response and recovery system, and the urgent need for reform. Decades of systemic racism have resulted in the pandemic and housing crisis disproportionately harming Black, Latino, and Native people. With President-elect Biden's leadership, however, our country can meet the urgent housing needs of the lowest-income and most marginalized individuals during and beyond the COVID-19 pandemic and reform federal disaster response and recovery efforts to be inclusive and intersectional.

The NLIHC-led DHRC looks forward to working with the Biden administration and Congress to ensure that federal responses to the pandemic and natural disasters are fair and equitable. In the memorandum to the transition team, the DHRC provides our recommendations on steps President-elect Biden and his pick to lead FEMA can take to address the urgent need for coronavirus-related emergency housing and homelessness resources and move toward a new federal disaster housing response and recovery framework centered on the needs of the lowest-income and most marginalized survivors and their communities.

Read DHRC's "Memo to President-Elect Biden's Transition Team" at: <https://bit.ly/3m9tOZ1>

Service Coordinators Report Significant COVID-Related Service Disruptions for Older Adults in Publicly Funded Housing

A [survey](#) of service coordinators working with older adults in publicly funded housing identified unique challenges they have faced in adapting to COVID-19. The survey, conducted by the Joint Center for Housing

Studies (JCHS), found that disruptions to professional care may affect older residents' physical and mental health. Respondents identified new problems for residents with transportation, acquisition of groceries and medication, communication with service providers, and social life.

JCHS and the American Association of Service Coordinators disseminated an online survey from June to July 2020 to 3,500 service coordinators across the country. The survey received 1,175 responses. In communities with older adults, service coordinators offer programs to increase resident self-sufficiency, physical security, social connections, and long-term community-based supportive services. Most respondents (69%) work for one property, and on average they each support 163 residents. Their properties rely on various subsidies: 25% were public housing, 38% received Section 202 funding, and 42% accepted Housing Choice Voucher Program Section 8 waivers. Roughly 79% of the residents with whom these service coordinators work are at least 62 years old.

As of July 2020, approximately one-third of respondents were already aware of at least one resident in their property who had tested positive for COVID-19, and rates were highest in public housing properties. Since COVID-19 testing was conducted offsite for 77% of these properties, service coordinators had to work with local clinics to facilitate resident transportation to testing sites.

Access to personal care assistance was limited by the pandemic. Respondents reported that before March about half of the residents with whom they worked regularly required in-person assistance to accomplish household tasks like laundry or housekeeping, and 32% needed personal care assistance to meet daily needs like dressing. These services were disrupted when access to the properties had to be limited, and many service coordinators reported having to fill gaps in those services. Forty-six percent of respondents said they needed to spend more time coordinating with residents' family and informal supports, and 34% said they were spending more time coordinating with formal healthcare providers.

Service coordinators estimated that 40% of residents in their properties did not have the food, medicine, or household supplies they needed to isolate for a week. Service coordinators accordingly spent much more time procuring and distributing food, medicine, and household goods to residents than before the pandemic. Seventy-eight percent of respondents said they were spending more time helping residents purchase food, in part because many residents required assistance with online orders. Only 38% of residents had both Internet access and a computer or tablet.

Communication strategies also had to adapt. While service coordinators had relied on spontaneous face-to-face communication with residents before the pandemic, many coordinators had to shift to telephone calls for wellness checks and written notices like newsletters delivered to residents' doors.

Social distancing affected older residents' opportunities for social interaction more generally. Seventy-four percent of service coordinators noticed more loneliness or anxiety among residents. They increased referrals to professional mental health providers and crisis lines. In response, many service coordinators planned new social services. Coordinators reported planning activities that allowed asynchronous movement through the property (e.g., scavenger hunts), activities that could be structured around social distancing (e.g., bingo or music performances in hallway spaces), and activities to add novelty and variety to the environment (e.g., door-decorating contests).

Service coordinators reported numerous outstanding needs for their residents. They cited a need for more counseling, therapy, and support from mental health experts; help meeting residents' need for social support; and partnerships to address resident needs for food, PPE, or technology.

The full report can be found at: <https://bit.ly/3qDPvEa>

New Tools Released for the Framework for an Equitable COVID-19 Homelessness Response

National Innovation Service (NIS) released on December 8 a series of [Equity-Based Decision-Making Assessments](#) as part of the [Framework for an Equitable COVID-19 Homelessness Response](#) (see *Memo*, 6/15). The assessments build upon the *Framework* and cover three core functions of the homelessness services system: policy decisions and strategy, business operations, and hiring operations.

Under each function is a number of short assessments that service providers can use to help evaluate and improve equity practices. The assessments are designed so that service providers can use a recent policy or decision as a reference point and offers recommendations on how future decisions might better incorporate an equity lens.

Access the Equity-Based Decision-Making Assessments at: <https://tinyurl.com/y4rxm4jc>

Access the *Framework for an Equitable COVID-19 Homelessness Response* at: <https://housingequityframework.org/>

Coronavirus, Disasters, Housing, and Homelessness – HUD

HUD's HOME Program Revises Tenant-Based Rental Assistance Waivers

HUD's Office of Affordable Housing Programs, which administers the HOME Investment Partnership (HOME) program, issued a [Memorandum on December 4](#) revising and extending an April 10 Memorandum containing waivers pertaining to the HOME program's Tenant-Based Rental Assistance (TBRA) option. The April 10 "TBRA Memo" (see *Memo*, 4/20) explained that the waivers were intended to enable HOME participating jurisdictions (PJs) to use TBRA to meet urgent housing assistance needs for households experiencing financial hardship due to the coronavirus pandemic. The December 4 Memorandum extends all statutory suspensions and regulatory waivers outlined in the April TBRA Memo from December 31, 2020 to September 30, 2021.

The December 4 Memorandum also revises or clarifies five of the earlier waivers. Four are highlighted here:

- PJs are now allowed to pay past-due rent and fees, including any late fees, as well as pay past-due utility costs, late fees associated with overdue utilities, and costs to restore utility service. Costs were incurred on or after January 27, 2020 through September 30, 2021 may be covered.
- The April TBRA waiver pertaining to Housing Quality Standards (HQS) allowed a household to be assisted without a PJ requiring an initial HQS inspection. The December waiver adds that if a PJ continues to provide TBRA to a household beyond September 30, 2021, the PJ must conduct an HQS inspection before executing a new rental assistance contract.
- Similarly, while the April TBRA waiver eliminated the requirement that a PJ conduct an annual HQS inspection during the waiver period, the December waiver requires housing that continues to be occupied by households with TBRA assistance after September 30, 2021 to undergo an HQS inspection before a new TBRA contract is executed.
- The April TBRA waiver allowed a household to self-certify their income in order to be eligible to receive TBRA assistance. HUD is modifying that waiver to clarify that two pandemic-related income sources are not to be included in a household's income self-certification: Federal Pandemic Unemployment Compensation FPUC, (a CARES Act program that provided people receiving regular unemployment assistance an additional \$600 in federal benefits each week for 18 weeks up to July 31) and Lost Wages Supplemental Payment Assistance (the extra unemployment assistance of \$300 per week plus \$100 per week if a person's state provided a 25% match).

The December 4 TBRA waiver Memorandum is at: <https://bit.ly/2IveyIe>

More information about the HOME program is on [page 5-5](#) of NLIHC's *2020 Advocates' Guide*.

HUD Revises Overall HOME Program Waivers

HUD's Office of Affordable Housing Programs, which administers the HOME Investment Partnership (HOME) program, issued a [Memorandum on December 4](#) revising and extending an April 10 Memorandum that provided a number of waivers to HOME regulations in order to address immediate housing needs and to prevent the spread of the coronavirus (see *Memo*, [4/20](#)).

The December 4 Memorandum extends all statutory suspensions and regulatory waivers outlined in the April Memorandum from December 31, 2020 to September 30, 2021. It also provides a new waiver of the maximum per unit subsidy limit as well as a new waiver of the income documentation requirement for owners of a HOME projects in the sixth year of the affordability period.

In addition, the December 4 Memorandum revises several of the waivers provided in the April Memorandum, including:

- Waiving the requirements for initial and annual Housing Quality Standard (HQS) inspection of units occupied by tenants assisted with HOME Tenant-Based Rental Assistance (TBRA) (see a companion article in this issue of *Memo* discussing a separate December 4 Memorandum devoted solely to TBRA)
- Excluding from a household's income self-certification, Federal Pandemic Unemployment Compensation FPUC, (a CARES Act program that provided people receiving regular unemployment assistance an additional \$600 in federal benefits each week for 18 weeks up to July 31) and Lost Wages Supplemental Payment Assistance (the extra unemployment assistance of \$300 per week plus \$100 per week if a person's state provided a 25% match)
- Prohibiting HOME project owners receiving HOME operating reserve assistance from also collecting rent from tenants in HOME-assisted units to cover the same costs paid with the HOME funds

The December 4 Memorandum also expands the waiver that permits participating jurisdictions to use HOME funds for operating reserve assistance for troubled HOME projects in order to extend the availability of HOME funds to additional HOME-assisted rental projects.

The December 4 Memorandum is at: <https://bit.ly/3m28jcL>

More information about the HOME program is on [page 5-5](#) of NLIHC's *2020 Advocates' Guide*.

HUD's CPD Adds Guidance on Using CDBG-CV to Make Emergency Utility Payments

HUD's Office of Community Planning and Development (CPD) posted a single "[Q&A](#)" on December 7 explaining how Community Development Block Grant-Coronavirus (CDBG-CV) funds may be used to make emergency utility payments to a public utility provider on behalf of a household.

The one-page item goes into technical detail about the cost principles of a HUD rule that applies to all HUD programs (2 CFR part 200). In short, a utility owned by a city or county receiving CDBG-CV (a grantee) must ensure that the per unit cost of delivering a utility to a household is reasonable. If a grantee-owned utility does not have an excess of revenue over expenses (does not make a profit), a fee billed to a household may be used

to support the “reasonableness test” and CDBG-CV may be provided to the publicly owned utility on behalf of a household unable to pay the utility due to the coronavirus.

If a utility is operated in a manner that is intended to earn a profit, the grantee must calculate the per unit cost for residential customers based on the actual costs of providing the service and an allocation base that results in an equitable allocation to the grant.

The Q&A fails to remind the reader that a CPD waiver allows a household to receive emergency utility assistance for up to six consecutive months (up from the previous cap of three months).

The Q&A is at: <https://bit.ly/3m0qcIG>

HUD’s CPD Announces CDBG Duplication of Benefits Quick Guide

HUD’s Office of Community Planning and Development (CPD) sent a HUD Exchange email on December 4 announcing a [Duplication of Benefits Quick Guide](#) for Community Development Block Grant-Coronavirus (CDBG-CV) fund grantees. The Quick Guide is not on the [CDBG-CV webpage](#), but is on the [HUD Exchange CDBG COVID-19 webpage](#).

The Quick Guide includes little new information, instead mostly reiterating information already provided in CDBG-CV Fact Sheets (see *Memo*, [7/20](#)), Memorandum (see *Memo* [8/3](#)), and a waiver notice (see *Memo*, [8/17](#)). The Quick Guide does offer two examples, one of which uses CDBG-CV for emergency rental assistance to cover three months of rent arrears and two months of current and future rent.

The CARES Act requires CDBG-CV comply with a duplication of benefits (DOB) analysis. A DOB occurs when a person, household, business, government, or other entity receives financial assistance from multiple sources for the same purpose, and the total assistance received for that purpose is more than the total need for assistance.

To comply with DOB requirements, grantees (cities, counties, and states receiving CDBG-CV) must require any person or entity receiving CDBG-CV assistance (including subrecipients and direct beneficiaries) to agree to repay assistance that is determined to be duplicative. This may be documented through a subrogation agreement or similar clause in an agreement with a person or entity. A grantee should establish a protocol to monitor compliance based on the risk of duplication of benefits for each activity.

In addition, grantees must have a method of assessing whether the use of the funds will duplicate financial assistance that is already received or is likely to be received (such as insurance proceeds) by acting reasonably to evaluate the need and the resources available to meet that need. Grantees should evaluate current programs available at the local, county, state, and federal level as well as current and anticipated non-governmental assistance from nonprofits or faith-based groups and establish lines of communication for preventing duplication of benefits. CPD encourages grantees to target CDBG-CV activities to address unmet needs and gaps to reduce the risk of duplication of benefits.

For grantees that have experience with CDBG-Disaster Recovery (CDBG-DR) funds after natural disasters such as a hurricane, flood, or wildfire, CPD clarifies that CDBG-CV grantees do not need to follow a statutory “Order of Assistance” for delivery of different federal and non-federal programs. This means that grantees do not need to validate whether other funding sources are available or will be available before allocating CDBG-CV assistance (as opposed to CDBG-DR, which generally requires a grantee to check to see whether FEMA assistance was provided before making an award).

The CDBG-CV Quick Guide is at: <https://bit.ly/3gu4pby>

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 14) national call on coronavirus, disasters, housing, and homelessness at 2:30-4 pm ET. We will discuss the evolving negotiations in Congress on a coronavirus relief package and the urgent need for advocates to make a final push to secure #RentReliefNow. We will hear from Mark Zandi of Moody’s Analytics about estimates of back rent owed and the need for emergency rental assistance, learn about a new tool for equitable COVID-19 homelessness response, 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 December 7 National Call on “Coronavirus, Disasters, Housing, and Homelessness”

During the most recent national call on [coronavirus, disasters, housing, and homelessness](#), we shared information on the state of coronavirus relief negotiations, heard about the impact of COVID-19 on Black women, and discussed the barriers evictions place on future housing opportunities. We also received field updates from advocates in Maryland.

NLIHC’s Sarah Saadian shared updates from the Hill on the state of a coronavirus relief bill and the [latest relief proposal](#). In addition to funding for rental and homelessness assistance, NLIHC is [advocating for the CDC to extend its eviction moratorium](#) and for Congress to pass a statutory moratorium to ensure the strongest possible eviction protections for renters.

Karma Cottman from [Ujima, the National Center on Violence Against Women in the Black Community](#) discussed the disparate impact of COVID-19 on Black women. The increased isolation resulting from stay-at-home orders has exacerbated the unique challenges of addressing domestic violence and sexual assault within communities of color, who are often marginalized in systemic and service responses. Lack of access to safe and affordable housing disparately impacts survivors who are women of color, who experience higher rates of homelessness as a result of abuse.

Rasheedah Phillips from [Community Legal Services of Philadelphia](#) shared the organization’s new report, [“Breaking the Record: Dismantling the Barriers Eviction Records Place on Housing Opportunities.”](#) To combat the disparate impact of eviction records on households of color, Community Legal Services of Philadelphia suggests passing state legislation to seal records and enacting other court policies that seal or restrict access to eviction records. The organization also recommends passing local protections restricting the use of eviction records in rental decisions, banning the use of blanket ban policies, and expanding agreement options for tenants in landlord-tenant court.

Miranda Darden Willems of the [Maryland Affordable Housing Coalition](#) discussed the state’s efforts to prevent evictions and provide rental relief funds.

NLIHC hosts national calls on coronavirus, disasters, housing, and homelessness every week. On today's call, we will discuss new estimates of the amount of back rent accrued because of the pandemic, share new resources from the *Framework for an Equitable COVID-19 Homelessness Response*, get updates from the field, and more. Register for today's call (Monday, December 14 at 2:30 pm ET) at: <https://tinyurl.com/ru73qan>

Watch a recording of the December 7 call at: tinyurl.com/y5k7btc4

Access presentation slides at: tinyurl.com/y56w49bl

Additional Coronavirus Updates – December 14, 2020

TAG: Disaster Recovery, Coronavirus Keywords: Covid-19, coronavirus, updates, state, local, news

National Updates

Reporting

The [Washington Post](#) reports on the federal stimulus benefits that will expire this month, noting that millions of Americans will lose unemployment benefits, access to paid sick leave, and protections against evictions. “The only thing that remains between the renter and being kicked out on the street is expiring on December 31,” said NLIHC President and CEO Diane Yentel.

[Common Dreams](#) reports Moody's Analytics estimates that renters will owe up to \$70 billion in back rent when the federal eviction moratorium expires at the end of December. The article highlights NLIHC's Diane Yentel's calls for Congress to provide rent relief and extend the federal eviction moratorium.

[CNBC](#) examines why tens of thousands of evictions have occurred despite the federal eviction moratorium. “The CDC or Department of Justice isn't enforcing the moratorium the way they should be. It allows landlords to move forward wrongfully, without consequence,” said NLIHC Vice President of Public Policy Sarah Saadian.

The [Center for Public Integrity](#) discusses the impending eviction crisis, noting that millions of renters are on the brink of eviction and financial ruin. The article highlights the millions of dollars renters owe in back rent. “This is debt that renters will never be able to afford to pay off,” said NLIHC's Sarah Saadian.

[ABC News](#) reports on the looming eviction crisis, highlighting [NLIHC research](#) estimating that 6.7 million renter households are unable to pay their rent and will be at risk of eviction. An *ABC News* analysis found that during the pandemic, the rate of evictions in majority Black and Latino neighborhoods has been twice that of mostly white neighborhoods.

The [Washington Post](#) reports on economists' warnings that many unemployed families will be unable to pay rent and utilities without additional stimulus aid from Congress. According to Moody's Analytics, renters will owe up to \$70 billion in back rent when the federal eviction moratorium expires on December 31.

[NBC News](#) reports on the challenges facing homeless shelters this winter amid the ongoing pandemic. Advocates are concerned that the coming winter and expiration of the CDC eviction moratorium will further strain our country's overstretched shelter system.

Ted Koppel of [CBS News](#) spoke with Matthew Desmond, Pulitzer Prize-winning author and principal investigator of the Eviction Lab, about COVID-19 and the impending eviction crisis. “Ten million people have

lost their jobs, rents have continued,” said Desmond, “and we're seeing millions of people at the threat of eviction, during a time when your home is your best medicine.”

Pew Charitable Trusts [Stateline](#) examines statewide efforts to purchase hotels to house people experiencing homelessness, including California’s Project Homekey and Oregon’s Project Turnkey.

[Pew Charitable Trusts](#) examines how courts across the nation have taken varied approaches to eviction cases amid the pandemic and various federal, state, and local eviction moratoriums. The authors encourage policymakers and court leaders to study the impact of emergency eviction orders to identify the most effective strategies to maintain the transparency, equity, and efficiency of the court process.

The [Los Angeles Times](#)’ editorial board urges Congress and the White House to take immediate action to prevent a catastrophic wave of evictions when the federal moratorium expires at the end of the year.

State and Local News

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

Alaska

[Alaska Public Media](#) reports there are currently more people in the Anchorage shelter system than there have been on any other year on record. While federal resources have helped the city move individuals experiencing homelessness into permanent housing, advocates fear there will be an increase in need when the federal moratorium and other stimulus benefits expire at the end of this month.

Arizona

The [Arizona Daily Sun](#) reports that Flagstaff nonprofits are bracing for a difficult upcoming year as the federal eviction moratorium comes to an end.

California

On December 5, city officials reported that [55 people at the San Diego Convention Center’s emergency homeless shelter](#) tested positive for COVID-19. The individuals who tested positive will be temporarily moved to a local hotel.

[Mercury News](#) reports that amid surging COVID-19 cases, some Bay Area officials are working to keep Project Roomkey hotels open. Four San Francisco supervisors introduced legislation that would force the city to keep its 2,300 hotel rooms open until every resident is housed or until FEMA stops providing funding.

A column in the [Los Angeles Times](#) examines California’s impending eviction and homelessness crisis amid surging COVID-19 cases, colder temperatures, the expiration of eviction protections, and the winding down of Project Roomkey programs.

[Marin County](#) will use hotel rooms as emergency winter shelters if weather conditions are deemed severe enough to warrant it.

Amy Duganne from Ventura County United Way predicts that the impending [eviction crisis in Ventura County](#) will lead to increases in homelessness that will disproportionately impact Black and Latinx communities. Mercy House, which runs homeless shelters in Ventura and Oxnard, has seen a 40% increase in newly homeless people during recent months.

Connecticut

[Nonprofits in Southeastern Connecticut](#) are concerned about a rise in evictions and homelessness when the state and federal eviction moratoriums expire at the end of the year. Housing advocates point to the critical need for federal rental assistance to help the estimated 200,000 Connecticut residents behind on rent.

FEMA announced that it will [reimburse Connecticut over \\$2 million](#) for costs incurred by the Connecticut Department of Housing to provide non-congregate sheltering for people experiencing homelessness during the pandemic.

Iowa

[Nearly \\$9 million](#) in Emergency Solutions Grants – Coronavirus (ESG-CV) funds will be available for low-income Iowans at imminent risk of eviction, residents who have already been evicted, and homeless shelter operations.

Maine

An [op-ed in the Press Herald](#) from Daniel Brennan, director of MaineHousing, urges Congress and the White House to take immediate action to keep Mainers housed by providing additional federal funding for emergency rental assistance and shelter operations. Brennan also discusses the critical need for FEMA to fully fund non-congregate sheltering programs.

Maryland

[Maryland housing experts](#) are warning officials about the impending eviction crisis and potential rise in homelessness. Up to 204,000 Maryland households are at risk of eviction. The pandemic has highlighted how the shortage of affordable housing impacts residents and the need to improve homelessness services in the state.

Massachusetts

[WBUR](#) reports that Massachusetts' trial court system received nearly 2,000 newly filed eviction cases for failure to pay rent since the statewide eviction moratorium expired on October 17. Housing advocates are calling on officials to take action to prevent evictions amid surging COVID-19 infection rates and the looming expiration of the federal moratorium.

Minnesota

The [Minneapolis Star Tribune](#) reports that U.S. District Judge Nancy Brasel heard arguments on December 7 in a case filed by two property owners seeking to overturn Governor Tim Walz's nine-month eviction moratorium. Judge Brasel did not provide a ruling. The moratorium is in effect until December 14.

New York

An article in the [Democrat and Chronicle](#) discusses the eviction protections provided to New York tenants under the federal and state eviction moratoriums. Housing advocates highlight the shortcomings of these moratoriums and the need for a more comprehensive state moratorium with fewer loopholes.

[Documented](#) discusses how immigrants have been excluded from COVID-19 emergency rent relief. After four months, over half of all reviewed applications to New York's State Rent Relief Program have been denied, and at least 60% of the funds have not been distributed.

[More than 110,000 New York City students](#) are homeless – living in shelters or in unstable, temporary housing arrangements. Of those children, 32,700 are staying in city homeless shelters, and another 73,000 are in “doubled-up” living situations.

The [New York Times](#) discusses a new [blueprint](#) for housing investment for New York City's next mayor developed by a coalition of more than 80 organizations. The stakes are particularly high given the wave of evictions that are expected to occur as a result of the pandemic.

North Carolina

Some [North Carolina landlords are rejecting rent payments](#) from the Housing Opportunity and Prevention of Evictions (HOPE) program for struggling tenants facing evictions. One landlord told a renter that he did not agree with "the overly burdensome agreements contained in the landlord agreement portion of the program."

Oregon

[Oregon's Senate Democrats](#) are divided over a House [proposal](#) to extend the state's eviction moratorium by an additional six months, expressing concerns about dire outcomes for property owners. This disagreement could prevent an unprecedented [special legislative session](#) that has been discussed by Governor Kate Brown and legislative leaders.

Housing advocates say that [proposed legislation](#) to assist renters and landlords would fail to prevent housing instability for thousands of Oregonians. The proposed bill would allow landlords to apply for \$100 million in state grants that would reimburse them for 80% of unpaid rent accrued since April 1, 2020. If awarded the grants, landlords would forgive the remaining 20% and could not evict tenants until July 1, 2021.

Pennsylvania

The [Philadelphia Inquirer's editorial board](#) argues that solving landlord-tenant disputes outside of court should become the norm. Philadelphia's new [Eviction Diversion Program](#) has [demonstrated early success](#). Over the last two months, 237 mediations took place, with 182 of those reaching agreements and avoiding eviction filings. Housing advocates are seeking to extend the program, and the City Council is set to vote this week on an extension through March 31.

[WHYY](#) reports housing providers in Pennsylvania are scrambling to set up new systems for protecting individuals experiencing homelessness this winter since the ongoing pandemic has reduced shelter capacity and the federal eviction moratorium expires at the end of December.

South Carolina

According to the South Carolina Housing Authority, [between 99,000 and 182,000 households](#) are at risk of eviction when the federal eviction moratorium expires on December 31.

Texas

Texas Housers invites interested individuals to join its next [COVID-19 Response Call](#) on Tuesday, December 15, at 12:30 pm CT. NLIHC President and CEO Diane Yentel will be among the panelists discussing the correlation between eviction moratoriums and COVID-19 safety.

Advocates report that [thousands of North Texans](#) are at risk of losing their homes as the expiration of the federal eviction moratorium quickly approaches. [Dallas Evictions 2020](#), a group of about 150 attorneys offering free legal aid to North Texans facing eviction, has worked with about 4,000 renters.

Virginia

[Nonprofits in Prince William County](#) are warning of an impending eviction crisis as the expiration of the federal eviction moratorium draws nearer and CARES Act rental assistance funds run out. CARES Act funds used for rental assistance were exhausted within weeks due to the overwhelming need for housing aid in the county.

Washington, DC

Time is running out for the D.C. Council to [pass permanent legislation](#) that would seal tenants' eviction records that could harm their ability to secure housing. The council [approved emergency and temporary legislation](#) that includes eviction-sealing requirements like those in the permanent bill.

Guidance

Department of Housing and Urban Development

[CPD Memo: Revision, Extension, and Update of April 2020 Memo - Availability of Waivers and Suspensions for the HOME Program Requirements in Response to COVID-19 Pandemic](#) – December 4

[CPD Memo: Revision and Extension of April 2020 Memo - Suspensions and Waivers to Facilitate Use of HOME-Assisted TBRA for Emergency and Short-term Assistance in Response to the COVID-19 Pandemic](#) – December 4

[COVID-19 Informational Flyer: Winter Shelter During the Pandemic](#)

[COVID-19 Homeless System Response: Grants Management - Procurement Strategies for ESG-CV](#)

[COVID-19 Homeless System Response: Grants Management Support - Staffing Options for ESG-CV Administration](#)

[CDBG-CV Duplication of Benefits Quick Guide](#)

[Additional CDBG-CV Resources on Preventing Duplication of Benefits](#)

Opportunity Starts at Home

Children's Defense Fund Publishes Blog on Expiring Eviction Moratorium

[Children's Defense Fund](#) (CDF) published a new [blog](#) warning policymakers that millions of children will be at risk of losing their homes if the Centers for Disease Control and Prevention (CDC) eviction moratorium is not extended. The blog highlights that children facing housing instability – disproportionately Black and brown – are at higher risk of COVID exposure and are more likely to suffer long-term detrimental health, social and economic consequences. CDF urges Congress to extend the evictions moratorium and provide emergency rental assistance to keep children stably housed during this time.

“We need an extension and expansion of the eviction ban as well as substantial rent relief from Congress,” writes the blog’s author, Zach Tilly, policy associate at CDF. “Failing to act immediately will ultimately cost more than proactive rent relief because the costs associated with a wave of evictions are so high.”



Children’s Defense Fund is a Steering Committee member of the [Opportunity Starts at Home](#) multi-sector affordable homes campaign.

To read the blog, 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](#).

Budget and Appropriations

House Passes Continuing Resolution to Fund Government through December 18

The House of Representatives passed on December 8 a one-week continuing resolution (CR) to extend current funding for federal agencies and programs through December 18. The bill (H.R. 8900) passed out of the House by a vote of 346-67. The bill was passed by the Senate and signed by the president on Friday December 11 to prevent a partial funding lapse.

“This continuing resolution will keep government open as we work to complete the appropriations process and deliver meaningful coronavirus relief to the American people,” said Chairwoman Nita Lowey (D-NY) on the passage of H.R. 8900. “Democrats continue to negotiate in good faith to complete our important work for the people, and it is imperative that the White House and Republicans join us in this effort.”

If enacted, Congress has until December 18 to authorize new appropriations bills for the upcoming fiscal year or pass another CR to keep the federal government funded and avoid a government shutdown. In addition to a funding extension, the legislation includes a one-week extension of certain health programs. This would be the second stop-gap funding measure Congress has passed since the fiscal year began on October 1.

Read the text of the bill at: <https://bit.ly/2W3dezC>

HUD

Congresswoman Marcia Fudge Nominated for HUD Secretary

President-elect Joe Biden announced on December 8 he will nominate Representative Marcia Fudge (D-OH) as the new secretary of the Department of Housing and Urban Development. If confirmed, Representative Fudge will lead HUD during a time of extraordinary challenges and hardship for our nation’s lowest-income renters and people experiencing homelessness. NLIHC President and CEO Diane Yentel [emphasized](#) that at the top of Representative Fudge’s agenda should be ensuring low-income renters remain housed, are protected under an extended eviction moratorium, and receive emergency rental assistance.

“I look forward to...[serving] all those who are struggling and looking for the fair shot we all deserve,” Representative Fudge said during a [press conference](#) on December 11. “We will take on the deep-set roots of poverty and homelessness; we will fight for housing in every community that is affordable, decent, and safe.”

Prior to her election to Congress, Fudge was mayor of Warrensville Heights, OH, where she led the city in providing new residential construction. As a Congresswoman, she has been an advocate for the HOME Investment Partnerships program (see [Memo 3/25](#)) and a staunch supporter of nutrition assistance programs.

If Representative Fudge is confirmed by the Senate, NLIHC is committed to working with her and her team, congressional delegations on both sides of the aisle, and our members, partners, and allies towards ensuring the country's lowest-income people have safe, affordable, and accessible homes. We will work with President-elect Biden and his administration, Representative Fudge, and Congress to expand proven solutions to ending homelessness and housing poverty once and for all.

See Diane Yentel's Twitter thread on the announcement [here](#).

Read NLIHC's statement on Representative Fudge's nomination at: <https://tinyurl.com/y2k7dshy>

Congress

House Passes “Veteran HOUSE Act” as Part of National Defense Authorization Act

The House of Representatives on December 8 adopted by a vote of 335-78 the National Defense Authorization Act, which included the “[Veteran HOUSE Act of 2020](#)” (H.R.2398). Introduced by Representative Scott Peters (D-CA), the “Veteran HOUSE Act” allows chronically homeless veterans who received an “other than honorable” (OTH) discharge to participate in the HUD-Veterans Affairs Supportive Housing (HUD-VASH) program. NLIHC supports this expansion of HUD-VASH, which could provide permanent supportive housing assistance for an additional 1,000 chronically homeless veterans.

HUD-VASH provides housing vouchers and case management services to veterans experiencing chronic homelessness. Currently, in order to qualify for these vouchers, veterans must be eligible for VA medical benefits, which automatically excludes many veterans with an OTH discharge. HUD-VASH utilizes a [Housing First](#) model and is a vital tool for reducing veteran homelessness. According to HUD's annual Point-in-Time count, the program is credited with reducing veteran homelessness by nearly 50% since 2010.

Learn more about the bill at: <https://bit.ly/30sLV39>

Senator Cortez Masto Introduces Bills to Increase Affordable Housing and Promote Fair Housing

Senator Catherine Cortez Masto (D-NV) introduced on December 3 [S. 4968](#), the “HOME Investment Partnership Reauthorization Act” and [S. 4969](#), the “Housing Fairness Act of 2020.” Both bills would authorize an increase in federal funds for affordable housing and strengthen fair housing enforcement at HUD.

The “Home Investment Partnership Reauthorization Act” would reauthorize the HOME Investment Partnership Program for five more years, provide an annual five percent increase of appropriations, and make technical corrections to the program. This bill was first introduced in the House ([H.R.7312](#)) by Representative John Garamendi (D-CA). In addition to Senator Cortez Masto, Senators Dianne Feinstein (D-CA), Bob Casey (D-PA), Jacky Rosen (D-NV), and Jeff Merkley (D-OR) cosponsored the legislation.

The “Housing Fairness Act of 2020” would reaffirm HUD's commitment to fair housing by increasing funding for fair housing programs, making improvements to the Fair Housing Initiatives Program, reinstating the Affirmatively Furthering Fair Housing Rule (see *Memo*, [07/27](#)), and providing additional funds for research into housing discrimination. The bill was first introduced in the House ([H.R. 149](#)) by Representative Al Green (D-TX). In addition to Senator Cortez Masto, Senators Ron Wyden (D-OR), Dick Durbin (D-IL), Bernie Sanders

(I-VT), Kirsten Gillibrand (D-NY), Richard Blumenthal (D-CT), Dianne Feinstein (D-CA), Chris Van Hollen (D-MD), Jeff Merkley (D-OR), and Tim Kaine (D-VA) cosponsored the legislation.

“For four years, the Trump administration used every opportunity to gut our nation’s critical civil rights and fair housing laws, undermining efforts to undo historic and ongoing, government-driven patterns of housing discrimination and segregation throughout the U.S.,” said NLIHC President and CEO Diane Yentel. “Congress should immediately pass the Housing Fairness Act to rebuild HUD’s commitment to fair housing and civil rights and to take long-overdue steps towards racial equity.”

Read Senator Cortez Masto’s press releasing introducing the bills at: <https://bit.ly/3qJiM0f>

Learn more about S. 4968, the HOME Investment Partnership Reauthorization Act at: <https://bit.ly/3m3Wumo>

Learn more about S. 4969, the Housing Fairness Act of 2020 at: <https://bit.ly/3oKEuzb>

More information about the HOME Investment Partnership Program is on page [5-5](#) of NLIHC’s *2020 Advocates’ Guide*

More information about Fair Housing Programs can be found is on page [7-5](#) of NLIHC’s *2020 Advocates’ Guide*

More information about AFFH is on pages [7-14](#), [7-21](#), [7-27](#), and [7-35](#) of NLIHC’s *2020 Advocates’ Guide*.

Research

Voucher Waitlist Management Practices Disadvantage Poorest Applicants

An article in *Housing Policy Debate*, “[Failing the Least Advantaged: An Unintended Consequence of Local Implementation of the Housing Choice Voucher Program](#),” finds that two practices for managing waitlists for housing assistance—prioritizing local applicants and purging waitlists when applicants fail to respond to follow-up requests mailed to addresses on file—can disadvantage applicants who are likelier to experience residential instability. The author argues that such practices can unintentionally direct scarce resources toward applicants who are comparatively better off, since poorer households are more likely to need to move while on a waitlist.

The author collected housing choice voucher (HCV) administrative plans from 59 public housing agencies (PHAs) in Michigan. The administrative plans describe how local PHAs manage their HCV waitlists and prioritize voucher applicants. To better understand these waitlist management practices, the author conducted 12 interviews with PHA directors and HCV program managers. To determine whether poorer households experience more residential instability, the author analyzed the duration of residence of 8,092 renters who were income-eligible for the HCV program in the Census Bureau’s 2014 *Survey of Income and Program Participation*.

Among the PHA administrative plans, 44% prioritize applicants already living or working in the local municipality. PHAs with a residency preference require applicants to indicate their eligibility for preferential treatment when applying and to verify their address when they reach the top of the waitlist. As a result, those who can remain stably housed within the local municipality during an extended waiting period are more likely to benefit from this preference. Analysis of interviews with PHA directors suggested that the input of city government officials and a desire to serve local residents over applicants from nearby bigger cities (like Detroit or Ann Arbor) may encourage PHAs to adopt residency preferences.

All of the PHAs used mail contact as a method of maintaining their waitlists. The typical procedure involves sending an annual update request to the address on file for each household on the waitlist, which requires the household to respond within a specified length of time to prevent being purged from the waitlist. None of these PHAs send reminders to return the update request, use multiple modes of contact, or provide many exceptions for reinstatement outside of PHA error if the applicant is removed from the waitlist. In interviews, PHA directors indicated that underfunding and the consequent need to limit administrative burden on the agency prevent them from making additional efforts to reach applicants. Applicants who move more frequently must regularly update their information with the PHA, or else they risk not receiving an update request, which could lead to being purged from the waitlist.

Analysis of the *Survey of Income and Program Participation* found that poorer renters were more likely to need to move. Forty-five percent of renters who were income-eligible for the HCV program moved at least once between 2013 and 2015, and nearly 14% moved at least twice. Compared with those who did not move, those who moved were more likely to have incomes below 150% of the federal poverty level. Supplementary analysis of the 5-year 2016 *American Community Survey* (ACS) supports this conclusion: about 35% of households with incomes less than 50% of the poverty level moved in the past year, compared to 25% of households with incomes above 150% of the poverty level.

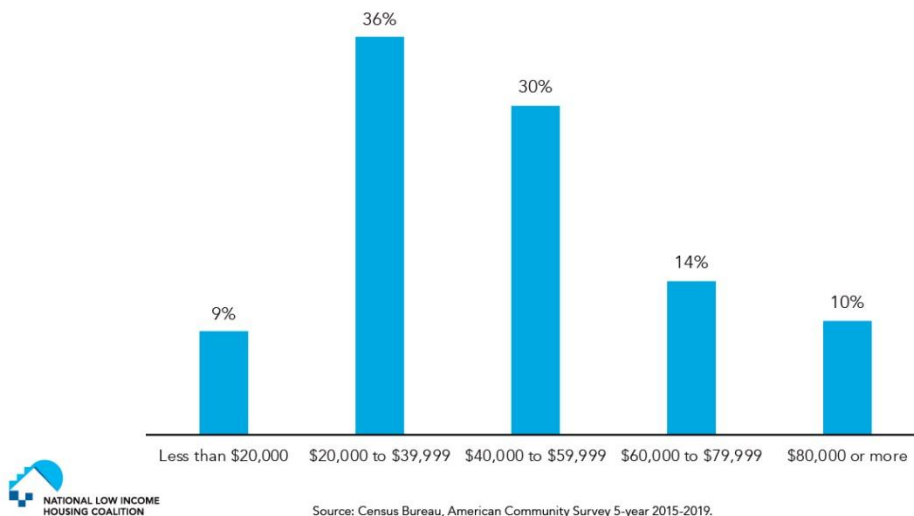
If residential instability, which is more likely among the lowest-income renters, increases applicants' chances of being dropped from waitlists for housing assistance, then scarce resources may be distributed to eligible households with higher incomes. Considering the financial constraints PHAs face, there may be few ways to revise administrative practices to limit this selective attrition from waitlists. Greater funding for PHAs and interorganizational collaboration among PHAs may make waitlist management processes more efficient and avoid disadvantaging the poorest applicants. Fully funding the voucher program, such that all eligible applicants receive assistance, would also ensure that those with the greatest need are not left out.

The paper can be found at: <https://bit.ly/3mnKBZi>

Fact of the Week

Fewer than 1 in 10 Occupied Rental Homes are Affordable to Households Earning Less than \$20,000

Occupied Rental Homes by the Income Needed to Afford Them



Source: Census Bureau, American Community Survey 5-year 2015-2019.

Resources

Census Bureau Releases 5-Year Estimates from American Community Survey

The U.S. Census Bureau released on December 10 estimates from the 2015-2019 five-year American Community Survey (ACS). The ACS is an annual nationwide survey of approximately 3.5 million households that collects data about the demographic, housing, economic, and commuting characteristics of the U.S population. The Census Bureau combines 5 years of data to create a sample large enough to calculate estimates for all geographic locations, including rural locations, and for areas as small as census tracts.

The press kit with information about the release is at: <https://www.census.gov/newsroom/press-kits/2020/acs-5-year.html>

The full range of ACS 5-year estimates is available online at: <http://data.census.gov/>

Additional guidance for ACS data users is available at: <http://bit.ly/1OJe2yE>

NLIHC's 2021 Organizing Award

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

NLIHC encourages affordable housing advocates to submit applications or nominations for the 2021 Annual Organizing Awards! Two awards will be granted for achievements in expanding housing funding, renters'

rights, combatting homelessness, and organizing low-income people. Application/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 and leadership. 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 pm ET 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 and one hotel room for the next in-person convening.

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

Pennsylvania Creates a State-Based Housing Tax Credit

The Housing Alliance of Pennsylvania, an NLIHC state partner, and its members successfully advocated for the passage of Senate Bill 30, "The Pennsylvania Housing Tax Credit Act" (Act 107 of 2020). Act 107 will create the Pennsylvania Low Income Housing Tax Credit (LIHTC) program, which will be mirrored after the federal LIHTC program. The legislation, sponsored by Senator Tom Killion (R), passed the General Assembly and the Senate with strong bi-partisan support. Additional legislation will be needed to authorize the allocation of the tax credits. Pennsylvania is now the seventeenth state in the U.S. with a state housing tax credit program.

"We advocated for the State Housing Tax Credit because it stimulates private investment in affordable housing – which will help in the economic recovery after the COVID 19 pandemic by creating jobs and helping to meet the need for more affordable housing." said Phyllis Chamberlain, executive director of the Housing Alliance.

An economic impact brief published by the Housing Alliance in 2019 shows that every \$10 million invested in affordable housing construction in Pennsylvania will generate \$19.6 million in total economic impact and support 110 jobs.

The federal LIHTC program allocates tax credits to the states which developers then use to raise money for the construction of affordable rental housing. In exchange for receiving the tax credits, developers agree to keep rents affordable in a set number of apartments for 15-30 years. The federal program has been the main vehicle for financially supporting the construction of affordable housing for the last 34 years and is responsible for approximately 90% of affordable rental housing construction and renovations in the country.

The federal LIHTC program is very competitive in Pennsylvania, with just one out of every three applications getting funded each year. Advocates referred to this demand when making the case for the state LIHTC

program. The large number of federal LIHTC applicants shows that there would be additional private capital available for affordable housing opportunities if another affordable housing tax credit program were created.

“I cannot emphasize enough how much a state tax credit program is needed to deliver affordable housing in Pennsylvania,” said Pennsylvania Housing Finance Agency (PFHA) Executive Director and CEO Robin Wiessmann. “Whenever we allocate federal tax credits, the demand always far exceeds the supply of tax credits we have available. At a time when a growing number of Pennsylvanians have to spend too much for stable housing, these state tax credits will be greatly appreciated.”

The PFHA will administer the state tax credit and are in the process of establishing guidelines and procedures that are similar to those for the federal LIHTC program. Although funding was not allocated to the program this year, it can quickly get off the ground as soon as funding becomes available.

For more information, contact Gale Schwartz, associate director for policy and strategic initiatives at the Housing Alliance of Pennsylvania, at gale@housingalliancepa.org.

Events

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:

- Moderator: Amber Elliott, Community Based Improvement Advisor – Catalytic Projects, Community Solutions
- Marc Dones, Executive Director, National Innovation Service
- Emily Benfer, Professor, Wake Forest Law School, Founding Director of the Wake Forest Law Health Justice Clinic
- Rebecca Yae, NLIHC Senior Research Analyst
- Vincent Reina, Assistant Professor, University of Pennsylvania
- Lulu Mickelson, Program Director, 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 Week of December 6

The following are some of the news stories that NLIHC contributed to during the week of December 6:

- “The coronavirus took her mother. Now this woman, like millions of others, fears she’ll be evicted,” *Washington Post*, December 11 at: <https://tinyurl.com/y5sxwwh6>
 - “COVID-19's looming eviction crisis will devastate women,” *Huffington Post*, December 11 at: <https://tinyurl.com/yxql6hzx>
 - “Millions of Americans still rely on pandemic benefits set to expire this month,” *ABC News*, December 8 at: <https://tinyurl.com/y2v68lqq>
 - “Tax credits and rental assistance: How the Biden Administration could reshape the country's housing market,” *MoneyWatch*, December 10 at: <https://tinyurl.com/y6hcs5kw>
 - “Hopes dimming for another round of stimulus checks in 2020,” *CBS News*, December 9 at: <https://tinyurl.com/y4co8as2>
 - “14M American Households at Risk of Eviction” *CNN International*, December 12, at: <https://bit.ly/3njvoJp>
-

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