Statewide COVID-19 Housing & Homelessness Calls

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**SPEAKERS**

John Stovall, Rachael Myers

**Rachael Myers** 03:03

Morning everybody. Good to see your faces. We will just give it one more minute or so to let a few more folks sign on and then we'll jump into our agenda so thanks for your patience. All right. Looks like we've got a pretty good group here so we'll go ahead and get started. Thanks everybody for joining again I'm Rachael Myers I'm the director of the Washington Low Income Housing Alliance. And it's funny, there's so many of you that I think I've never met in person, but seeing you, week after week in this format I feel like I know you now so I'm looking forward to the day when we can see each other face to face again. And I feel like I've got some new some new colleagues. So thanks for being here we've got a pretty good agenda this morning. We've got john has dropped it he shared it in the chat so if you want to download the agenda, you've got that available to you. We will be starting as always with a few poll questions to see who we've got here on our call this morning. And then we'll hear an update from Tedd Kelleher from the Department of Commerce you've heard over the last several weeks about the eviction rent assistance program that's been in development and I think that that is final or very close to final so Ted will share more information about that, and then we're going to be joined by Megan Morey from the National LGBTQ Task Force, who's going to talk about responding to a HUD proposed rule that permits anti trans discrimination specifically in shelters, and how folks can weigh in, to try to stop that. So we're really pleased to have Megan. Joining us this morning. And then we're also really excited I think some of you probably heard me. Get a little overly enthusiastic about the announcement that Kevin lrta had joined the national innovation service. So Kevin is with us this morning and we'll talk about, we'll give some updates from the Center for housing justice so good to see you, Kevin. We've got Lisa Byers from Opel community land trust who will share some updates about what's happening around housing and homelessness in San Juan County. And then we'll be joined by Joey Lindstrom who you've heard from several times as well from the National Low Income Housing Coalition. This week and next week are really really key times we've been saying this for a while, really critical times for federal advocacy. Congress is in session we need people to be engaged and contacting their members of Congress over and over and over. So Joey will give some updates and talk about how we can all help impact what's happening in DC. And then finally, Michelle will share an update that some of you have probably heard already but she'll go into a little bit more detail about the extended eviction moratorium here in Washington. So a couple of just sort of housekeeping notes, you'll notice, if you're on the computer, you might see a button up in the top left that says otter AI live notes. That's a live transcription service. If you click on that link, or if you click on the button you'll get a link to see a live streaming of the transcription, and maybe somebody could also drop that link in the chat, just so it's extra easy to access. So watch for that. And we can't guarantee it's a it's an AI so it's not a real person so it makes some mistakes, but it's been pretty good and so we hope it's helpful for folks who are, who that makes a call more accessible to, I want to apologize for the fact that it went out for a little while last week and we don't know what happened but that was the first time it happened and hopefully the last time it happened. We will continue to take good notes and share those out afterwards so we're not just relying on the transcription, and we will follow up as always with all of you with the notes and you'll have access to the recording if you want to watch this again, and also any follow up actions will be shared. Just a reminder, the purpose of these calls we've been doing these since early or mid March. The purpose is to share information about what's working in communities with each other so people can learn from each other and troubleshoot and make better make connections with folks. You know if they want to learn more about what's happening in other communities also to make sure that the Department of Commerce has an opportunity to share updates about the state's response, and also for the Department of Commerce and the housing Alliance to hear what's happening in communities around, particularly around coronavirus, so that we can make sure that the state's response and our advocacy is relevant and meets the needs, as much as possible. So as always if you have ideas about other topics or things that you want to hear about on these calls please reach out to any of us specifically me john and Michelle. And we'll try to incorporate those later. Make good use of the chat box if you've got questions comments things you want to share. We monitor that pretty closely. And I think with that, I'm going to hand it over to john to do some poll questions.

**John Stovall** 08:58

Hey thanks Good morning everybody. Great to be with you here again. I'm going to just jump right in. We're going to do the same questions that we've been doing for pretty much every week at this point, just to get us started. So the first one is just to get a sense of geographically in Washington, where are you joining from. I think one of the sort of silver linings of of COVID at the sort of increased digital spaces that we're in now is that we can be with people from many different places all at once. So it's really nice to get a sense of, of where you're all right now. If you don't see where you're at. on that list of options, that's totally fine, just feel free to put it in the chat there as because we recognize there may be some folks from DC and other places as well. So, yeah, so I'll just give this another little five seconds. Looks like most of you have already answered. Up to three to a one and a will end that one so I'll just share so that you all can see. I think it might be helpful as well for you all to just see kind of where folks are at. So, you know, again, as usual quite a bit of folks from Seattle and King County, quiet quite a few people from Pierce County Thurston County Kitsap and Mason. And then a fairly, other than the sort of like Snohomish Skagit watcom San Juan Island counties fairly even spread around the rest of the state so we'll always continue to work on getting more representation from as many parts of the state as possible but just really really excited to have you all joining from wherever you're at today. So I will stop that one and I'll go to the next one, which is once again, our, our hats. So what hats are you wearing today, are you, and you can choose, you know, multiple these. No one is just one of these, typically. Are you someone who has lived experience of housing instability or homelessness. Are you someone who is a housing and homelessness advocate. Are your housing provider a direct service provider, do you represent local government or state or federal government, either as a staff person or as an elected official, are you a tenant rights advocate or someone who works in legal services. Are you from another sector or another kind of issue area and you're joining this call because you really recognize the connection between your work and and our work. And if you're in other, feel free to put in the chat, what that other means to you. We'd love to hear all the different ways that folks are showing up today. So I'll give this another three seconds. And my apologies for those who are just joining by phone, you probably won't be able to participate in the poll but just be thinking about it I guess.

11:59

Okay,

**John Stovall** 12:00

so I'll end the poll now. All right, so I'll quickly share so that the majority of you are housing and homeless advocates, that's awesome. Quite a few housing providers quite a few people with lived experience and lived expertise, several local and state or federal government folks. Quite a few of you from adjacent or type of fields, direct service providers, just a really great, really great kind of spread today so appreciate you all, giving us that information. It's just always really helpful for us to know who's on the call. When we're planning them each week. And when we're kind of, you know, going forward with the call. So, thanks. And I see there's a couple folks who posted in the chat we got a candidate for state representative in the 35th ld awesome thank you for being here. Let's see someone from ssvf community lead liaison manager, focus on outreach. Great. So thank you all so much, and I will pass it back to Rachel.

**Rachael Myers** 13:10

Great, thank you john. A couple other things I forgot to mention I will be signing off at around 1030 and fortunately I have a another meeting that I'm going to be attending this morning So Michelle will be taking the reins at that point, I will promise you the folks whose presentations, I'm going to miss. I will go back and watch the recording, and then just a reminder to all of our speakers to please try to avoid acronyms speak as clearly and slowly and sort of forcefully as you can try to make sure you're close to your microphone. We want to make sure that everybody is able to hear and understand what you're saying. So with that, I am going to hand it over to Ted for an update from commerce.

13:50

Good morning, everyone. Can I share my screen that would not central but be helpful. Again Tedd Kelleher Washington State Department of Commerce I'm pleased to come here today as opposed to in the past just talking a lot about rent assistance, we actually sent out applications and are ready to write contracts as soon as the applications come back for 100 million dollars of rent assistance coming out of the Federal cares act flexible funding. I'll go over some of the outlines of the program today but just sort of talk high level about it at first. So it's $100 million. There's some eligibility criteria, I'm going to go through that we've worked out thank you everyone for your assistance, providing feedback to the program we received over comments from over 150 people, lots of very detailed technical comments and then thank you again to the people who work with us and follow up to really hone the specifics of the forms and process. That said, once we, I just want to check Can people hear me okay no sometimes in the past I've been there. Okay good,

**Rachael Myers** 15:04

Ted, you should be able to share your screen now or whenever you're ready.

15:07

Cool. Thank you. Um, so, the intent is, you know, we've built a lot of spreadsheets thankfully the census is doing that great work on surveying people which is, I think, really good information as good as it's gonna get from survey data, we're looking at all sorts of feedback about what the level of need is, I think it's, it's hard to truly judge, I mean we can look the experience of under other rent assistance programs. I think the bigger variables are what's going to happen with the unemployment insurance payment amount. Whether there'll be a federal rent Assistance Program in general, not to mention the trajectory of the pandemic. So, this is a long way of saying we're we've come out of the gate with a certain set of eligibility criteria. And we intend and expect that we're going to have to tune it in one direction or another, the intent would be to provide rent assistance, knowing that we, we are strong perception is there's not $100 million is not enough. If it was enough to provide everyone at a certain income level, it would just be very simplified but because we're trying to target the limited resource that's what the eligibility criteria are right now. We intend to revisit and hone those over time so please help us with that as we get out in the field and see how different communities, their ability to spend it out. So with that, let me

16:40

share this screen.

16:43

Just a second, I want to just point you to a research resource which is now commerce his website. Of course you can always contact commerce directly, but a lot of the focus is is switching from commerce, this is our homeless page and I can drop this link into the chat at some point but this is just our commerce general homelessness Homeless Assistance page and now it says new eviction rent Assistance Program people can see that screen I've got to share it. Okay. And if you scroll down, you can see that there's this is what I really want to point you to. This is a list of people that are being awarded funding. And if you just click on it so you can see and it's going to be too small to see but just to give you a feel for the information that's there. And so you can see in your community who's being granted funds, and that that's for single adults and then for youth so we're going out to existing providers that have been doing rent assistance with commerce for more than a decade. And then, not only on the adult side but from the Office of homeless youth providers so those those are really the key, if you want to engage in your community and many of you on the phone are these grantees. It's sort of redundant, but this is, this is where you're going to see who they are, if you really want to get into the weeds, you can click on program forms and guidelines. This is primarily aimed at the actual grantees but there's definitely very transparent and public. You can see the specifics and get into the weeds.

18:21

Got a lot of fun. Here we go.

18:25

joys of working at home. So, here let me scroll down. There we go. So here's the grant guidelines, I'm just going to go over the eligibility quickly again, it changed a little bit based upon everyone's feedback. In broad strokes is the same. Count households must meet

18:44

two initial screening criteria which

18:50

can be hard to see. So must meet these two must current income over the last 60 days at or below 50% of area median income and I think a really important piece of this was people think of themselves, you know, sort of income and class is sometimes just associated with particular numbers. This is your income in the last 60 days so your income last year may have been $100,000 a year. But if all of a sudden your income is zero, then you would qualify under this metric it's not about what your income was or what it will be in the future, it's what's the crisis that you're in right now that. And then so that so your current income has to be below 50% of area median income there's details about how to calculate that and some of the forms we're providing. And then, at least one month of rent not paid or partially unpaid since March 1. Now it's certainly coming out of the gate. You have to meet both of those criteria to be eligible, and one at least one of the additional criteria and it can be rent burden at 50% of current monthly income. So, your rent your income, you know you're paying more than 50% of your current income for rent. previously homeless eviction history, housing disrupted due to race, ethnicity, gender, sexual identity, religion, at risk of severe illness as per CDC guidance. And then a disability is the other one. And then for youth pregnant or parenting, or recipient of foster care adoption mental health. Those are the three criteria coming out of the gate I could spend a week I spent a lot of time looking at the forms and those sorts of things I think the other thing I really want to emphasize is that, so the rent assistance, you know the scale is unprecedented. And the eligibility criteria a little different but everyone has a lot of experience with that the part of this that is really new that we've talked about before the equity provisions, and just there's a, there's layers of them the two that are the ones that I really want to focus on briefly to repeat again is that 5% of the grant is available to require to be contracted with bind for organizations we provided an initial list to grantees that we don't expect that we were able to have a comprehensive list but to give us a starting point to. So the idea would be to provide funding to bind for organizations to help the communities that they work with do outreach and fill up the paperwork and get in there to make sure we have an equitable use of the resources. Apart another part of that is there's a there's a related performance measure in that you have to. There's a requirement that the funding, the recipients look like the people in the community basically so if if African Americans are 8% of the people living in poverty in your community we would expect at least 8% of the households for example would be African American households works that way through, you know, Latin x, Hispanic, etc. So anyway, I'll just leave it there, I could spend a lot of time answering questions, probably don't want to do too much of that given the rest of the agenda, don't hesitate to contact the grant manager for your particular jurisdiction if you're a grantee you can contact me Of course I'm harder to get ahold of, but I'd really encourage you to work with your city, if you're not the grantee to start working with your grantee to work out the specifics of how this is all gonna work.

**Rachael Myers** 22:30

Thanks. Um, we really appreciate that. Oh, Echo. Sounds like it's gone now. Um, so thank you. We appreciate that update, and all the hard work, we know how this has been a big lift for folks at commerce. To set this up and get it out, get it ready to get out the door really really quickly so we appreciate that and want to just highlight that we really appreciate the focus on on racial equity in the, in the program there I think we have time for a few questions if you can, if, if that's okay with you. There's one question that we've talked about a number of times but can you say, briefly, why, why folks are not being required to demonstrate that their income has been affected by the pandemic.

23:18

Um, you know, there's a couple layers of that I'm part of it is, like, what does that mean exactly and how do you document that I mean one of the things is we're just looking at people who haven't paid their rent. Since the pandemic started. And I guess part of it is, you know, part of the goals of the program which I didn't repeat again this time. But there's the. There's a goal around addressing impacts of the pandemic there's also a primary goal of supporting people most at risk of bad outcomes from the pandemic so do these, just to cut to the chase, to the extent that they were actually evicted they're more at risk of severe illness or dying. So that's part of the aesthetic that that's separate from whether the pandemic is the particular reason why they're why they're facing

24:07

eviction. Yeah.

24:09

It's a good question though it's not. I mean, part of it is just it's documenting it is difficult.

**Rachael Myers** 24:16

Yeah, and one of one of the things that we were, we felt was really important and that, you know, came across in our comments I believe was lowering that keeping the threshold for like proof of things as low as possible we wanted the program to be as accessible as possible to people so we talked a lot with commerce and I had thought a lot about this how do you manage any balance accountability and transparency with not putting up unneeded barriers when we know that we're in a complete crisis and people. The goal of this program is to prevent people from losing their homes. So let's not make it harder than we need to so we're pleased with where you landed on that, but there's no

24:54

and I want to say that this is, as I've said before, but I think it's really important this is not the program we would have come out with given lots of lead time and consideration and systems thinking and planning, this is, this is a crisis response program. I think to the extent, but hopefully that this, we're able to get the money out there in a way that's effective we have some lessons learned, I'm sure we're all going to learn some lessons about what what we've done here isn't perfect, I'm sure. And then we can extend we get additional funding we can look at honing it in what's, what's good, what's bad. Okay.

**Rachael Myers** 25:30

And there's a question I believe the answer is, is from joy. Is this just for rent this does just cover rent payments.

25:37

Yes, it's very narrowly tailored to eviction prevention so it's not. If you're asking, Hey, how do you, you know, how do you want to give 100 million dollars let's reduce homelessness, this would not be this program. This is about eviction prevention, about people in units, who are at risk of

25:54

being forced to move

**Rachael Myers** 25:56

and does income is unemployment factored into people's current income. Yes.

26:03

Yes, it's about it's a again if the pivot point is are they going to be evicted to the extent they have unemployment that, and they're not overly rent burned and they're able to pay their rent and that's, I mean it's not ideal, but it's better than not having that income.

26:19

Great.

**Rachael Myers** 26:20

Um, a few more questions we probably won't get to all of them. But can you say a little bit more about what housing disrupted due to household member race, etc. What what that means.

26:33

Yeah, so that's a, and we're gonna need to sort of have back and forth conversations on on dialing that in but it's about it's about a history of lived experience. It's a little bit so it's a little bit analogous to when you're trying to look at risk factors for people becoming homeless, it turns out, like the best predictor by far is actually being homeless in the past. And it's the same sort of dynamic and that we're looking at. Did the person have an experience where they lost their housing or weren't able to get housing due to those factors listed. And you know unfortunately it's pretty shocking when you look at recent research where they do the controlled studies of people, you know, either getting evicted and or trying to find a unit, the amount the level of housing discrimination in 2020 is just stunning. So, anyway, we're trying to address that, again, with many of the equity things, These are being rolled out at scale in a crisis and we expect to learn more about how to tune those in overtime.

**Rachael Myers** 27:44

Thank you. We do have some more questions here we will tell if you're gonna stay on anyway if there's any that you want to answer in the chat please feel free otherwise we'll follow up with you with these questions. I will note there's one question from Kirsten Joel in Kitsap County asking if they're going to be any ta sessions for subcontractors. That might help answer some of these questions that they have

28:06

excellent question and I just I really want to say you know we, I feel like we've done some good hard work but I really have a huge amount of empathy for the amount of work that's going to happen at the local level, because it's going to be at scale and it's huge and I just thank you everyone and I know it's a huge lift and it's in any normal world it would be completely unreasonable ask to scale up at this level but we will be there, to the extent that we can help in lots of different ways.

**Rachael Myers** 28:33

Great. Well, thank you. We really appreciate it. All right, so we'll, we'll move on for now again, feel free to continue to ask questions in the chat if you have them. Do you want to stop your screen sharing. Fantastic. Thank you again. So we'll move on and I'm really grateful really appreciative to Megan Morey from the National LGBTQ task force for joining us this morning. Although I think it's not morning where you are Megan. Thank you. I am just going to hand it over to you to talk about the HUD proposed rule and how folks can weigh in.

29:10

Thank you so much and and truly appreciate y'all having me here. And we can use all the help we can get on this site so I truly appreciate the opportunity to speak with you all. So this is going to give you a little bit of context on on what the hood rule that rolled out. Just last week, is and why it matters. And what you can do to engage in in the fight against this rule to best support the efforts that are happening nationwide. So, basically about. In 2012, the previous administration released a regulation that said that no one who receives HUD funding can discriminate on the basis of sexual orientation and gender identity they did that in large part because of ads advocacy from organizations like yours and ours that that made sure that HUD knew how how common homelessness and housing instability was among LGBTQ folks. After three or four years in 2016, we realized that the rule that was out was, was a little bit too broad and didn't give shelter providers the guidance they needed to implement the rule in in shelters across the country so HUD issued a second rule clarifying how shelter providers could comply with these non discrimination protections in particular when serving trans and non binary folks in shelters that rule has been implemented at shelters across the country and gone really well has provided really cultural culturally competent technical assistance to providers across the country and worked, worked hard to make sure that that rule was implemented. Everywhere including in Washington State and, and it was great. Unfortunately, when the new administration came into office, they set out, print, they, they let us know pretty early that they had they had rolling back this rule on their target list. It has taken them all four years but it has finally been released, and it is released in a form that is way more harmful than we even expected. So the regulation that was released last week, not only rolled back The, the, that 2016 regulations so it it rolls back the standards that have been set for shelters and serving trans and non binary folks, but it also directly violates the recent Supreme Court decision that that clarifies that sex discrimination includes discrimination on the basis of sexual orientation and gender identity. So is there a real direct attack on the rule of law in the country as well as causing harm to trans and non binary folks across the country. It also implements a huge gaping religious exemption that could extend even beyond protections for trans and non binary folks to, to all non discrimination protections and how they go, we, we really are concerned about the sort of scope of that religious exemption as well. And I think, you know it does quite a bit of harm on a, on a personal level to one of the things that the rule allows us for shelters to make determinations about people's gender at intake, so they're allowed to use things like height and facial hair. To make determinations about what a person's gender is in order to decide whether or not to allow them to access services at a sex segregated shelter. That kind of standard. I mean it's problematic for implementation, but it also just creates. It just creates harm in those one on one interactions that goes far beyond just being denied access to shelter, why this matters. As I'm sure most of you all know about 30% of a third of trans and non binary folks experience homelessness in their lifetime, those rates are are significantly higher for trends and non binary people of color about 50% of black and brown folks who identify as trans, experienced homelessness in their lifetime rates are even higher for people living with disabilities who identify as trans, so that this is most likely to impact people with multiple marginalized identities, and we can't let it stand so we're asking everyone who has capacity to help. And I know that everyone is stretched thin right now. I just heard some of the phenomenal work y'all are doing in state to make sure that people have rental assistance and access to services. But if you have time to weigh in on this too There's we've we're trying to make it as easy as possible for everyone. And there is a toolkit john, if you don't mind sharing the slides that I sent over to you.

34:11

There's some, some strategies for people who want to directly advocate. And the easiest way to do that is to file a public comment in the on the Federal Register site. And we, in that. Next slide. It's coming. Don't worry, it'll be there in just one moment. You can actually pop to the second side if you don't mind. Great. There's a partner toolkit which you'll see linked at the bottom here I'll send the link in the chat in just a moment as well. It gives you some talking points and ways to speak about this publicly if you don't have capacity to create your own messages. We've also created a website in partnership with true colors united, the National Center for Transgender Equality and a number of other org where you can direct members of the public who would like to make some comments. It's there's a roll easily accessible portal that feels a little less daunting to people in the Federal Register website. People can write a comment that's as short as a few sentences saying this rule will cause harm please don't move it forward. Or they can add experiences from their, their own lives, or, or more detailed arguments against the rule. If you move to the next slide. If you have capacity to engage even more deeply than that. Some of the critical voices we're trying to drive comments from our people with direct experience of homelessness, we know that folks at HUD. Many folks at HUD really recognize the harm that's, that's, that could be caused by this rule. And, and having stories from people experiencing homelessness in the public comments, helps them to advocate internally to mitigate the harm. In addition, we're really looking for folks who who worked at direct service providers to write comments, the current administration is saying that they have received complaints from a lot of shelters across the country, saying that this rule that the prior rule is not isn't working for them and we need to counter that argument. Similarly from elected officials, the administration is arguing that states are confused about the non discrimination protections that are in place. We, we need to counter that argument to and make sure that that the administration hears from elected officials and saying, we know what non discrimination protections are and and this is not what it looks like. And of course, hearing from faith leaders is always really helpful to the religious exemption that's in the rule. You know it's likely to make shelters inaccessible for, for many more trans and non binary people, and being able to counter the arguments that that people have faced don't want to serve trans people. It's really helpful for us. Just to put a bit of a number to that we know that already, even with the good rule in place, only about 30% of shelters are currently regularly housing trans people according to their gender, and those numbers are likely to shift to shrink even more of this tool gets finalized. So anything you can do to help us by providing a comment yourself, or driving individuals and or your membership, if you're if you're an advocacy organization to providing comments would be immensely helpful. Happy to ask, answer any questions you have. And thank you so much for thinking that taking the time to help.

37:45

Thank you so much, Megan. This is Michelle now from the housing Alliance Rachel had to jump off. And so there's a thank you for your work Megan in the chat. Does anybody have any quick questions, there's another comment by Karen, that the toolkit is very helpful and necessary and Karen's encouraging folks to contact the members of the Washington delegation.

38:13

Megan Could you check, drop the link. Oh there it is great. Thank you.

38:19

All right, so, just some more thank yous for you, Megan and your great work. Thank you so much for taking the time to be on today. I think you hopefully will be able to expect a lot of comments from Washington state, including from the housing Alliance, and we will definitely continue to spread the word so keep in touch. And, yeah, it looks like we don't have any questions, so thank you. feel free to stay on for the rest of call if you're interested I know that you've got a lot of work to do. So next up is Kevin solarte a, who used to be with the housing Alliance many years back. He's now with the National innovation service, and as Rachel said, When Mark Jones announced that Kevin was a new employee a new hire. I think both her and I got extremely excited to hear that Kevin's been doing great work across the country. For many years, and so he's here today to give us an update on their new center for housing justice So Kevin I'm going to turn it over to you.

39:22

Thank you. Thanks Michelle feels fun to come full circle and be back at the housing Alliance. So yeah, this. My first job out of grad school was working with Michelle and team at the housing Alliance. So I highly respect the work that's done there And though I left Washington State. About five years ago I kind of never really left Washington State, because I've been doing work in Washington state through federal technical assistance. So I worked on with both the balance of state and homeless county around their youth homelessness demonstration project awards so Washington State has always kind of pulled me back in and I never left so I'm excited to stay with it. Um, so I just wanted to kind of give you a little bit of context on what the center is why why it was created and taste of the work that we are hoping to do, and then maybe talk a little bit about just ways that the housing Alliance is thinking about how they'd want to engage with the new center. And when I say new I like you, right, we launched a month ago so we're very much in like the vision stage of what we're doing so if some of this doesn't feel fully fleshed out, it's because it's not right. Because we're new and we're still fleshing it out. But the main goal of the center right is there's a recognition over time that what kind of what we're doing within systems and systems change work has been very much in the reform space, right, we have worked hard and that's not a, it's not any mental or meant to be, that reform is bad right like reforms, coming from someone who just spent years on the youth homelessness demonstration project it's reform work and it's awesome work right it is how is thousands of young people across the country, it has changed the way that communities, and other systems engaged in the work, it's good work, and it's, it's reformed in that it is still working within kind of a broken system right it's working within a system that causes harm to people and so as much as we can reform it. We in some ways have to what we want to do at the center is really work towards how do we actually transform it right like how do we move away from record reform efforts and actually moved to transforming and reimagining an entirely different way of providing homelessness services and housing across the country, and that that's a long term vision right you don't transform a system overnight. So we're not naive in thinking that like in a couple of years we're going to have this transform homelessness system, but we got to start down that road and we got to start with that work. And the two kind of main ways that we're really looking at transforming the system is first and foremost is, is the centering of racial and LGB LGBTQ equity, right. We know that for too long like we haven't we have not we've looked at our data and we said, Look, there's disparities and and often the conversation like stops there right we acknowledge the fact that there's disparities we acknowledge the fact that it's happening, and we kind of play in the margins trying to work around that, but we aren't actually centering what it means

42:39

to

42:40

work differently, and to change that. And then the second kind of major tenant of the work is centering people with lived experience and not just centering their stories but actually shifting the dynamic of the power of who makes decision and how decisions are made to people that are closer to the work whether that's currently or previously experiencing homelessness whether that is at high risk due to being in kind of a marginalized community frontline workers right like how do we actually shift the dynamic away from kind of decision making power that happens too often in a vacuum. And and actually create a platform, and a system that shares that

43:21

power.

43:23

So those are the two pieces of work that like the two center tenants, I would say, of what the Center for housing justice is working on, and then we're doing that through two buckets of work one is National work that's kind of underway that NIS has been a part of for a while now, some of which I have gotten to start seeing Megan in in that work. So, you know that that work and we're on as the Center for housing justice sees our place in that work is often at the national level or the local level it's often the same problem right we're offering, we're not centering people with lived experience in the power and decision making of how we make national policy decisions and how we do national advocacy often. Although I'll say having come from the housing lines I think that housing Alliance really does try and work to do that and I appreciate that. It's not the normal across the country right and it's not the normal when you think about like how decisions on on big federal policy and federal advocacy is done. It's not often done through meaningful collaboration and power sharing with people with experience, and it's not often tapping into people from marginalized communities. Right. Brent those conversations are often white, they're often sis gendered folks that are making kind of those policy decisions and so what is his role in the national work with a b c is our work at the Center for housing justice it's starting to shift that right to center more of the race and LGBT equity at the making level and people experience. So that's one bucket of work that's underway, and then a brand new bucket of work that is really, we're in the development phase right now is doing this at a jurisdictional level to right so we have a current project that is running with the city of Detroit right now. But we are kind of in the midst of also looking at other jurisdictions that are interested in pursuing this type of work. And what that looks like and what our method is just really quickly is really a much longer engagement than what usually happens with consulting right the consulting structure usually looks like let me dive in. Let me talk to a few people usually it's the people that I have the power, and then let me write a recommendation document for you and walk away. Or maybe help you implement it, but it's not informed by by many of the people who actually needs. So what our strategy is is a much longer engagement, we're looking at probably like your engagements with cities, counties and states, and on the front end what we're doing. Each level of community organizing on the front end that does one on one interviews, focus groups workshop sessions that really centers like hearing from frontline workers people that have experienced people that represent community, like, trans community the black community right like actually thinking about like what are those marginalized identities and how do we actually hold focus groups hold listening sessions with those groups. And then create a body of advisors and a body of folks that will actually co design with us what it looks like to make the recommendations right and so instead of us making a bunch of recommendations on how to change we actually organize a body of people that are local that were part of the interview process that were part of the community organizing process and say, Okay, now how do we actually craft a blueprint for how to do that work. And then spend a year trying to help set up the structures at work. Um, so it's really if folks are kind of familiar with participatory research it's really grounded in participatory research and this idea that that takes time right and so like this isn't a three month engagement report this is like a two year engagement with counties that are interested in going through this process.

47:09

Um. And the other thing I'll say quickly, before I end is just. We're also really trying to be cognizant of doing that in the, in the lens of the social justice uprising that's happening across the country and thinking about how we actually do a better job in the homeless response system actually connecting to those movements, right. So a big piece of the work that we'll also be doing is actually looking at what what do some of the major movements like Black Lives Matter What are what are their demands on the housing and homelessness system and how do we actually partner to say, like, what is our, what is the homelessness systems role and actually helping to enact those demands and fight for those demands, specifically in the realms of demands that the protests are making and the movements are making around housing and homelessness. So, all in the vision stage last starting in Detroit, and, yeah, I think, you know, a question I would have for you all like maybe type in the chat is just ways that you're thinking in Washington that you'd like to with the center, whether it's on the national work or whether anyone's kind of thinking about some of this work at a jurisdictional level. And you know I should say if it's not clear to most folks right a lot of like NIS has a history in Washington State and did a version of this with Seattle King County. And so, we're kind of playing off the bat version of what happened in silicon county to kind of expand it and perfected as you know, as you do when you learn worked and didn't work. And what you need to do when, in another jurisdiction.

48:50

There's a lot. and

48:52

I'm happy to take any questions or just any thoughts on ways that that you would all like to engage in. One other thing I would say is like, we're still in Division today still developing right so in another month I'll probably like have a lot more detail on what this looks like. but this is kind of our initial thoughts.

49:15

Thank you so much, Kevin, that housing Alliance is really excited about this work, and I know that we're really excited about continuing to engage with the housing Justice Center.

49:25

So I'm looking at the chat.

49:29

john put a comment in there would be awesome to do work it at the Washington State level power sharing and decision making, etc. Does anybody have any questions and Emily housing line stuff is clearly very excited. Does anybody else have any questions or comments for Kevin and Kevin maybe, would you be willing to put your contact information in the chat if people just want to email you directly to answer your question,

50:00

emails in there. And on the state level I will say, we're exploring what it would look like to do it on a state level we've, we've kind of previously thought about it. On a more either state or either county or region, we're actually like trying to push most co CEOs and counties to stop seeing themselves as an individual entity and actually start thinking about them as a region and in the way that people actually navigate through a region. So everything we do, will be focused on more than one CFC in a region. We just started to explore like what would this look like at a state level. And so, More to come on, what our state level strategy would be. Right now we're pretty focused on this kind of regional level.

50:49

And then just putting in the chat that actually I'm going to just say it CSC is a continuum of care. We're trying to decode over acronyms

50:59

world of federal government I speak in acronyms sometimes so I apologize.

51:03

No need for apologies we all do, and john elder just made a comment that a National Register of landlords would also be good. And so you're just getting a lot of excited comments and thank you, right now so thank you so much, Kevin. We look forward to hearing more updates and again the housing Lance is really interested in working with, with you and everybody on your team. Yeah, thank you. All right, so we now have a local update, one of the things we try to do on these calls is to provide updates from different jurisdictions across the state on what's going on. Lisa Byers is from the Opel community elantras Lisa is also on the housing Alliance board of directors and Lisa is going to be providing an update today on how everything is faring on housing and homelessness in San Juan county so these I'm going to turn it over to you. Right.

51:57

Um, so I'm actually going to just focus in on homelessness and try and keep this brief, and telling our situation is, I imagine it's not unique among rural communities or remote locations. So San Juan county has had a growing homeless population over the last 10 years. But we don't have an existing shelter program. We are a county of islands, and each island clocks in at about, you know, three to 5000 year round population that of course swells in the summertime. Before the pandemic. People who were homeless camped on private land, sometimes by agreement sometimes not. They use the showers at the State Park. They used phones and a computer and got warm and a cup of coffee or oatmeal at our community resource center. Use the bathrooms and computers to get warm at the library. And there was no regular case management, just occasional kindnesses and people who checked in on them. Nothing was formalized, because we lacked scale. We have a history of individuals, as I said, sort of, providing direct outreach neighbor to neighbor. And it worked in a sense that it was distributed. And that is what actually people who were homeless said they wanted, they wanted quiet they want to privacy, but those of us in a sort of nonprofit circle also knew that it was inadequate in the sense that, especially some of the chronically homeless folks who have lived through trauma, were lacking connection and lacking support to help them sort of figuring out how to navigate that trauma. So when the stay at home order came down and all those places that people used closed, they were stranded. So we formed a nonprofit collaborative to sort of stand up a series of host sites on private land, people donated tents trailers camp stoves tables, chairs, we created propane operated portable showers. We rented porta potties, we got cell phones from our local electric Co Op who also owns and operates our internet service providers stood up Wi Fi hotspots. And a lot of our time was spent negotiating with private property owners, and we ended up, I think. Starting negotiations with 12 different property owners and ended up with five host sites. And in that mix one of the challenges was that we had county representatives who expressed a desire to help, but were unable to either provide funding in a timely way, or to provide what we thought would help private property owners which was an indemnification or a lease agreement that would ease private property owners concerns about liability. So we ended up just working with property owners who didn't have that concern, our local community foundation started an emergency response fund campaign, and luckily, our huge income inequality in this county ended up being an asset in this instance. And so we were able to raise money to help not only fund some of the costs of things that weren't donated, but also to hire case managers we identified that as our top priority. And so for the first time we've had trained social workers who've had consistent contact with our chronically homeless neighbors.

55:37

And we're seeing the outcomes and the benefits of that.

55:41

Then the final piece I just want to touch on is that when commerce released the shelter program application, we thought that might be an avenue for us to get some funds to go from our sort of boot and suspenders response to something a little more sustained to get us through this coming winter when we figure that the same challenges with places being closed is going to persist. But the county reviewed the application decided it wasn't appropriate for them to apply because the application required, expanding the number of beds for an existing shelter program, their interpretation is it wasn't designed for a situation like ours where there's not a shelter program in place we're not going to be expanding the number of beds for instance. So, I really just am putting this out as a call I would love to talk to other rural communities who might be in a similar situation and see how we can use this moment in time to sort of build some creativity around serving the needs in rural communities.

56:43

Thank you so much, Lisa, I actually want to Ted I saw you shaking your head in disagreement with the county's interpretation I'm wondering if you want to unmute and respond to that.

56:52

Yeah, no, absolutely the intent the intent was actually more about establishing shelters in places where there wasn't any more than it was about an expansion. So,

57:03

that was also my interpretation so I was disappointed in that and I think it's a, it speaks to a lack of capacity at the local level.

57:11

I think

57:14

yeah okay well but don't hesitate to reach out. We can talk more about I don't know, but ya know there was definitely about establishing capacity and communities that didn't have capacity. And it's allowable to expand existing shelters, but that wasn't the initial that's not the primary goal

57:36

is the deadline already past Ted, is there an opportunity for the county to revisit it.

57:41

Oh, we can, we can grant extensions to. Okay. Thanks.

57:48

And, does anybody have any questions or comments for Lisa and Lisa Do you want to put your email in the chat, anybody on here who is from a rural community wants to reach out to you directly. Like, Laurel Turner is really interested in talking to, nice to see you show up in the chat Laurel, I'm glad you're on the call today. I'm so Laurel is interested in continuing the conversation with you, Lisa. All right, so I don't think that we have Jolyon from the National Housing Coalition as planned, unless we're just not seeing you Joey. Are you actually here. All right. So Joe is not here, john was on the national compassion Coalition's call on Monday, and has a brief update not as thorough as what Joey would provide but we can provide you all with a more thorough update in the follow up email as well but john I think there was a couple of things that you wanted to share.

**John Stovall** 58:51

Yeah. So yeah like Michelle said, I'm sure Joe would do a much thorough job he's a little more in the weeds when it comes to federal policy and sort of what's going on lately in Congress. But I think the big news that most of us are probably aware of is that the Senate released their version of a relief package on Monday. And I think as expected, probably. It is pretty sparse compared to the heroes act that the House passed about two months ago. So the heroes Act, which had, you know, strong Democratic support, like, very strong provisions in it to fund 100 billion dollars for emergency rental assistance nationwide to pass a an eviction moratorium that covers all renters not just HUD owned building renters. That included 11 and a half billion dollars for emergency solutions grants, and that included another $13 billion for just housing stability in general, which can include some funding for for public housing authorities and additional housing vouchers, so that we can kind of transition forward through the pandemic. Oh, there's really well I will just stop talking because I'm sure Joe can pick it up from here but I will just summarize my few sentences by saying the senate package sucks. And if we need something better. So, take it from here Joey. You're muted though.

60:18

The Senate packet sure does suck you weren't wrong about that john. Thanks for encapsulating that, and thanks for shooting me a reminder email just a moment ago, I'm sorry for joining today's call in process. I made the mistake that I do sometimes with my calendar where I calculated the time zones incorrectly, and I will then now share a federal update that is completely ignorant of what else has happened on this call so apologies if I repeat anybody else's information. Um, so, as many of you know we had a really successful virtual Lobby Day last week thank you for john to john and others at the Washington local housing Alliance, who participated in that and who got us really wonderful lobby visit report back information, civil helpful as we continue to engage on on Capitol Hill with Senate Republicans and with the house as well. Um, so you might not know this based on what was in the Senate proposal, but we actually really are making some progress, it seems to be behind the scenes progress, and it seems to be that Republicans are trying to establish a hard line on spending in this spending package, at least right now they're trying to get as many headlines as they can, or how they're trying to incentivize people returning to work and how they're trying to push the democrats to come to the table with more reasonable compromises. Because they're trying to dismiss the heroes act as a non starter, of course. But what we see from various members of the Republican Congress, even sometimes from the White House themselves is they'll slip out slip up and they will indicate that there's interest in extending the eviction moratorium, right. So even this morning Donald Trump said during his discussion outside the helicopter with reporters. He was saying that, we're very concerned about evictions we're going to do something to make sure that the evictions won't go forward, we want to make sure people don't get evicted. So we're looking at extending the eviction moratorium which expires in a couple of days. And because that was the president of the United States talking and won't surprise you to learn he was wrong. It doesn't expire in a couple of days expired past tense. A couple of days ago. Right. But Larry Kudlow on Jake Tapper State of the Union show on Sunday, indicated that they were committed to extending the eviction moratorium that was in the cares act only very quickly to on fox news on Monday tried to correct himself and say, No, no, we're just trying to protect homeowners facing foreclosure and not talk about the eviction moratorium and what we're really seeing here in moments like that. And in moments that we've also seen you know Mike Braun a senator from Indiana on msnbc was saying, you know, we're thinking about rental assistance very closely and that sort of thing. What they're what we're seeing is sometimes information will leak out that they're all not supposed to say right now, because we exist in a moment of really high level posturing from so many of the Republican senators and so we're going to approach. What will be a very fraught and intense negotiation between the two bills right now, I can't predict for you sort of what the outcomes of that will be for housing spending. It's certainly true right now, that, that, that the House leadership in the Senate leadership, are trying to demonstrate that they have

63:49

the full support of their caucuses. right. So, for advocates in Washington. An important thing to keep in mind is right now there's advocacy to really do in the house to make sure as they're drawing their headlines, one of the things that they won't back off on is housing supports right. And so, we heard an update from Bob Palmer in Illinois last week on our policy Working Group call, where he was saying you know we checked in with our representative offices and one of the staffers even said rent assistance is non negotiable at this point it's a non starter we won't negotiate on it. And frankly, we're in a position where if we can get more Democrats in the House saying that, and then believing that and passing it forward to Speaker Pelosi is office. We're going to be in a stronger position because surely the differences between these two bills as they're worked out will involve some aspects of the heroes act falling to the wayside, we're really hoping that housing assistance is not one of those aspects, right. So related to housing assistance, and I think many of you are thinking about this because you work closely with a local government, some of you I believe actually work at local governments as well. Um, so the, the house, or excuse me, the Senate proposal does not include funding to fill revenue shortfalls for local, and municipal governments, and as a result of this, there's some concern among housing advocates that some of the money that's provided for things like rental assistance will simply offset money that local governments were putting forward for things like rental assistance, and then they withdraw and just kind of fill that gap with the federal money. Now, this isn't necessarily a tragedy in terms of, well, we, we still have as much rental assistance as we were thinking we would go into in the 2020 year. But if we were hoping to expand housing efforts through the resources coming through this final spending package. That's impossible to do if cities and municipalities are just kind of shuffling their money and using the federal money to offset some of the gaps that they have. So we're hopeful that in addition to a final negotiated package that includes housing supports that are also included some support for state and local governments to offset their revenue shortfalls so that they can use the housing money to expand and not maintain housing sports, specific to homeless services and emergency rental assistance. So that's another aspect of it I also want to flag that for now. I don't think it will be surprising to many of you. There isn't significant money in either the heroes act nor the senate bill that will allow for significant acquisition of properties. And so that advocacy is really what we're going to be doing. Once the spending package is over and shifting toward the federal budget, many of you saw that the initial house budget is very strong for housing programs including the Home program, which many of the organizations in your network and on this call use to acquire properties. And this matters in a really kind of urgent context because many of you are aware that there are a lot of hotels or motels that are currently being used to house homeless people to allow for social distancing or quarantining and so forth. Many of these hotels and motels have seen, because of the decline in tourism, a decline in the value of their property and I think a lot of properties are going to come online for purchase and easy conversion to permanent supportive housing, as long as the acquisition funding is available so we're going to push, and we're going to continue to push hard on the National Housing Trust Fund, and we're going to continue to push hard on the Home program. And I will say just kind of as a final note, as many of you are aware that through the our homes our votes project and Li hc has been engaging in the elections and supporting organizations who are engaging in the elections and doing voter registration voter turnout. But we also did some really substantive engagement of the presidential candidates of both the Republican primary and the Democratic primary that happened last year, and there were republican challengers for those of you who might not have caught, William welds a primary challenge. And so we've engaged with both parties and as we've done for several presidential election cycles. We sent recommended housing language to the platform committees of both parties. And it seems like for the first time we've really had some success in that. If you've seen any of the draft language of the democratic party platform. It includes some really strong language on affordable rental housing and specifically talks about supercharging the National Housing Trust Fund, which we're really excited about this is something that we haven't seen before, and frankly not something that we really necessarily expected. So we think the ongoing engagement there is paying off so I tack on just those last couple of notes about the federal budget and about the ongoing presidential campaign because we're fighting for things really hard right now in the final spending package on COVID-19 before the house in the senate recess. But there are additional things that we will need to continue our advocacy on moving forward. And so I want to encourage everyone to sort of have that in mind, because the next two weeks is going to be a frenzy of activity and really, no matter how supportive you think your members of Congress are they need to keep hearing from you. They need to sort of keep seeing your activity on Twitter, thanking them pushing them to be a leader pushing them to take a stand as the negotiations move forward and so forth, because that kind of engagement is going to be extremely important. I'll take any questions anyone has I'm sorry john if I went over time I know I do that.

69:34

You did a great job. thank you. I actually have a question for you. Regarding the democratic platform. You said that there's stuff in there about the National Housing Trust Fund did they include anything around protecting renters tenant protections.

69:50

No, there's nothing in there about national tenant protections, I know that people's action through their homes guarantee campaign, and a couple of other groups have really looked at the idea of national rent control or at least, preventing rent gouging. That's not currently in the draft of the platform that we have.

70:08

Okay, thank you. I'm looking in the chat.

70:13

It looks like it's more comments than questions, um, does anybody have a question you want to put in the chat quickly when we've got Joey.

70:23

I have a quick one. You know I've noticed in the president, President candidate Biden's proposal section eight expanding it to everyone who's eligible is there like an asterisk on there that I'm not understanding or is that really be, to the extent, someone meets the section eight requirement income eligibility requirements to be eligible for a voucher.

70:44

Now this really is the housing entitlement that so many of us have dreamed of for a long time right where anybody who's eligible for a voucher will receive one. And I think that concept of entitlement has picked up a lot of momentum recently and by the way, thanks for flagging that as a specific part this is also part of the DNA of what will be in the platform that will be passed. So it's a housing entitlement for vouchers right, um, and that's something that picked up a lot of steam for multiple reasons but it's one of the positive effects of Matthew Desmond's rise into super celebrity status, because it's one of the solutions that he pushes in evicted is about her entitlement. Oh, one thing that we were really quick to talk about, as it relates to a universal voucher program is. It is also extremely important as anyone in the Seattle region knows that when you expand vouchers you also need to expand the supply of housing, because when we dramatically expanded the ability of people to pay for housing without expanding the supply of housing. There's a really natural rent increase pressure that happens as a result. And so we've really approached this with you know the voucher entitlement is great, but it has to be paired with significant support to the National Housing Trust Fund, and other programs that can expand the supply of housing were said vouchers could potentially be used.

72:08

I would say, this is Michelle from the housing Alliance again, we also need to really look at protecting renters from discrimination, we have a source of income discrimination protection in Washington State, and landlords are finding ways to get around it. So there, we need to be fed up and Washington state but nationally, along with an entitlement like that would really make it work and go much further. And so there is a couple quick questions for you, Joey so so he wants to know if there's any conversation around changing the deadlines for when the original Kazakh money needs to be spent by state and local jurisdictions.

72:43

There's definitely been conversation about changing those deadlines, I don't think I can give you any sense of expectations about whether or not those conversations will lead to a change of those deadlines, I'm so there's kind of two levels of conversation there one is the conversation of should these deadlines, be changed or extended, and then two there's the question of can Steve minuchin or can Ben Carson just change those deadlines by themselves without an act of Congress. I think on the second question it seems like they can, it seems like the secretaries can do it on their own, but it's, it's not clear necessarily whether or not they will. This has been a high priority as many of you know for the National League of Cities or the Governors Association as well. They've been pushing to have more flexibility in not just how they spend the money but the time by which they spend the money. I will say though I'm getting the money out the door is extremely important. For those of you who are a part of administering some of these CDBG or ESG dollars that came through with the cares act, because some Republicans significantly Senator Rob Portman of Ohio has been doing this a lot, really rely on. Well, what difference does it make if we spend all this money when all of these communities aren't really using it anyway. You know, we can pass anything we want in congress but if communities don't spend the money doesn't really make a difference. And so being able to demonstrate that the money hits the road in a pretty expedient fashion. Helps sort of take the wind out of the sails that particular talking point.

74:18

All right, as always an incredible update Joey thank you so much for your work and thank you so much for being here. No problem. So, we're running low on time so I'm just going to quickly give you all a very quick overview of the extended moratorium on evictions in Washington State. So I think all of you know and as Rachel mentioned at the beginning of the call today. The governor did extend our moratorium in Washington state it applies to the entire state, he extended it it was set to expire on August 1 at midnight. He pushed out the deadline. Now to midnight on August 5, excuse me, October 15. Much of the original moratorium stands. So just quickly. The, there's two changes that hopefully won't be of much significance to renters. One is there's a clarification to local law enforcement, that if an eviction meets the terms of the current moratorium and there are a couple of loopholes remembered that I'll clarify in one second. That then the local law enforcement can carry out the eviction. Secondly, the proclamation by the governor now newly includes the intention for the governor's office to create what they're calling an informal taskforce that they intend to convene no later than September 15. They intend to include stakeholders, both from the landlord community from the tenant advocates community, and key lawmakers in my conversations with the governor's office. They are not clear if it's going to be a one time meeting or an ongoing Task Force. So we'll see what comes out of that they haven't yet named the task force members it's up to their staff the governor staff to make that determination. And we're still waiting to hear from them. We definitely gave them from the housing land, a lot of names of key housing advocates across the state. And I'm really encouraged them to include renters of color and organizations representing people of color, including the Washington immigrant solidarity solidarity network and other organizations that we've had on these calls, representing communities that have been really hard hit by COVID and the COVID economy. So, you know, key points that I'd like to make in our last couple of minutes is, you know, we're still hearing that renters across the state are getting into payment plans that they cannot really afford they can't abide by. And we really just want to stress that for renters, the ongoing, there's an ongoing part of the proclamation that requires the landlord if they want to collect any of the arrears that they have to offer the tenant, you as attended a payment plan, but the payment plan is supposed to be individually tailored. So if you cannot. So you do not have to sign anything that you don't feel like fits your financial situation. So for tenants who currently have no income. You can sign a payment plan that is only set to begin, once you actually have income again. So if you are currently without income, you can agree to a payment plan, but you do not have to agree to any terms that would require you to begin paying before you are able to. So, for those of you who are case managers housing providers tenants yourselves. I just really encourage everybody who are being presented with these payment plans to read them very carefully. And if you would like assistance to contact the tenant union of Washington state or solid ground or any of your local pro

**Rachael Myers** 78:01

bono

78:02

law offices that provide a tenant based assistance. Legal Assistance, the clear line from the Northwest Justice Project is also a good resource and in fact john when we send the follow up email we can include everybody's contact information for all these organizations. So just urging folks to not sign payment plans that you cannot afford or that you feel like are tentative, you know that you are not sure you're going to have the income to pay, because that will or could really jeopardize your chances of preventing eviction. So we can get into this more in future calls if you have questions that are urgent, feel free to reach me directly. I'll put my email in the chat in case you don't have it. But we are out of time it's 1116. So I just want to wrap the call up and thank everybody for being on as Rachel said so many of you have been on every single week and it's beautiful to see your faces, it's wonderful to have your participation your comments. And thank you for all of your hard work locally. Thank you to commerce, Ted, I know that that was a huge job to get this Rental Assistance Program out the door. Your dedication to ensuring that communities of color renters of color are served equally or more so your your emphasis on equity is really really appreciated. And I think it should be a model for what other state agencies should be doing now and into the future. So thank you. And thank you to all of our speakers today. So as always we will put the recording up as soon as it's done and we will send out the notes thank you to all the housing Alliance staff who's on every week. Caroline Emily Teresa, you're all in the background taking all the notes and doing a lot of the work and I don't think you get enough credit for that so thank you for all of your work. All right, that's a lot of thank yous, but I just feel a lot of gratitude right now so thanks everybody be safe please and we will see you next Wednesday. Bye.