CITY COUNCIL WORK SESSION AGENDA

COVID-19 Relief Spending/Housing Security

COUNCIL MEETING WILL BE ONLINE ONLY
Due to the COVID-19 precautions, the Council Meeting will be held online and is planned to be cablecast on Verizon 21, Comcast 71 and 996 and streamed to www.greenbeltmd.gov/municipaltv.

Resident participation:
https://us02web.zoom.us/j/82599271329?pwd=d2plWDM5Znc3UjNYMjEwREhzbFJJUT09
Passcode: 962447

OR

Join By phone: (301) 715-8592
Meeting ID: 825 9927 1329
Passcode: 962447

In advance, the hearing impaired is advised to use Video Relay Services (VRS) at 711 to submit your questions/comments or contact the City Clerk at (301) 474-8000 or email banderson@greenbeltmd.gov.

Monday, February 1, 2021
8:00 PM

Work Session Packet

COVID-19 Relief Spending / Housing Security Plan Petition
Suggested Action:

Agenda

• Introductions

• Council Discussion

- COVID-19 Relief Spending

- Housing Security Plan Petition

• Questions and Answers

• Other Items

Proposed covid-19 relief package_Mayor Byrd.pdf
Email._L._Park._01.06.2021.pdf
Email._L._Park._01.06.2021 (2).pdf
Email.L. Rosenthal.01.04.2021.pdf
CDC-Eviction-Moratorium-01292021.pdf
FOR IMMEDIATE RELEASE-Housing Authority PGC.pdf
For immediate-Governor Hogan Announces Maryland To Receive $402 Million Through Federal Emergency Rental Assistance Program.pdf
For immediate-Governor Hogan Announces $30 Million in Emergency Relief for Music and Entertainment Venues.pdf
For immediate-Governor Hogan Unveils FY22 Budget Focused on Education, Tax Relief, and Economic Recovery.pdf
For immediate-Governor Hogan Announces $258 Million In Additional Rental Relief Funding.pdf

Agenda Item No:

City Council Work Session Agenda Item Report

Meeting Date: February 1, 2021
Submitted by: Bonita Anderson
Submitting Department: Administration
Item Type: Work Session Item
Agenda Section: Work Session Packet

Subject:
COVID-19 Relief Spending / Housing Security Plan Petition

Suggested Action:

Agenda

• Introductions

• Council Discussion

- COVID-19 Relief Spending

- Housing Security Plan Petition

• Questions and Answers

• Other Items

Attachments:
Proposed covid-19 relief package_Mayor Byrd.pdf
Email._L._Park._01.06.2021.pdf
Email._L._Park._01.06.2021 (2).pdf
Email.L. Rosenthal.01.04.2021.pdf
CDC-Eviction-Moratorium-01292021.pdf
FOR IMMEDIATE RELEASE-Housing Authority PGC.pdf
For immediate-Governor Hogan Announces Maryland To Receive $402 Million Through Federal Emergency Rental Assistance Program.pdf
For immediate-Governor Hogan Announces $30 Million in Emergency Relief for Music and Entertainment Venues.pdf
For immediate-Governor Hogan Unveils FY22 Budget Focused on Education, Tax Relief, and Economic Recovery.pdf
For immediate-Governor Hogan Announces $258 Million In Additional Rental Relief Funding.pdf

- Proposed $1.3 million covid-19 relief package
    - Assistance
        - **Housing**
            - **Rental and mortgage assistance**
                - **At least $475k**
        - **Food**
            - **Grocery store gift cards**
                - **At least $275k**
                    - **$100 cards**
                        - **Co-Op**
                        - **Safeway**
                        - **Giant**
            - **Distribution**
        - **Bonuses for frontline workers**
        - Utilities
        - Transportation
            - Vouchers
                - Cabs
                - Ridesharing companies
        - Grants to small, locally owned and operated Greenbelt businesses, including co-ops, and Greenbelt nonprofits
        - Health care
            - PPE
            - Additional mental health services
            - Vaccination
                - Marketing
                - Administration
            - Mobile pop ups

Subject: FW: Covid-19 relief spending -- 12/29/2020

From: Liz Park
Date: January 6, 2021 at 10:26:34 AM EST
To: Nicole Ard
Cc: David Moran, Bertha Gaymon
Subject: RE: Covid-19 relief spending -- 12/29/2020

Good morning, I sent another email to the County today, this time I emailed Alexis Revis Yeoman, Public Information/Legislative Affairs. I had been directing my questions to DSS, I will let you know what I hear about any new County grant monies.

I will reach out to the landlords I have contact information for to inquire about their application s=for rental assistance through the County program.

Regarding Food Assistance, Meals on Wheels recipients still have the gift cards we purchased with the CARES Act grant that should carry them through to April or May. Mary Ann Tretler has also indicated that St Hughs Food Pantry is receiving a lot of support from the community. I can ask her what she sees the need being for the next few months,

I will check with Christal regarding the Capital Area Food Bank.

Thanks
Liz

From: Nicole Ard
Sent: Wednesday, January 6, 2021 10:00 AM
To: Liz Park
Cc: David Moran; Bertha Gaymon
Subject: Re: Covid-19 relief spending -- 12/29/2020

Liz,
Thank you. I hope your daughter has a great day, please enjoy.

Yesterday I sent you a question about the status of the last round landlord funding via a different email on another topic. Leta indicated that she wanted to know the status of other funds-Federal, State, County funds before taking action, so getting confirmation from any landlords on their successful applications, remaining funds and start dates on any new County or other related programs. The status of benefits and moratorium following the most recent CARES Act bill would be helpful to provide Council in writing. Most helpful might be any confirmation or estimate from St. Hugh's, Meals on Wheels and providers about what is actually needed at this time and projected for the future based on trends. Can you or staff please help contact those groups to confirm any available information?

Thank you,
Nicole
Sent from my iPhone

On Jan 5, 2021, at 11:19 AM, Liz Park wrote:

Nicole, I will try and make the meeting on the 11th, it is my daughter's birthday.

If the funding is approved, It would be helpful as part of the discussion if Council could give direction on requirements to receive the funds. Such as, can people who already received funds (CARES Act and GILA) apply for the City funds, will there be a limit to how much a household can receive, d19, o they have to show financial impact from COVID 19, can landlords apply for their rental assistance for their renter, etc.

Similar for food cards, how will eligibility be determined, is there a limit per household, do they have to show impact from COVID 19, etc.

Thank you

Liz

Bonita Anderson

Subject: FW: County Rental Relief Programs

From: Liz Park
Date: January 6, 2021 at 4:58:43 PM EST
To: Beverly Palau
Cc: Nicole Ard
Subject: FW: County Rental Relief Programs

Here is an updated statement form the County.

Liz

From: Yeoman, Alexis R.
Sent: Wednesday, January 6, 2021 2:00 PM
To: Liz Park
Subject: County Rental Relief Programs

Good Afternoon Liz,

The Prince George's County Department of Housing & Community Development (DHCD) anticipates receiving additional emergency rental assistance (ERA) funding from the state of Maryland. DHCD is working toward launching this 3rd round of ERA funding in February. Since the U.S. Congress passed the stimulus package last week, DHCD anticipates another round of federal funding from the U.S. Department of Housing & Urban Development (HUD), however HUD has not informed DHCD as to when we will receive it or how much money will be earmarked for Prince George's County.

Ola Hill is the County Executive's liaison to the county municipalities. As funding comes to the County for distribution to the local municipalities, Ms. Hill will know better than I what resources will be available to the municipalities. I can only speak for what DHCD receives and how the state or the feds mandate us to spend the money.

I would reach out to Ms. Hill for more specifics as it relates to the county municipalities.

Thank you.

Alexis

Alexis Revis Yeoman
Public Information/Legislative Affairs
[redacted]

Prince George's County
Department of Housing
& COMMUNITY DEVELOPMENT

Like Us on Twitter: @dhcdPG
Follow Us on Instagram: pg_dhcd
Stay Up to Date on Facebook: DHCD Prince George's

From: Liz Park
Sent: Wednesday, January 6, 2021 10:14 AM
To: Yeoman, Alexis R.
Subject: County Rental Relief Programs

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Alexis, I am the Director of Greenbelt CARES for the City of Greenbelt. Our Municipality was able to offer rental, utility and food assistance to residents with the CARES Act grant dollars the County distributed to the municipalities last year.

Can you tell me if the County has received any "new" relief dollars for Rental and Utility assistance from the State or Federal Government? Of if any is anticipated? The Greenbelt City Council is interested in understanding what resources may be available for residents through the County in the upcoming months.

I have also reached out to Renee Ensore Pope, but have not heard back from her, I know her department is very busy right now.

You can reach me on my cell at [redacted].

I appreciate any information you can share with me.

Thank you,

Liz

Liz Park, PhD
Director
Greenbelt CARES
[redacted]

Bonita Anderson

Subject: FW: Greenbelt City Council: Time for a Housing Security Plan for 2021?

From: Lore Rosenthal (GCAN)
Sent: Monday, January 4, 2021 12:55 PM
To: Council
Cc: Nicole Ard; David Moran; Greenbelt Equity; Lore Rosenthal (GCAN)
Subject: Greenbelt City Council: Time for a Housing Security Plan for 2021?

2021 Housing Security Plan for Greenbelt?

December 31, 2020

Dear Greenbelt City Council Members,

We call upon the City of Greenbelt to develop a housing security plan for the coming year to ensure the public health and safety of Greenbelt residents as we face the massive challenges of the current pandemic and associated recession and their aftermath.

We recognize that the Council and City have already done significant work to keep residents safe and protected, especially through Greenbelt CARES. We understand that Greenbelt was one of the few -- maybe the only -- cities in Prince George's County that was able to distribute CARES Act money to renters in arrears. The City also passed ordinances to ban fees and rent increases. In coordination with GILA, the city is collecting and distributing funds for housing and utility support for families in need.

However, we see a troubling lack of comprehensive planning to face a potential housing crisis looming for early 2021 that could involve hundreds of evictions with an accompanying risk of homelessness. We note that Greenbelt BIPOC residents are disproportionately facing housing insecurity and are also at much greater risk of contracting and dying from COVID-19. These are our most at-risk neighbors, who disproportionately live in more crowded conditions, hold service jobs requiring them to leave home, and use public transportation.

Should hundreds of evictions turn into hundreds of homeless individuals and families, the City must coordinate with County shelter services. If County services are overwhelmed, the City needs contingency plans to help those with nowhere to go.

Here are some practical suggestions to add to an emerging plan. We have great confidence that the City and residents can rise to the challenge.

1) Rework and pass the Eviction Ordinance proposed by Mayor Byrd. The final vote of 3-3-1 was close enough to warrant revisiting this important legislation. Eviction protection is critical. At the recent Work Session with the Council, representatives of Fieldstone Properties, managers of Franklin Park, indicated delinquent rents currently totaled \$2.6 million. 40% of renters were in arrears. The normal rate is 5%.

2) Expand Greenbelt CARES by temporarily reassigning staff from other departments.

3) Develop consistent, timely, and clear communications on rights and options for all residents involving effective distribution through multiple channels. Hear from all neighborhoods and make sure that BIPOC residents have a clear feedback channel and a place at the table for this planning effort. In the absence of metrics from the county, state, and federal governments, information from local networks will be critical.

4) Develop partnerships with existing local organizations and networks to gather ideas and information. The work of GILA in expanding and promoting the emergency assistance funds is a good example. [If the letter is signed by other organizations, this is where to list them.]

5) Add Public Health and Welfare to the FY2021 City Management Objectives to help give this planning the priority it deserves.

Housing is a basic need and right. The pandemic has pushed millions more people into homelessness or unstable housing. Our work to address this acute crisis must lead us to a future where no one is unhoused or under threat of homelessness.

We hope you will strongly consider the points we have raised above and act upon them

Signed by:

- Greenbelt Racial Equity Alliance (GREA)
- The Peace and Justice Coalition of Prince George's County
- Connecting Across Greenbelt
- RUAK (Random Unselfish Acts of Kindness)

CENTERS FOR DISEASE CONTROL AND PREVENTION
DEPARTMENT OF HEALTH AND HUMAN SERVICES

ORDER UNDER SECTION 361
OF THE PUBLIC HEALTH SERVICE ACT (42 U.S.C. 264)
AND 42 CODE OF FEDERAL REGULATIONS 70.2

TEMPORARY HALT IN RESIDENTIAL EVICTIONS TO PREVENT THE FURTHER SPREAD OF COVID-19

SUMMARY

Subject to the limitations under "Applicability," a landlord, owner of a residential property, or other person[1] with a legal right to pursue eviction or possessory action, shall not evict any covered person from any residential property in any jurisdiction to which this Order applies during the effective period of the Order.

DEFINITIONS

"*Available government assistance*" means any governmental rental or housing payment benefits available to the individual or any household member.

"*Available housing*" means any available, unoccupied residential property, or other space for occupancy in any seasonal or temporary housing, that would not violate Federal, state, or local occupancy standards and that would not result in an overall increase of housing cost to such individual.

"*Covered person*"[2] means any tenant, lessee, or resident of a residential property who provides to their landlord, the owner of the residential property, or other person with a legal right to pursue eviction or a possessory action, a declaration under penalty of perjury indicating that:

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[1] For purposes of this Order, "person" includes corporations, companies, associations, firms, partnerships, societies, and joint stock companies, as well as individuals.

[2] This definition is based on factors that are known to contribute to evictions and thus increase the need for individuals to move into close quarters in new congregate or shared living arrangements or experience homelessness. Individuals who suffer job loss, have limited financial resources, are low income, or have high out-of-pocket medical expenses are more likely to be evicted for nonpayment of rent than others not experiencing these factors. See Desmond, M., Gershenson, C., Who gets evicted? Assessing individual, neighborhood, and network factors, Social Science Research 62 (2017), 366-377, http://dx.doi.org/10.1016/j.ssresearch.2016.08.017, (identifying job loss as a possible predictor of eviction because renters who lose their jobs experience not only a sudden loss of income but also the loss of predictable future income). According to one survey, over one quarter (26%) of respondents also identified job loss as the primary cause of homelessness. See 2019 San Francisco Homeless Point-in-Time Count & Survey, page 22, available at: https://hsh.sfgov.org/wp-content/uploads/2020/01/2019HIRDReport_SanFrancisco_FinalDraft-1.pdf.

(1) The individual has used best efforts to obtain all available government assistance for rent or housing;

(2) The individual either (i) expects to earn no more than $99,000 in annual income for Calendar Year 2021 (or no more than $198,000 if filing a joint tax return),[3] (ii) was not required to report any income in 2020 to the U.S. Internal Revenue Service, or (iii) received an Economic Impact Payment (stimulus check) pursuant to Section 2201 of the CARES Act;

(3) the individual is unable to pay the full rent or make a full housing payment due to substantial loss of household income, loss of compensable hours of work or wages, a lay-off, or extraordinary[4] out-of-pocket medical expenses;

(4) the individual is using best efforts to make timely partial payments that are as close to the full payment as the individual's circumstances may permit, taking into account other nondiscretionary expenses; and

(5) eviction would likely render the individual homeless—or force the individual to move into and live in close quarters in a new congregate or shared living setting—because the individual has no other available housing options.

"*Evict*" and "*Eviction*" means any action by a landlord, owner of a residential property, or other person with a legal right to pursue eviction or possessory action, to remove or cause the removal of a covered person from a residential property. It also does not include foreclosure on a home mortgage.

"*Residential property*" means any property leased for residential purposes, including any house, building, mobile home or land in a mobile home park, or similar dwelling leased for residential purposes, but shall not include any hotel, motel, or other guest house rented to a temporary guest or seasonal tenant as defined under the laws of the state, territorial, tribal, or local jurisdiction.

"*State*" shall have the same definition as under 42 CFR §70.1, meaning "any of the 50 states, plus the District of Columbia."

"*U.S. territory*" shall have the same definition as under 42 CFR §70.1, meaning "any territory (also known as possessions) of the United States, including American Samoa, Guam, the Northern Mariana Islands, the Commonwealth of Puerto Rico, and the U.S. Virgin Islands."

[3] According to one study, the national two-bedroom housing wage in 2020 was $23.96 per hour (approximately, $49,837 annually), meaning that an hourly wage of $23.96 was needed to afford a modest two bedroom house without spending more than 30% of one's income on rent. The hourly wage needed in Hawaii (the highest cost U.S. State for rent) was $38.76 (approximately $80,621 annually). See National Low-Income Housing Coalition, Out of Reach: The High Cost of Housing 2020, available at: https://reports.nlihc.org/oor. As further explained herein, because this Order is intended to serve the critical public health goal of preventing evicted individuals from potentially contributing to the interstate spread of COVID-19 through movement into close quarters in new congregate, shared housing settings, or though homelessness, the higher income thresholds listed here have been determined to better serve this goal.

[4] An extraordinary medical expense is any unreimbursed medical expense likely to exceed 7.5% of one's adjusted gross income for the year.

STATEMENT OF INTENT

This Order shall be interpreted and implemented in a manner as to achieve the following objectives:

- Mitigating the spread of COVID-19 within congregate or shared living settings, or through unsheltered homelessness;
- Mitigating the further spread of COVID-19 from one state or territory into any other state or territory; and
- Supporting response efforts to COVID-19 at the Federal, state, local, territorial, and tribal levels.

BACKGROUND

There is currently a pandemic of a respiratory disease ("COVID-19") caused by a novel coronavirus (SARS-COV-2) that has now spread globally, including cases reported in all fifty states within the United States plus the District of Columbia and U.S. territories. As of January 21, 2021, there have been over 96 million cases of COVID-19 globally, resulting in over 2,000,000 deaths. Over 24,400,000 cases have been identified in the United States, with new cases reported daily, and over 400,000 deaths due to the disease. On January 8, 2021, over 300,000 COVID-19 cases in the U.S. were reported to CDC, representing a peak approximately 7 times the highest daily cases in April, 2020 and approximately 4 times the highest daily cases in July, 2020.

The virus that causes COVID-19 spreads very easily and sustainably between people who are in close contact with one another (within about 6 feet), mainly through respiratory droplets produced when an infected person coughs, sneezes, or talks. Some people without symptoms may be able to spread the virus. Among adults, the risk for severe illness from COVID-19 increases with age, with older adults at highest risk. Severe illness means that persons with COVID-19 may require hospitalization, intensive care, or a ventilator to help them breathe, and may be fatal. People of any age with certain underlying medical conditions, such as cancer, an immunocompromised state, obesity, serious heart conditions, and diabetes, are at increased risk for severe illness from COVID-19.[5]

COVID-19 presents a historic threat to public health, and COVID-19 cases have been detected in every county in the continental United States[6]. Through December 2020 and January 2021, the number of deaths per day from COVID-19 consistently exceeded any other cause[7]. Additionally, in recent months, new variants of SARS-CoV-2 have emerged globally, some of which have been associated with increased transmissibility[8]. To respond to this public health threat, the

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[5] CDC, People with Certain Medical Conditions, https://www.cdc.gov/coronavirus/2019-ncov/need-extra-precautions/people-with-medical-conditions.html (accessed August 26, 2020).
[6] USAFacts. https://usafacts.org/visualizations/coronavirus-covid-19-spread-map/
[7] Woolf SH, Chapman DA, Lee JH. COVID-19 as the Leading Cause of Death in the United States. JAMA. 2021;325(2):123–124. doi:10.1001/jama.2020.24865
[8] Emerging SARS-CoV-2 Variants. https://www.cdc.gov/coronavirus/2019-ncov/more/science-and-research/scientific-brief-emerging-variants.html

Federal, state, and local governments have taken unprecedented or exceedingly rare actions, including border closures, restrictions on travel, stay-at-home orders, mask requirements, and eviction moratoria. Despite these significant efforts, COVID-19 continues to spread and further action is needed.

In the context of a pandemic, eviction moratoria—like quarantine, isolation, and social distancing—can be an effective public health measure utilized to prevent the spread of communicable disease. Eviction moratoria facilitate self-isolation by people who become ill or who are at risk for severe illness from COVID-19 due to an underlying medical condition. They also allow state and local authorities to more easily implement stay-at-home and social distancing directives to mitigate the community spread of COVID-19. Furthermore, housing stability helps protect public health because homelessness increases the likelihood of individuals moving into close quarters in congregate settings, such as homeless shelters, which then puts individuals at higher risk to COVID-19.

On September 4, 2020, the CDC Director issued an Order temporarily halting evictions in the United States for the reasons described therein. That Order was set to expire on December 31, 2020, subject to further extension, modification, or rescission. Section 502 of Title V, Division N of the Consolidated Appropriations Act, 2021 extended the Order until January 31, 2021. This Order further extends and modifies the prior Orders until March 31, 2021 for the reasons described herein. Much of the content of the September 4, 2020 Order has been incorporated into this Order. To the extent any provision of this Order conflicts with prior Orders, this Order is controlling.

In addition to extending the effective period of the September 4, 2020 Order, as further extended by the Consolidated Appropriations Act, 2021, this Order includes newly available modeling projections and observational data from COVID-19 incidence comparisons across states that have implemented and lifted eviction moratoria, which clearly demonstrate the need for this Order. The Order now also applies to American Samoa because cases of COVID-19 have now been reported there.

APPLICABILITY

This Order does not apply in any state, local, territorial, or tribal area with a moratorium on residential evictions that provides the same or greater level of public-health protection than the requirements listed in this Order. In accordance with 42 U.S.C. 264(e), this Order does not preclude state, local, territorial, and tribal authorities from imposing additional requirements that provide greater public-health protection and are more restrictive than the requirements in this Order.

This Order is a temporary eviction moratorium to prevent the further spread of COVID-19. This Order does not relieve any individual of any obligation to pay rent, make a housing payment, or comply with any other obligation that the individual may have under a tenancy, lease, or similar contract. Nothing in this Order precludes the charging or collecting of fees, penalties, or interest as a result of the failure to pay rent or other housing payment on a timely basis, under the terms of any applicable contract.

Nothing in this Order precludes evictions based on a tenant, lessee, or resident: (1) Engaging in criminal activity while on the premises; (2) threatening the health or safety of other residents;[9] (3) damaging or posing an immediate and significant risk of damage to property; (4) violating any applicable building code, health ordinance, or similar regulation relating to health and safety; or (5) violating any other contractual obligation, other than the timely payment of rent or similar housing-related payment (including non-payment or late payment of fees, penalties, or interest).

This Order now applies to American Samoa. At the time of publication of the September 4, 2020 Order, no cases had been reported in American Samoa. Cases have now been reported there.[10]

EVICTION AND RISK OF COVID-19 TRANSMISSION

Evicted renters must move, which leads to multiple outcomes that increase the risk of COVID-19 spread. Specifically, many evicted renters move into close quarters in shared housing or other congregate settings. According to the Census Bureau American Housing Survey, 32% of renters reported that they would move in with friends or family members upon eviction, which would introduce new household members and potentially increase household crowding.[11] Studies show that COVID-19 transmission occurs readily within households; household contacts are estimated to be 6 times more likely to become infected by an index case of COVID-19 than other close contacts.[12]

Preliminary modeling projections and observational data from COVID-19 incidence comparisons across states that implemented and lifted eviction moratoria indicate that evictions substantially contribute to COVID-19 transmission. In mathematical models where eviction led exclusively to sharing housing with friends or family, lifting eviction moratoria led to a 40% increased risk of contracting COVID-19 among people who were evicted and those with whom they shared housing after eviction (pre-peer review).[13] Compared to a scenario where no evictions occurred, the models also predicted a 5-50% increased risk of infection even for those who did not share housing as a result of increased overall transmission. The authors estimated that anywhere from 1,000 to 100,000 excess cases per million population could be attributable to evictions depending on the eviction and infection rates.[14] An analysis of observational data from state-based eviction moratoria in 43 states and the District of Columbia showed significant increases in COVID-19 incidence and mortality approximately 2-3 months after eviction

[9] Individuals who might have COVID-19 are advised to stay home except to get medical care. Accordingly, individuals who might have COVID-19 and take reasonable precautions to not spread the disease should not be evicted on the ground that they may pose a health or safety threat to other residents. See What to Do if You are Sick, available at https://www.cdc.gov/coronavirus/2019-ncov/if-you-are-sick/steps-when-sick.html.
[10] https://www.who.int/americansamoa.
[11] United States Census Bureau. American Housing Survey, 2017. https://www.census.gov/programs-surveys/ahs.html.
[12] Bi Q, Wu Y, Mei S, et al. Epidemiology and transmission of COVID-19 in 391 cases and 1286 of their close contacts in Shenzhen, China: a retrospective cohort study. Lancet Infect Dis 2020, https://doi.org/10.1016/S1473-3099(20)30287-5.
[13] Sheen J, Nande A, Walters EL, Adlam B, Gheorghe A, Shinnick J, Tejeda MF, Greenlee A, Schneider D, Hill AL, Levy MZ. The effect of eviction moratoriums on the transmission of SARS-CoV-2. medRxiv [Preprint]. 2020 Nov 1:2020.10.27.20220897. doi: 10.1101/2020.10.27.20220897. PMID: 33140067; PMCID: PMC7605580.
[14] *Id*.

moratoria were lifted (pre-peer review).[15] Specifically, the authors compared the COVID-19 incidence and mortality rates in states that lifted their moratoria with the rates in states that maintained their moratoria. In these models, the authors controlled for time-varying indicators of each state's test count as well as major public-health interventions including lifting stay-at-home orders, school closures, and mask mandates. After adjusting for these other changes, they found that the incidence of COVID-19 in states that lifted their moratoria was 1.6 times that of states that did not at 10 weeks post-lifting (95% CI 1.0, 2.3), a ratio that grew to 2.1 at ≥16 weeks (CI 1.1, 3.9). Similarly, they found that mortality in states that lifted their moratoria was 1.6 times that of states that did not at 7 weeks post-lifting (CI 1.2, 2.3), a ratio that grew to 5.4 at ≥16 weeks (CI 3.1, 9.3). Although there may be additional factors that the authors were unable to adjust for, the authors estimated that, nationally, over 433,000 cases of COVID-19 and over 10,000 deaths could be attributed to lifting state moratoria.[16]

Shared housing is not limited to friends and family. It includes a broad range of settings, including transitional housing, and domestic violence and abuse shelters. Special considerations exist for such housing because of the challenges of maintaining social distance. Residents often gather closely or use shared equipment, such as kitchen appliances, laundry facilities, stairwells, and elevators. Residents may have unique needs, such as disabilities, cognitive decline, or no access to technology, and thus may find it more difficult to take actions to protect themselves from COVID-19. CDC recommends that shelters provide new residents with a clean mask, keep them isolated from others, screen for symptoms at entry, or arrange for medical evaluations as needed depending on symptoms.[17] Accordingly, an influx of new residents at facilities that offer support services could potentially overwhelm staff and, if recommendations are not followed, lead to exposures.

Congress passed the Coronavirus Aid, Relief, and Economic Security (CARES) Act (Pub. L. 116-136) to aid individuals and businesses adversely affected by COVID-19. Section 4024 of the CARES Act provided a 120-day moratorium on eviction filings as well as other protections for tenants in certain rental properties with Federal assistance or federally related financing. These protections helped alleviate the public health consequences of tenant displacement during the COVID-19 pandemic. The CARES Act eviction moratorium expired on July 24, 2020.[18] The protections in the CARES Act supplemented temporary eviction moratoria and rent freezes implemented by governors and local officials using emergency powers.

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[15] Leifheit, Kathryn M. and Linton, Sabriya L. and Raifman, Julia and Schwartz, Gabriel and Benfer, Emily and Zimmerman, Frederick J and Pollack, Craig, Expiring Eviction Moratoriums and COVID-19 Incidence and Mortality (November 30, 2020). Available at SSRN: https://ssrn.com/abstract=3739576 or http://dx.doi.org/10.2139/ssrn.3739576.

[16] *Id.*

[17] See CDC COVID-19 Guidance for Shared or Congregate Housing, available at: https://www.cdc.gov/coronavirus/2019-ncov/community/shared-congregate-house/guidance-shared-congregate-housing.html.

[18] Because evictions generally require 30-days' notice, the effects of housing displacement due to the expiration of the CARES act are not expected to manifest until August 27, 2020.

Researchers estimated that this temporary Federal moratorium provided relief to a material portion of the nation's roughly 43 million renters.[19] Approximately 12.3 million rental units have federally backed financing, representing 28% of renters. Other data show more than 2 million housing vouchers along with approximately 2 million other federally assisted rental units.[20]

The CARES Act moratorium, however, did not reach all renters. Neither does the more recently enacted Emergency Rental Assistance Program under the Consolidated Appropriations Act, 2021, as administered by the Department of Treasury.[21] Many renters who fell outside the scope of the moratorium were protected under state and local moratoria. In the absence of state and local protections, as many as 30-40 million people in America could be at risk of eviction.[22] A wave of evictions on that scale would be unprecedented in modern times.[23] A large portion of those who are evicted may move into close quarters in shared housing or, as discussed below, become homeless, thus contributing to the spread of COVID-19.

The statistics on interstate moves show that mass evictions would likely increase the interstate spread of COVID-19. Over 35 million Americans, representing approximately 10% of the U.S. population, move each year.[24] Approximately 15% of moves are interstate.[25]

<u>EVICTION, HOMELESSNESS, AND RISK OF SEVERE DISEASE FROM COVID-19</u>

Evicted individuals without access to housing or assistance options may also contribute to the homeless population, including older adults or those with underlying medical conditions, who are more at risk for severe illness from COVID-19 than the general population.[26] In Seattle-King County, 5-15% of people experiencing homelessness between 2018 and 2020 cited eviction as the primary reason for becoming homeless.[27] Additionally, some individuals and families who are evicted may originally stay with family or friends, but subsequently seek homeless services. Among people who entered shelters throughout the United States in 2017, 27% were staying with family or friends beforehand.[28]

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[19] See Congressional Research Service, CARES Act Eviction Moratorium, (April 7, 2020) available at: https://crsreports.congress.gov/product/pdf/IN/IN11320.

[20] See HUD, A Picture of Subsidized Households General Description of the Data and Bibliography, available at: https://www.huduser.gov/portal/datasets/assthsg/statedata98/descript.html.

[21] https://home.treasury.gov/policy-issues/cares/emergency-rental-assistance-program.

[22] See Emily Benfer, et al., The COVID-19 Eviction Crisis: An Estimated 30-40 Million People in America are at Risk, available at: https://www.aspeninstitute.org/blog-posts/the-covid-19-eviction-crisis-an-estimated-30-40-million-people-in-america-are-at-risk/.

[23] As a baseline, approximately 900,000 renters are evicted every year in the United States. Princeton University Eviction Lab. National Estimates: Eviction in America. https://evictionlab.org/national-estimates/.

[24] See U.S. Census Bureau, CPS Historical Migration/Geographic Mobility Tables, available at: https://www.census.gov/data/tables/time-series/demo/geographic-mobility/historic.html.

[25] *Id.*

[26] See CDC, Coronavirus Disease 2019 (COVID-19), People Who Are at Increased Risk for Severe Illness, available at https://www.cdc.gov/coronavirus/2019-ncov/need-extra-precautions/people-at-increased-risk.html (accessed August 26, 2020).

[27] Seattle-King County. Point in Time Count. https://regionalhomelesssystem.org/wp-content/uploads/2020/07/Count-Us-In-2020-Final_7.29.2020.pdf.

[28] United States Department of Housing and Urban Development. The 2017 Annual Homeless Assessment Report (AHAR) to Congress: Part 2. Available at: https://files.hudexchange.info/resources/documents/2017-AHAR-Part-2.pdf.

People experiencing homelessness are a high-risk population. It may be more difficult for these persons to consistently access the necessary resources in order to adhere to public health recommendations to prevent COVID-19. For instance, it may not be possible to avoid certain congregate settings such as homeless shelters, or easily access facilities to engage in handwashing with soap and water.

Extensive outbreaks of COVID-19 have been identified in homeless shelters.[29] In Seattle, Washington, a network of three related homeless shelters experienced an outbreak that led to 43 cases among residents and staff members.[30] In Boston, Massachusetts, universal COVID-19 testing at a single shelter revealed 147 cases, representing 36% of shelter residents.[31] COVID-19 testing in a single shelter in San Francisco led to the identification of 101 cases (67% of those tested).[32] Throughout the United States, among 208 shelters reporting universal diagnostic testing data, 9% of shelter clients have tested positive.[33]

CDC guidance recommends increasing physical distance between beds in homeless shelters.[34] To adhere to this guidance, shelters have limited the number of people served throughout the United States. In many places, considerably fewer beds are available to individuals who become homeless. Shelters that do not adhere to the guidance, and operate at ordinary or increased occupancy, are at greater risk for the types of outbreaks described above. The challenge of mitigating disease transmission in homeless shelters has been compounded because some organizations have chosen to stop or limit volunteer access and participation.

In the context of the current pandemic, large increases in evictions resulting in homelessness could have at least two potential negative consequences. One is if homeless shelters increase occupancy in ways that increase the exposure risk to COVID-19. The other is if homeless shelters continue to limit new admissions, leading to increases in unsheltered homelessness. Neither consequence is in the interest of the public health.

Recently published data suggest that those experiencing unsheltered homelessness may have a lower risk of contracting COVID-19 compared to those staying in shelters.[35] Data are not yet

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[29] Mosites E, et al, Assessment of SARS-CoV-2 Infection Prevalence in Homeless Shelters—Four U.S. Cities, March 27-April 15, 2020. MMWR 2020 May 1;69(17):521-522.
[30] Tobolowsky FA, et al. COVID-19 Outbreak Among Three Affiliated Homeless Service Sites—King County, Washington, 2020. MMWR 2020 May 1;69(17):523-526.
[31] Baggett TP, Keyes H, Sporn N, Gaeta JM. Prevalence of SARS-CoV-2 Infection in Residents of a Large Homeless Shelter in Boston. JAMA. 2020 Apr 27;323(21):2191-2. Online ahead of print.
[32] Imbert E, et al. Coronavirus Disease 2019 (COVID-19) Outbreak in a San Francisco Homeless Shelter. Clin Infect Dis. 2020 Aug 3.
[33] National Health Care for the Homeless Council and Centers for Disease Control and Prevention. Universal Testing Data Dashboard. Available at: https://nhchc.org/cdc-covid-dashboard/.
[34] Centers for Disease Control and Prevention. Interim Guidance for Homeless Service Providers to Plan and Respond to COVID-19. https://www.cdc.gov/coronavirus/2019-ncov/community/homeless-shelters/plan-prepare-respond.html.
[35] Yoon JC, Montgomery MP, Buff AM, Boyd AT, Jamison C, Hernandez A, Schmit K, Shah S, Ajoku S, Holland DP, Prieto J, Smith S, Swancutt MA, Turner K, Andrews T, Flowers K, Wells A, Marchman C, Laney E, Bixler D, Cavanaugh S, Flowers N, Gaffga N, Ko JY, Paulin HN, Weng MK, Mosites E, Morris SB. COVID-19 Prevalence among People Experiencing Homelessness and Homelessness Service Staff during Early Community Transmission

available to evaluate the risk of COVID-19 among people who are staying unsheltered compared to the general population. However, increases in unsheltered homelessness may lead to further strains on the healthcare system, impacting the availability of COVID-19 care. People experiencing homelessness have been estimated to use the emergency department almost 5 times the rate of the general population[36], and those who are unsheltered are estimated to use the emergency department twice as often as those who are sheltered.[37]In the context of the pandemic, increased emergency department use is untenable given the existing strains on the healthcare system.[38]

Additionally, research suggests that the population of persons who would be evicted and become homeless would include many who are predisposed to developing severe disease from COVID-19. Five studies have shown an association between eviction and hypertension, which has been associated with more severe outcomes from COVID-19.[39] Also, people experiencing homelessness often have underlying conditions that increase their risk of severe outcomes of COVID-19.[40] Among patients with COVID-19, homelessness has been associated with increased likelihood of hospitalization.[41]

These public health risks may increase seasonally. Each year, as winter approaches and the temperature drops, many persons experiencing homelessness move into shelters to escape the cold and the occupancy of shelters increases.[42] At the same time, there is evidence to suggest that the homeless are more susceptible to respiratory tract infections,[43] which may include seasonal influenza. While there are differences in the epidemiology of COVID-19 and seasonal influenza, the potential co-circulation of viruses during periods of increased occupancy in shelters could increase the risk to occupants in those shelters.

In short, evictions threaten to increase the spread of COVID-19 as they force people to move, often into close quarters in new shared housing settings with friends or family, or congregate

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in Atlanta, Georgia, April-May 2020. Clin Infect Dis. 2020 Sep 8:ciaa1340. doi: 10.1093/cid/ciaa1340. Epub ahead of print. PMID: 32898272; PMCID: PMC7499502.

[36] Amato S, Nobay F, Amato DP, Abar B, Adler D. Sick and unsheltered: Homelessness as a major risk factor for emergency care utilization. Am J Emerg Med. 2019 Mar;37(3):415-420. doi: 10.1016/j.ajem.2018.06.001. Epub 2018 Jun 2. PMID: 29891125.

[37] Raven MC, Tieu L, Lee CT, Ponath C, Guzman D, Kushel M. Emergency Department Use in a Cohort of Older Homeless Adults: Results From the HOPE HOME Study. Acad Emerg Med. 2017 Jan;24(1):63-74. doi: 10.1111/acem.13070. PMID: 27520382; PMCID: PMC5857347.

[38] https://www.wsj.com/articles/covid-19-surge-strains-hospitals-once-again-11605100312.

[39] Hugo Vasquez-Vera, et al. The threat of home eviction and its effects on health through the equity lens: A systematic review. Social Science and Medicine. 175 (2017) 199e208.

[40] Fazel S, Geddes JR, Kushel M. The health of homeless people in high-income countries: descriptive epidemiology, health consequences, and clinical and policy recommendations. Lancet. 2014;384(9953):1529-1540.

[41] Hsu HE, et al. Race/Ethnicity, Underlying Medical Conditions, Homelessness, and Hospitalization Status of Adult Patients with COVID-19 at an Urban Safety-Net Medical Center—Boston, Massachusetts, 2020. MMWR 2020 Jul 10;69(27):864-869. Historically, African Americans and Hispanic Americans are disproportionately represented in evictions compared to other races. They are more likely to experience severe outcomes of COVID-19. *Id.*

[42] See, generally, the Annual Homeless Assessment Report to Congress (2007), available at: https://www.huduser.gov/Publications/pdf/ahar.pdf (acknowledging the seasonality of shelter bed use).

[43] Ly TDA, Edouard S, Badiaga S, et al. Epidemiology of respiratory pathogen carriage in the homeless population within two shelters in Marseille, France, 2015-2017: Cross sectional 1-day surveys. Clin Microbiol Infect. 2019; 25(2):249.e1-249.e6.

settings such as homeless shelters. The ability of these settings to adhere to best practices, such as social distancing and other infection control measures, decreases as populations increase.

FINDINGS AND ACTION

For the reasons described herein, I am extending and modifying the September 4, 2020 Order, as further extended by Section 502 of Title V, Division N of the Consolidated Appropriations Act, 2021. I have determined that extending the temporary halt in evictions in this Order constitutes a reasonably necessary measure under 42 CFR §70.2 to prevent the further spread of COVID-19 throughout the United States. I have further determined that measures by states, localities, or territories that do not meet or exceed these minimum protections are insufficient to prevent the interstate spread of COVID-19.[44]

Based on the convergence of COVID-19, seasonal influenza, household crowding and transmission, and the increased risk of individuals sheltering in close quarters in congregate settings such as homeless shelters, which may be unable to provide adequate social distancing as populations increase, all of which may be exacerbated as winter continues, I have determined that extending the temporary halt on evictions, subject to further extension, modification, or rescission, is appropriate.

Therefore, under 42 CFR §70.2, subject to the limitations under the "Applicability" section, the September 4, 2020 Order is hereby modified and extended through March 31, 2021. Accordingly, a landlord, owner of a residential property, or other person with a legal right to pursue eviction or possessory action shall not evict any covered person from any residential property in any state or U.S. territory in which there are documented cases of COVID-19 that provides a level of public-health protections below the requirements listed in this Order.

This Order is not a rule within the meaning of the Administrative Procedure Act ("APA") but rather an emergency action taken under the existing authority of 42 CFR 70.2. The purpose of §70.2 is to enable CDC to take swift steps to prevent contagion.[45]

In the event that this Order qualifies as a rule under the APA, notice and comment and a delay in effective date are not required because there is good cause to dispense with prior public notice and comment and the opportunity to comment on this Order and the delay in effective date. See 5 U.S.C. 553(b)(3)(B). Considering the public-health emergency caused by COVID-19, it would be impracticable and contrary to the public health, and by extension the public interest, to delay the issuance and effective date of this Order.

In the September 4, 2020 Order, the previous CDC Director determined that good cause existed because the public health emergency caused by COVID-19 made it impracticable and contrary to the public health, and by extension the public interest, to delay the issuance and effective date of

[44] In the United States, public health measures are implemented at all levels of government, including the federal, state, local, and tribal levels. Publicly-available compilations of pending measures indicate that eviction moratoria and other protections from eviction have expired or are set to expire in many jurisdictions. Eviction Lab, *COVID-19 Housing Policy Scorecard*, available at: https://evictionlab.org/covid-policy-scorecard/.
[45] *Chambless Enters., LLC v. Redfield*, No. 20-1455, 2020 WL 7588849, (W.D. La. 2020).

the Order. The previous Director also found that a delay in the effective date of the Order would permit the occurrence of evictions—potentially on a mass scale—that would have potentially significant consequences. One such potential consequence would be that evicted individuals would move into close quarters in congregate or shared living settings, including homeless shelters, which would put the individuals at higher risk for COVID-19. Another potential consequence would be if evicted individuals become homeless and unsheltered, and further contribute to the spread of COVID-19. For these reasons, the previous Director concluded that the delay in the effective date of the Order would defeat the purpose of the Order and endanger the public health and, therefore, determined that immediate action was necessary. As a result, the previous Director issued the Order without prior notice and comment and without a delay in the effective date. Because these conditions continue to exist—indeed, have worsened—and because the extension granted in section 502 of Title V, Division N of the Consolidated Appropriations Act, 2021 is set to expire on January 31, 2021, I hereby conclude that immediate action is again necessary without prior notice and comment and without a delay in the effective date.

The rapidly changing nature of the pandemic requires not only that CDC act swiftly, but also deftly to ensure that its actions are commensurate with the threat. This necessarily involves assessing evolving conditions that inform CDC's determinations.

The conditions that existed on September 4, 2020 have only worsened. As of January 21, 2021, there have been over 24,400,000 cases and over 400,000 deaths. Data collected by Princeton University show that eviction filings are occurring; it is therefore expected that large numbers of evictions would be processed if the Order were to expire. [https://evictionlab.org/eviction-tracking]. Without this Order, there is every reason to expect that evictions will increase significantly, resulting in further spread of COVID-19. It is imperative is to act quickly to protect the public health, and it would be impracticable and contrary to the public interest to delay the issuance and effective date of the Order pending notice-and-comment rulemaking.

Similarly, if this Order qualifies as a rule under the APA, the Office of Information and Regulatory Affairs (OIRA) has determined that it would be a major rule under the Congressional Review Act (CRA). But there would not be a delay in its effective date. The agency has determined that for the same reasons, there would be good cause under the CRA to make the requirements herein effective immediately

If any provision of this Order, or the application of any provision to any persons, entities, or circumstances, shall be held invalid, the remainder of the provisions, or the application of such provisions to any persons, entities, or circumstances other than those to which it is held invalid, shall remain valid and in effect.

This Order shall be enforced by federal authorities and cooperating state and local authorities through the provisions of 18 U.S.C. 3559, 3571; 42 U.S.C. 243, 268, 271; and 42 CFR 70.18. However, this Order has no effect on the contractual obligations of renters to pay rent and shall not preclude charging or collecting fees, penalties, or interest as a result of the failure to pay rent or other housing payment on a timely basis, under the terms of any applicable contract.

CRIMINAL PENALTIES

Under 18 U.S.C. 3559, 3571; 42 U.S.C. 271; and 42 CFR 70.18, a person violating this Order may be subject to a fine of no more than $100,000 if the violation does not result in a death, or a fine of no more than $250,000 if the violation results in a death, or as otherwise provided by law. An organization violating this Order may be subject to a fine of no more than $200,000 per event if the violation does not result in a death or $500,000 per event if the violation results in a death or as otherwise provided by law. The U.S. Department of Justice may initiate criminal proceedings as appropriate seeking imposition of these criminal penalties.

NOTICE TO COOPERATING STATE AND LOCAL OFFICIALS

Under 42 U.S.C. 243, the U.S. Department of Health and Human Services is authorized to cooperate with and aid state and local authorities in the enforcement of their quarantine and other health regulations and to accept state and local assistance in the enforcement of Federal quarantine rules and regulations, including in the enforcement of this Order.

NOTICE OF AVAILABLE FEDERAL RESOURCES

While this Order to prevent eviction is effectuated to protect the public health, the states and units of local government are reminded that the Federal Government has deployed unprecedented resources to address the pandemic, including housing assistance.

The Department of Housing and Urban Development (HUD) has informed CDC that all HUD grantees—states, cities, communities, and nonprofits—who received Emergency Solutions Grants (ESG) or Community Development Block Grant (CDBG) funds under the CARES Act may use these funds to provide temporary rental assistance, homelessness prevention, or other aid to individuals who are experiencing financial hardship because of the pandemic and are at risk of being evicted, consistent with applicable laws, regulations, and guidance.

HUD has further informed CDC that:

HUD's grantees and partners play a critical role in prioritizing efforts to support this goal. As grantees decide how to deploy CDBG-CV and ESG-CV funds provided by the CARES Act, all communities should assess what resources have already been allocated to prevent evictions and homelessness through temporary rental assistance and homelessness prevention, particularly to the most vulnerable households.

HUD stands at the ready to support American communities take these steps to reduce the spread of COVID-19 and maintain economic prosperity. Where gaps are identified, grantees should coordinate across available Federal, non-Federal, and philanthropic funds to ensure these critical needs are sufficiently addressed and utilize HUD 's technical assistance to design and implement programs to support a coordinated response to eviction prevention needs. For program support, including technical assistance, please visit www.hudexchange.info/program-support. For further information on HUD resources, tools, and guidance available to respond to the COVID-19 pandemic, state and local officials are directed to visit https://www.hud.gov/coronavirus. These tools include toolkits for Public Housing Authorities and Housing Choice Voucher landlords related to housing stability and eviction prevention, as well as similar guidance for owners and renters in HUD-assisted multifamily properties.

Similarly, the Department of the Treasury has informed CDC that the funds allocated through the Coronavirus Relief Fund and the Emergency Rental Assistance Program may be used to fund rental assistance programs to prevent eviction. Visit https://home.treasury.gov/policy-issues/cares/state-and-local-governments for more information about the Coronavirus Relief Fund and https://home.treasury.gov/policy-issues/cares/emergency-rental-assistance-program for more information about the Emergency Rental Assistance Program..

EFFECTIVE DATE

This Order is effective on January 31, 2021 and will remain in effect, unless extended, modified, or rescinded, through March 31, 2021.

In testimony whereof, the Director, Centers for Disease Control and Prevention, U.S. Department of Health and Human Services, has hereunto set her hand at Atlanta, Georgia, this 29th day of January 2021.

Rochelle P. Walensky, MD, MPH

Director,

Centers for Disease Control and Prevention

FOR IMMEDIATE RELEASE **MEDIA CONTACT: Alexis Revis Yeoman**

(301) 456-4369

January 11, 2021

Housing Authority of Prince George's County Seeks County Partners to Rent to Housing Choice Voucher Tenants

Largo, MD --- The Housing Authority of Prince George's County (HAPGC) wants to partner with landlords interested in renting their unit(s) to individuals and families with Housing Choice Vouchers (HCV). HAPGC is looking for landlords who rent single-family homes and apartment units to join the HCV program.

Housing Choice Vouchers provide rental assistance for low-income families in the private rental market through the HAPGC's Housing Assistance Payments Program (HAP).

Housing Choice Voucher holders select a unit from the private rental market. The rental assistance provided by HAPGC makes market rate housing affordable for voucher holders. Program participants normally pay no more than 30% of monthly adjusted income towards rent and utilities. The Housing Assistance Payments subsidizes the balance of the rent to the property owner. Guaranteed rent payments are made directly to the landlords' bank account on time each month.

In order to increase the supply of accessible housing for tenants with Housing Choice Vouchers, the Housing Authority is also seeking landlords who will make their property accessible for voucher tenants with disabilities.

For a limited time only: HAPGC is now offering cash incentives to landlords to become a part of the HCV Program, and even more if the property is accessible for families and individuals with disabilities. This program is for landlords of multi-family buildings as well as single family homes.

Here's how it works…

Landlords Will Receive:
$1,500 one-time payment for 1st UFAS certified unit and one-time $500 payment for each additional UFAS certified unit.

$1,000 one-time payment for 1st unit with Accessible features, and $400 for each additional unit with accessible features.

$700 one-time payment for 1st unit in an opportunity zip code, and $300 one-time payment for each additional unit in an opportunity zip code.

$500 one-time payment for 1st unit 3BR or higher and $250 one-time payment for each additional unit. (Any unit size).

Incentives cannot be combined. Landlords will receive the higher of the incentive for any new voucher client move-in. Example: Landlord is leasing a 3 bedroom unit, located in an opportunity zone that has accessible features: Landlord will receive a one-time incentive of $1,000.

Areas of Opportunity Zip Codes:

20601, 20613, 20623, 20715, 20716, 20720, 20721, 20724, 20735, 20772, 20774

Accessible Housing/Home Modifications for Persons with Disabilities

Owners of a rental property registered with the Housing Choice Voucher Program can now apply for a grant that can be used to make their property accessible for persons with disabilities. The grant is a reimbursable payment, up to $10,000, that will enable the owner to make changes to the property that will assist disabled residents and families to live comfortably in the home. The grant can be used for both single family homes and multi-family properties.

Landlords must:

♣ Complete a grant application to apply for the funding;
♣ Select licensed, bonded and insured contractors to make the units or single-family homes accessible;
♣ Pass an HQS[1] and UFAS[2] inspection.
♣ After the work is completed, the landlord will be reimbursed for expenses.

Interested landlords must attend a landlord briefing presented by the HAPGC. These briefings are held every third Wednesday of each month. Landlord must register in advance. Check the Housing Authority website for a list of briefing dates and times:

https://www.princegeorgescountymd.gov/2650/Landlord-Briefings

Questions: Call (301) 883-5501

[1]HQS - Home Quality Standards

[2]UFAS - Uniformed Federal Accessibility Standards

# # #

For immediate release:
January 14, 2021
Permalink

Contact:
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Governor Hogan Announces Maryland To Receive $402 Million Through Federal Emergency Rental Assistance Program

Funding Will Expand Existing Rental Programs For Those Impacted by COVID-19

Can Be Used For Rent, Utilities, Home Energy Costs, and Other Housing Expenses

ANNAPOLIS, MD—Governor Larry Hogan today announced that the State of Maryland is eligible for an estimated $402,439,000 in federal rental assistance made available through the Consolidated Appropriations Act. The state officially filed its application to the U.S. Treasury Department on January 8, ahead of the January 12 deadline. The majority of the funding will be administered by the Maryland Department of Housing and Community Development, with local jurisdictions managing the remainder.

"COVID-19 has caused incredible hardships for the people of our state," said Governor Hogan. "With the addition of this expected funding, more than half a billion dollars in support will be dedicated to keeping Maryland renters safe in their homes during this deadly pandemic."

Earlier this week, Governor Hogan introduced the RELIEF Act of 2021, an emergency stimulus and tax relief package that will provide more than $1 billion for Maryland working families, small businesses, and those who have lost their jobs as a result of the COVID-19 pandemic.

The funding can be used for rent, utilities, home energy costs, arrears, and other housing expenses resulting from the pandemic. The state must wait for the issuance of regulatory language from the federal government to deploy funding. Marylanders should monitor local and state government housing agency websites for updates.

"As soon as we receive this important funding from the federal government, we will use all methods at our disposal to quickly deploy it to Marylanders who need it most," said Secretary Kenneth C. Holt. "This means we will continue our successful strategy of distributing funding through a multipronged approach—directly to local jurisdictions, nonprofit partners, and property management."

More than $100 million of state, local, and federal funds have already been allocated for rental assistance and eviction prevention, providing relief to thousands of Maryland households. This includes more than $41 million for pandemic relief programs administered by the Department of Housing and Community Development. The department has administered funds through the Maryland Eviction Prevention Partnership, which supports local rental assistance programs, and the Assisted Housing

Relief Program, which serves rental units in multifamily projects financed by DHCD's Community Development Administration using state funds or federal resources. The department will update its website as information on programs, eligibility, and timing becomes available.

Moratorium on Evictions During State of Emergency. On March 16, Governor Hogan issued an emergency order that prohibits Maryland courts from ordering the eviction of any tenant who can demonstrate that their inability to pay rent was the result of COVID-19—for example, because of lost or reduced employment, needing to care for a school-aged child, because they are diagnosed with or under investigation for COVID-19. The order remains in effect during the state of emergency.

-###-

From the Office of

GOVERNOR LARRY HOGAN

@GovLarryHogan

For immediate release:
January 15, 2021
Permalink

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Governor Hogan Announces $30 Million in Emergency Relief for Music and Entertainment Venues

Awards Will Directly Help Preserve More Than 800 Jobs
State Has Provided More Than $700 Million in Emergency Economic Relief
Governor's RELIEF Act Provides Stimulus and Tax Relief for Small Businesses

ANNAPOLIS, MD—Governor Larry Hogan today announced $30 million in awards for more than 90 live music and performance venues, live entertainment promoters, and independently-owned local movie theaters whose operations have been impacted by COVID-19. This is part of the more than $700 million in emergency economic relief provided by the State of Maryland.

"These awards will save hundreds of jobs and help many of Maryland's entertainment venues sustain their operations until they can safely and fully reopen," said Governor Hogan. "While safe and effective vaccines will help bring a return to normalcy and end the damage to our economy, we need to continue to do everything we can to support our small business community."

Earlier this week, Governor Hogan introduced the RELIEF Act of 2021, which will provide more than $1 billion in stimulus and tax relief for families and small businesses.

These awards were made to 49 for-profit or nonprofit live entertainment venues in 12 counties and Baltimore City, including nightclubs, theaters, and arenas; 27 independently-owned movie theaters in 11 counties and Baltimore City; and 16 live entertainment promoters. Funds will support operating and capital costs and will directly help preserve more than 800 jobs at venues like the Maryland Renaissance Festival, the Baltimore Symphony Orchestra, the Chesapeake Shakespeare Company, Merriweather Post Pavilion, Rams Head Live, Royal Farms Arena, Strathmore, the Senator Theatre, and the Maryland Theatre. A full list of awardees is available here.

This is the second of three phases of economic relief awards administered by the Maryland Department of Housing and Community Development. Governor Hogan recently announced more than $8 million in awards for tourism-related institutions through this initiative. Awards will soon be finalized for the initiative's third phase, which will provide additional support to small businesses and other economic recovery efforts in both the state- and Baltimore City-designated Main Street communities.

“These initiatives are based on the proven revitalization strategies and programs we have successfully employed to improve our state’s cities, towns, and neighborhoods,” said Maryland Department of Housing and Community Development Secretary Kenneth C. Holt. “Our experience, expertise, and strong partnerships with local stakeholders enables us to deploy these critical resources rapidly and responsively as part of Maryland’s pandemic recovery efforts.”

Learn more about the Maryland Strong Economic Recovery Initiative here.

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For immediate release:
January 19, 2021
Permalink

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Governor Hogan Unveils FY22 Budget Focused on Education, Tax Relief, and Economic Recovery

Immediate Tax and Stimulus Relief for Marylanders; Major Tax Cut for All Maryland Retirees

Record K-12 Education Funding for Seventh Consecutive Year; Holds Schools Harmless From Declining Enrollment; Record Funding for School Construction, Community Colleges

Record Funding for Public Health and Safety, Increases Funding for Local Health Departments; Record Funding to Fight Opioid Epidemic

Fully Funds Chesapeake Bay Restoration Efforts for Sixth Consecutive Year; Fully Funds Program Open Space and Land Preservation Programs

Structurally Balanced For Seventh Consecutive Year; Limits Budget Growth Without Raising Taxes or Cutting Services

ANNAPOLIS, MD—Governor Larry Hogan today unveiled his Fiscal Year 2022 (FY 2022) recovery budget, which makes record investments in K-12 education and public health, provides substantial tax relief to struggling Marylanders and small businesses, expands resources for crime prevention and fighting the opioid epidemic, fully funds Chesapeake Bay restoration, and lays a strong foundation for the state's economic recovery.

"We look forward to working together with the House and the Senate in a bipartisan and collaborative fashion to enact a final budget," said Governor Hogan. "This economic recovery budget and the RELIEF Act of 2021, with all of its immediate tax and stimulus relief, are far and away the most important things that the legislature must address right now as we continue our work to prevent more illnesses and deaths, to get our kids back in school, to mitigate the damage to our economy, and to bring about a robust health and economic recovery and eliminate and eradicate this pandemic."

Tomorrow morning, the complete budget will be formally submitted to the General Assembly.

Record Education Funding

- Governor Hogan's budget provides a record **$7.5 billion** for K-12 education, above and beyond the legislature's funding formulas.

- For the sixth consecutive year, Governor Hogan's education budget exceeds statutory funding formulas to ensure that every jurisdiction receives more direct education aid than in the prior year. In FY 2022, **$213.7 million** is provided in hold-harmless grants to ensure every jurisdiction receives more direct aid than in FY 2021 regardless of fluctuations in enrollment.

- The FY 2022 budget includes **$375 million** in funding to support the third year of the "Hogan Lockbox" to ensure that Video Lottery Terminal revenue supplements education funding consistent with the constitutional amendment passed by Maryland voters.

- The FY 2022 budget includes **$151 million** to continue a successful tutoring program implemented in FY 2021 to assist students most at risk of learning loss.

- The FY 2022 budget also includes **$53 million** to expand full-day pre-Kindergarten for every 4-year-old in the state, and **$10 million** to expand the highly successful Broadening Options and Opportunities for Students Today (BOOST) program, which provides scholarships for some students who are eligible for the free or reduced-price lunch program to attend eligible nonpublic schools.

- The FY 2022 capital budget includes a record **$833 million** for school construction projects in every jurisdiction, including the first year of an initiative to invest **$3.6 billion** in school construction over the next five years.

- The FY 2022 budget makes record investments in the community college network across Maryland. Under the Hogan administration, funding per student at the community colleges has **grown by 57%**.

- For the sixth year in a row, tuition growth at state colleges and universities will be **limited to 2%**.

Tax and Stimulus Relief for Marylanders

- This budget aims to stimulate Maryland's economy with the implementation of Governor Hogan's recently announced **$1 billion** RELIEF Act, an emergency legislative package that will provide more than $1 billion in direct stimulus and tax relief for Maryland working families, small businesses, and those who have lost their jobs as a result of the COVID-19 pandemic.

- To address the state's sky-high retirement taxes, the governor's budget calls for a major **$1 billion tax cut for all Maryland retirees**.

- The governor's budget calls for expanding the **Hometown Heroes Tax Credit**, to exempt law enforcement, fire and rescue, corrections, and emergency response personnel from state tax on all retirement income specific to their service. It also calls for increasing the **tax exemption for all military retiree pensions**.

Protecting Our Communities

- In the FY 2022 budget, police aid to local governments is funded at **$74.6 million** and local law enforcement grants are funded at **$43.7 million**—including **$3 million** to protect Marylanders against hate crimes.

- The FY 2022 budget provides an additional **$5 million** for the third year of the governor's Baltimore City crime prevention initiative.

- The FY 2022 budget includes nearly **$250 million** for community and residential operations to provide direct care services to youth under the Department of Juvenile Services' supervision.

- The budget also includes **$9.6 million** to reflect savings realized since the enactment of the Justice Reinvestment Act to continue to research evidence-based strategies to decrease crime and reduce recidivism. This record level of funding is double the amount provided in FY 2021.

Protecting Public Health

- Governor Hogan's budget ensures that Maryland's most vulnerable citizens have access to critical healthcare services. The FY 2022 budget includes:

  - Nearly **$13.5 billion** for Maryland's Medicaid program—providing health coverage to over 1.5 million Marylanders, including more than 143,000 children through the Maryland Children's Health Program;

  - More than **$1.4 billion** in support for developmental disabilities community services (a growth rate of 4% over FY 2021), including an additional **$25.6 million** to expand services.

  - **$124 million** to fund provider rate increases in the fields of behavioral health, developmental disabilities, and other healthcare services, including more than **$41 million** to implement the rate increase six months early on January 1, 2021.

- The governor's budget includes nearly **$62 million** to fully fund the local health grant formula, along with a new block grant program to increase funding for local health departments. Under the Hogan administration, funding for local health departments has grown by 43%.

- The governor's budget includes more than **$1.8 million** to expand the Program of All-Inclusive Care for the Elderly (PACE) that allows seniors to remain in home and community-based settings.

Fighting the Opioid Epidemic and Substance Use Disorders

- In order to combat the ongoing, silent epidemic of opioid abuse and other substance use disorders, the Hogan administration has once again provided record funding—**$978 million**—for substance abuse treatment. Spending in this area has increased 562% since FY 2016.

- The governor's budget includes **$296 million** for substance use disorder services—a $35 million increase over FY 2021—and **$231.8 million** for mental health and substance use disorder treatment for uninsured Marylanders, another record-high investment.

- The governor's budget includes more than **$10 million** to fund the activities of the Opioid Operational Command Center, marking the fifth annual installment of funding and a total investment of more than $50 million.

Protecting Our Environment

- For the sixth consecutive year, the Hogan administration has fully funded Chesapeake Bay restoration efforts and ensured that all state environmental protection programs funded by the transfer tax are fully funded as well.

- The FY 2022 budget includes **$48.8 million** to fully fund the Chesapeake and Atlantic Coastal Bays Trust Fund, which supports critical bay restoration activities and implementation of best management practices.

- Almost **$43 million** supports renewable and clean energy programs and another **$14 million** in the governor's budget is dedicated to energy.

- The governor's budget commits **$4 million** to extend the currently expired zero emissions vehicle tax credit.

A Balanced Approach to Infrastructure

- Highlights of the capital transportation budget include more than **$1 billion** for roads and highways and **$964 million** for mass transit improvements, including **$167 million** in dedicated funding for the Washington Metropolitan Area Transit Authority and **$21.5 million** for the Howard Street Rail Tunnel improvements, the first year of a three-year commitment.

Maintaining Fiscal Responsibility

- **For the seventh consecutive year, the governor's budget is structurally balanced.** It limits spending growth without raising taxes, cutting services, or implementing furloughs and layoffs for hardworking state employees.

- The governor's budget maintains minimal reserves consistent with the legislature's spending affordability guidelines to help maintain the state's coveted AAA bond rating.

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FROM THE OFFICE OF
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For immediate release:
January 27, 2021
Permalink

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Governor Hogan Announces $258 Million In Additional Rental Relief Funding

Over $400 Million In Total Federal Funding Includes $143 Million Distributed Directly To Counties

Administration Will Form Bipartisan Advisory Group With Legislative Leaders

ANNAPOLIS, MD—Governor Larry Hogan today announced that a total of $402 million in federal COVID-19 relief funding has been distributed to Maryland to provide assistance for individuals and families struggling to pay their rent due to the pandemic.

A total of $258.1 million was provided to the state this week, which will be administered through the Department of Housing and Community Development (DHCD). An additional $143 million was allocated directly to eight jurisdictions with populations over 200,000:

- Anne Arundel County
- Baltimore City
- Baltimore County
- Frederick County
- Harford County
- Howard County
- Montgomery County
- Prince George's County

As the state awaits regulatory guidance from the federal government regarding how the funds can be deployed to help Marylanders in need, the governor directed DHCD Secretary Ken Holt to reach out to leaders in the Maryland General Assembly to form a bipartisan advisory group to provide input and guidance on the state's plan.

"We continue to back one of the strongest eviction moratoriums in the country with direct relief for rental payments, legal services, and affordable housing," said Governor Hogan. "We look forward to working with legislative leaders to determine the best way to utilize these resources for Marylanders in need."

This direct relief from the federal government comes in addition to the $700 million in economic relief already provided by the state, as well as Governor Hogan's emergency legislation, the RELIEF Act of

2021, which provides direct economic assistance to low-income individuals and Maryland small businesses. In total, the governor has committed $1.7 billion in COVID-19 relief.

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