

ADDRESS OUR PUBLIC HEALTH EMERGENCY NOW

Housing Is Health, Especially In This COVID-19 Time

NPH believes that we must act at all levels — from local to state to federal — to make necessary regulatory and policy changes to maximize our ability to meet urgent community housing needs, including:

Make sure residents can stay in their homes.

- Place a moratorium on evictions coupled with financial support for the tenants who can no longer pay rent due to COVID-19. It is critical to both reduce the rent burden on low-income tenants and work to preserve affordable housing as a community resource;
- Create flexibility in regulations in existing state affordable housing funding programs (CalHFA, HCD, TCAC, CDLAC) to allow for affordable housing developers to more nimbly manage their properties and existing resources to keep people housed even as rents drop as a result of the pandemic;
- Negotiate a moratorium on mortgage payments for affordable properties that are impacted in their ability to pay due to COVID-19 as well as those under construction or undergoing rehabilitation.

Implement rapid housing programs *so that no one is homeless or forced to be on the streets, live in their cars, or couch surfing, especially those who are most vulnerable — children, seniors, and people coping with physical and mental health issues*

- Infuse significant resources that are targeted to immediate solutions for people experiencing homelessness so that they do not have to live on the streets as the pandemic rages.

Invest significantly to build and operate affordable housing, a critical community priority that ensures we're planning for both today and tomorrow.

- Inject significant new resources to continue to build and operate affordable housing especially rental and operating subsidy programs at

the federal and state levels and create additional resources to pay for services in affordable housing;

- Provide funding for costs of delay such as construction loan interest and builders risk insurance for rehab projects that are delayed due to inability to work safely indoors;
- Offer the flexibility on the use of existing funding to pay for building operations during the pandemic (reserves, security deposits to pay for unpaid rent, residual receipts);
- Create flexibility in deadlines for existing state affordable housing funding programs like the tax credit and programs administered by the Department of Housing and Community Development to account for delays due to COVID-19 while ensuring that affordable properties get built.

On March 27th, Phase 3 of the Federal Stimulus was signed into law and included the following housing provisions:

- \$5 billion for Community Development Block Grants (CDBG)
- \$4 billion for Homeless Emergency Solutions Grants
- Nearly \$3 billion for Section 8 rental assistance and public housing operations
- Hundreds of millions of dollars more for various other housing programs

A fourth COVID-19 relief package is being developed and may include more affordable housing provisions. NPH, members and partners will continue to press for our priority solutions. The latest on State actions and updates can be found [here](#).