



04.29.20. Affordable Housing COVID-19 Call Notes

Juliana Bilowich, Director, Housing Operations and Policy – LeadingAge National

- Tenant rent brochure from HUD
 - meant to address confusion and questions residents might have in relation to the eviction ban (rights, options,) – asked providers to distribute widely in lobbies, emailing, etc.
 - asking to distribute widely, know there is a lot of potential for financial strain
 - currently only available in English, presents a problem and something we're looking into
- inspector general released about oversight efforts for older adults and the way that we're supporting vulnerable populations during this time
- HUD position on screening – to the extent possible and safe folks should continue to turn over units because of affordable housing shortage
 - Streamlining for recertification – processing documents electronically, electronic signature temporarily – can also be used for new move-ins
 - Letter to existing residents to let them know timeframe for new move-in and asking them to stay in their units at that time.
 - Asking movers to go through your screening process, follow very specific path in and out of the building and only during a certain timeframe.

Linda Couch, Vice President of Housing Policy – LeadingAge National

Rental Assistance Options and proposal for next COVID-19 relief package

[Click here to view Linda's Rental Assistance Options Tool](#)

- \$1.2B package -- Include considerable amount of dollars for lost rents and expenses incurred because of COVID, \$50M for wifi installation and service fees, support and expand service coordinators, extension of iWish HUD demonstration
- Calls and emails in the next week to house and senate offices are really important – sending alert on Monday
- Forbearance program for mortgage loan borrowers
- Eviction moratorium for non-payment of rent – many states have further passed laws to prevent evictions throughout the whole COVID-19 pandemic
- Housing credit communities not yet provided rent loss relief, need funds once eviction moratorium ends
- Most popular proposal is \$100B cash into HUD Emergency Solutions Grants program for state and local governments who subgrant to nonprofits and PHAs – these dollars can be provided to tenants themselves directly as rental assistance or can be project based

- \$48B ask for HUD's HOME program to cover expenses beyond lost tenant rent. In addition to rental assistance to renters, operating subsidy for owners, funds for COVID19-costs, can be used for single family homeownership and homeowner rehab.
- 'PPP for rental assistance' new program would be a new type of loan to recover lost residential rental revenue administered by the SBA – would allow rental housing owners to recover rents lost because of the crisis
- People who have been able to file for unemployment – how does that \$600 a week figure into any of these solutions why can't congress count on a portion or all of that going to rental payments and how do you target a program while being careful with federal dollars that acknowledges the pretty significant amount of money that has already been put out there
- Most value for low income seniors is to get support for our \$1.2B package – please respond to the Advocacy Action Alert on Monday!

Denise Bowell, Episcopal Retirement Services Affordable Living

Renting Apartments During a Pandemic

[Click here to view Denise's presentation slides](#)

- currently not renting here in Ohio, we have property in Kentucky and Indiana as well
- how do we move forward when we do decide to rent apartments
- For now – begin calling the first couple of applicants on waitlist to determine if they're still interested. If so, ask if we can send the paperwork to start the process and if they have the technology meet to review the paperwork, if they're willing to come in staying 6ft apart in community space, also purchasing portable counter shield wraps (looking at purchasing through Staples) to put at tables for move in appointment, paperwork/recerts, keys and clean pen, blank copy for managers to review as they go through it
- Have an empty/clean unit ready to show
- Virtual tours if they don't want to come in person – all depends on what technology the applicant has on their end
- If they come in person, encouraging masks for both parties, take temp as they enter the building, unlock the unit prior to their arrival because we want the person to unit first and alone to keep 6' distance, must be careful about fair housing and make sure that all tours are the same moving forward, once they leave the unit clean the unit on all surfaces (light switches and door knobs)
- Ask new residents to please self-quarantine for 14 days, movers subject to temp check, entering through separate door
- Why is your organization currently not renting apartments? Ohio still under stay at home order, attempted to rent early on but applicants and their families were very angry so we decided to back off
- Had move-ins early on because they were already in process and had given notice to their prior residence. Asked them to self-quarantine for 14 days and were agreeable
- Movers willing to take temps every morning, kept their social distance from staff and residents
- Staff holding up well – office doors closed, most things done over the phone or with social distancing, provided staff with homemade cloth masks and some are working at home some days of the week

- Some residents not as cooperative with social distancing – had to remove furniture from lounges

Questions/Comments:

How are you handling competing requests around removing/moving furniture in common areas:

Removed our furniture and closed common areas early on due to the nature of the virus and our vulnerable population

Are you continuing move-ins?

Set specific time and provided notices to other residents to ask them to remain in their apartments, asking movers critical questions about travel and symptoms, wiping down common area after move-in and move-outs. We're not seeing a lot of people willing to move right now. People, unless they're really in need, are just not willing to make that move yet.

Has anyone evicted a tenant during this shut down for reasons other than payment of rent?

(Linda Couch) haven't heard of any but HUD is urging providers to exercise the utmost compassion when it comes to proceeding with any evictions for issues related to non-payment of rent.

Resources: From The Eviction Lab: <https://evictionlab.org/covid-policy-scorecard/> From Regional Housing Legal Services: <https://www.rhls.org/evictionmoratoriums/> From National Low Income Housing Coalition (has brief list of local eviction policies in place): <https://nlihc.org/eviction-and-foreclosure-moratoriums>

1 case deferred until July, the tenant is staying and continuing to pay rent

If there's egregious behavior, even though the courts are closed there is still the ability to provide a written lease infraction.

Laundry room moved to reservation only to prevent congregation and cleaning staff wiping down every few hours

Has been very helpful and have had many requests to continue this even after pandemic crisis

Any issues with move outs and families not moving out within 14 days?

(Pam Monroe) we were hit hard in Michigan with the virus – in 1 particular case we had a husband and wife pass away. Took a more compassionate route to ask son when we could have belongings moved out – passed away mid-March but granted move out within 30 days

(Colleen Bloom) Catholic Charities has asked people to suspend move outs until stay at home order is lifted and most are happy to do so. Keeps external workers offsite unless for emergencies and we're not turning over units right now anyway.