Statewide COVID-19 Housing & Homelessness Calls

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**SPEAKERS**

Tedd Kelleher, John Stovall, Rachael Myers

**Rachael Myers** 01:44

Morning everybody. We're just gonna wait another minute or so to left a few more folks signed on and then we'll get started. Right. Well good morning again it's nice to see. Rachel I think you're muted, and muted.

03:02

It's not showing Can you hear me. Yeah. Okay. Great.

**Rachael Myers** 03:08

Well, good to see you all. Thanks for being here. I'm happy Wednesday, see a few people saying really it's only Wednesday, I agree with that sentiment this week. So we've got a good packed agenda today so we should jump in. First of all, just a couple notes. If you are would like to see this in live transcription, you can click on the otter AI live notes link up in the top left of your zoom screen. That'll take you to another window a browser window, and you'll have live transcription there. Oh, john your sound isn't working. Alright let's hope that gets fixed john has put the agenda for today in the, in the chat so you can download that but I'll just walk through it briefly. We are going to be well we're initially joined by Tedd Kelleher from the Department of Commerce, we'll be talking, as always with some updates on the state's homelessness response and is going to talk a little bit about about data and about what we know about what is owed in back rent. Then we're joined by Montserrat Padilla from the Washington immigrant solidarity network, who is going to talk with us about rolling out the $40 million for the Washington immigrant Relief Fund, which I know many of you contacted the governor about, and we heard about that as it was an effort, and now it's real so we're really excited to hear that update. We're also joined by Representative Nicole Macri hi Nicole from the 43rd legislative district who will be giving an update on the budget and legislative session, and talking about how advocates can play a key role in protecting against budget cuts and following representative Macri Michele Thomas will talk about our likely legislative priorities for the 2021 session. And also, we'll talk a little bit more about data, what we know from the US Census Bureau's household pulse survey. As far as how people in Washington state are being impacted by coronavirus and their ability to pay rent and their competence and paying next month's rent. And then finally we will be joined by Eric Dunn from the National Housing Law Project who will give us an update on HUDs most recent rule around disparate impact which will make it harder to challenge racism in housing. And then we will have some time for questions and answers hopefully and wrap up at 1115. Before we get started, I just want to also note that most of you probably know that last week the governor announced the extension of the statewide eviction moratorium, which is really great news for a lot of reasons, mostly because we know that in Washington. We had really really strong protections in place. There was some concern that because there was a national moratorium, it might feel less urgent. For the governor to extend our state moratorium even though our state moratorium was much stronger and much more protective. We're very pleased that he did extend the moratorium, and we're especially pleased because there was just some word that came out nationally, that the Federal moratorium has been or is being weakened by some new guidance, by the CDC and so even before that happened, we were seeing in other states that were only relying on that federal moratorium many people being evicted. And that'll be much weaker now going forward. So the governor again has extended our moratorium through the end of this year, I believe we will see the details of that today because the expiration date was initially set to be tomorrow. He did indicate when he made his announcement that he didn't expect to see major changes, but we will let you know as soon as we know what those details are. And with that I think I'm going to hand it back to john is your sound working Are you able to jump in with some poll questions.

**John Stovall** 07:02

Yeah, I think I got it all figured out. So thanks Rachel. All right, so what do, let's do our, our lovely, where are you joining from today question. So I know many of you are coming in from all different parts of Washington or maybe from outside Washington. So let's just take 30 seconds or so and get a sense of where folks are coming from. And I got a couple other polls after that, that are relevant to our agenda today. So, and if you don't see your, your county or your area, or your community represented in the list of options there you can always put it in the chat, we always encourage robust chat communication during these calls, so feel free to say where you're representing today. Well, and I'll go ahead and just end the poll in a couple seconds here. Cool. All right, share the results. It looks like Seattle King County has about 43% of the representation on the call today. piers Thurston Kitsap and Mason also showing up well, and Southwest Washington showing up well today as well as well as us and how much gadget. Welcome San Juan and Island counties, and then several other folks just from different parts of the state chiming in bringing this information back to your communities so appreciate you all being here kind of go ahead and pull up our other polls here. So this next question is related to what Eric Dan is going to be presenting on later in our call today around the disparate impact rule. So I want to just get a sense of, you know, how familiar are folks with that term. And with that, with that, the associated policies that is that are that disparate impact, sort of means and what, and. Are you are you familiar with the term in your work are you kind of like is this something you work on on a daily basis. Have you done some research on it or read about it or talked about it. Maybe you've used the term yourself a couple times but would love to learn more. Or maybe you just are not familiar at all with disparate impact and and what that means and you'd like to use this call as a chance to learn more. And maybe you're like totally you'd never even heard of it before and you're like dispo what. So that is totally an option as well, and totally valid. Okay, I'll give it just a couple more seconds here. Right. Hi, Ryan hi Deidre hi Peggy. So let's see we've got you know maybe a quarter of the folks are quite familiar with, with disparate impact rules and and how they relate to housing policy, several folks are maybe a little bit familiar but are interested in learning more. Most people don't know a whole lot about it so that's a perfect. That's kind of a perfect scenario to have Eric come on and explain a little bit more. And then a couple of y'all are like this but what. So that's great. And finally, I want to ask you a question because, for those of you who, who were at our conference recently you probably, maybe you're able to attend our advocacy works workshop, or maybe you were able to join us for our final happy hour where we talked about storytelling we talked about advocacy, or you've just been joining these calls for, you know, for a while now and have seen how important storytelling is to our advocacy work both during the interim and as we've been working on trying to extend the eviction moratorium and get rental assistance for COVID-19 related solutions and, you know, leading into our legislative session which is coming up in January so I want to just see how many of you have a story that you'd like to share with lawmakers that relates to any of our housing and homelessness priorities. You know, for example, have you experienced the value of an affordable home and and what to advocate for more affordable housing through the Housing Trust Fund. Or have you like fallen behind on rent during COVID-19 or have you been threatened with an eviction. During COVID-19, have you faced barriers to housing, like having a criminal history or having an eviction or something along those lines. So if so, please, you know, fill out the poll say yes I want to share my experience yes but I, but maybe I don't want to tell my story but I'm interested in engaging in other ways, or like I might have a story but I'm not sure if it's relevant or no but I know somebody who does and I would love to connect him with, with the housing Alliance, and others so I'll end the poll here. It looks like most people at least know someone who does have a story to share so that's really great information, and quite a few of you said yes. And I want to share my experience, or I'm not sure if my story is relevant or I'm interested in engaging in other ways, in addition to or in place of storytelling. So, please, if you're one of those yeses, or if you're one of those I'm not sure if my story is relevant, or if you're one of those. No, but I know someone who does, please reach out to me directly. My email address is there in the chat, and we are working right now, on, on, on just collaborating with people around stories, telling for the upcoming legislative session so now's the perfect time to reach out and connect those folks with us. We'll also have a survey that we'll be sharing as well that is another way for people to sort of fill out some information about themselves if they want to share a story so keep an eye out for those things as well. But just wanted to plop that in there. And thanks, pass it back to you, Rachel,

13:01

thank you john.

**Rachael Myers** 13:04

All right, so we'll start with our first speaker, Ted. Go ahead.

**Tedd Kelleher** 13:10

Good morning. I'm hoping I can share my screen Oh, there we go. No, I won't let me get. So I've got some slides. Here we go. Perfect. Okay. People can see that I'm guessing they can see the screen. So a good morning Tedd Kelleher Washington State Department of Commerce, I'm going to talk a little bit about where we think we're at with need. I think one of the most I'm going to show you some data I think the most important thing that we're doing frankly in terms of getting need information is talking to you all. Not only the meetings that we've had here with it that the Alliance has shared but we've been having conversations with counties around the state, probably many people on this phone just having kind of a qualitative conversation about what they're seeing with the emergency eviction rent Assistance Program and the level of need, we're gonna go out with a formal survey you'll probably get that today. We're hoping you can turn that around pretty quickly that gets more quantitative also has some other ways of providing feedback about the program as a whole but really getting to the need. One of the things that as I've talked about before is we're at a place where we could potentially ask for additional funding, but we really need to understand where we're at with spending, and not only the absolute level of need out there, but capacity staffing capacity organizational capacity to get rent assistance out we don't want to go through the process of asking for a lot of additional funds and then not be able to spend it. But with that said let me talk real quickly about what we know numerically and it sounds like on the agenda, we're going to talk about this a little bit more but there's a lot of different methods to look to and different surveys have been done I know we've played around with different data sources the sort of the best way to do these sorts of things is to. If you have multiple data sources to approach the problem from different directions and see if you get similar answers and you do mostly get roughly similar answers and of course having a lot of humility because the data sets are imperfect and the moving situation etc but I think the one that, that's the best really is the Census Bureau's poll survey. And right now it's showing 7% of Washington renters not being caught up on random payments. That's about 70,000 households if you multiply that number by the median rent in Washington state which you know you could argue to use a different number but you know again this is all kind of rough numbers, you get about 100 million dollars a month and unpaid rent in Washington State. Now that's just one month so so if there's like people on average have when we look at the data for what the rep programs paying it's paying multiple months, so it's more than that but it's I mean, the. In terms of the current 100 million dollars that's out there, there's not a lot of danger that that's too much money now there might be other issues about getting it out to people but there's certainly not an issue with the level of assistance that's out there being too much. And then there's the disproportionality we're continuing to see with black households black and African American households. So I just wanted to talk about it so part of what makes this so tricky so 100 million dollars a month that's roughly a billion dollars a year there's estimates out there that range from like 600,600,000,000 a year to one and a half billion a year, but then it really, what, what the need is really depends on what's going to happen with the, with the virus and the pandemic and the related economic fallout. This is an excerpt from the Washington economic revenue forecasts counsel their September report. And you can see, this is just a sentence that they expect unemployment to be 8.5% this year. And then slowly decrease down to where it was decreased to 6.5% unemployment 2021 and then 3.6% by 2025 that 3.6% is roughly the unemployment rate we had before the pandemic started. You could argue about what's the natural rate and all those sorts of things. The good news I guess is with this forecast is that although it's not till 2025 that you see the full recovery. As per the forecast which could be wrong, but but you see most of that recovery well before 2025 It's just that kind of tail recovery effect but again this is a forecast forecasts are better than guesses. But, you know, sometimes they're usually they're wrong. So this is actually from a tool that the Department of Commerce put together the economic part of the department that you can play with there's a link on the bottom here I guess I could share this deck into the chat at the end. This compares different states which probably isn't so relevant for this but Washington State is the red lines. So this is total change in employment. From February, it's the Washington's this red line you can see the sort of bottomed out in April. And now here we are in July and there's some recovery. So what is that that's like seven six and a half percent well here we go so you can compare the 7% rounding. And you can compare to other states, just to be clear, South Dakota has since had a huge outbreak so this data is only through July so they might not be doing as well as they look like they are in here, but anyway. Now that recovery, you know, just like so much with with housing and homelessness and economies like when you roll all the state's numbers together. Kind of hides a lot of reality of what things look like on the ground. Now one thing about these numbers, you know, because of the short timeframes and the sample errors there's probably a lot of errors in here, and the numbers are gonna jump around but you do see some, some disproportionality in the employment changes this is through July, this is by county so you see like a negative 21% up here. You've got places where actually positive employment growth technically again that could just be part of a data error but there's definitely some differences in employment recovery around the state. So what what that looks like is you're gonna get really different rental assistance needs if you actually have more jobs than you did before the pandemic if that's real which I'm again I'm not 100% sure that that's real. You're gonna have less rent as a distance need and how fast that comes up about how fast this curve comes up is gonna make all the difference if it collapses again that's really different than if it continues on the existing trend and that depends a lot on Congress and those sorts of things. And I think this is one that's been alluded to, and other things this is actually Rachel shared this. This particular data source which is really interesting track the recovery. org. This is Washington, a graph they have for Washington state when you drill down into their site, this red line is high wage jobs, more than $60,000 a year. And this is the beginning of the year. And this is the, so there's job loss through April, and basically there's same number for jobs that pay $60,000 a year, employment is recovered. So I think this is really, I think a lot of the. What's can be confusing because people often people in decision making positions and their peers, likely making more than $60,000 a year. Things look pretty okay right so it's a sort of Tale of Two Cities sort of thing here your middle income jobs, not as recovered. This bottom line here this is low wage job less than $27,000 a year, minus 20% employment as we sit here today. So you've got high wage jobs. Basically we're totally recovered. And then low wage jobs, continue to be low so we've got this sort of bifurcated k shape recovery whatever you want to call it. And then I saw this this sort of this is working good if you've been following the headlines and looking at the data can be really confusing, because, for a lot of people their lived experiences like yeah there's a lot of restrictions and I'm headed over to restaurants and see my friends and family, but you know in terms of income everything's fine. And then you've got people, you know, continuing to be unemployed. So when you look at housing prices in Washington, this is the Zillow data set. This is they've been increasing this whole time. They've been increasing going up up up up this whole time, all during this huge pandemic. And then, when you look at this is Federal Reserve data, they do a monthly survey, they only do the monthly survey for this central Puget Sound metropolitan area this is the beginning of the pandemic This is rent prices as per the robust Bureau, be a survey Bureau of Labor Statistics BLS statistics rent has been going up this whole time. You see the same thing in the Zillow data which is a little less reliable than the federal data sets, but they haven't for Seattle and Spokane again rent. Going up this whole time. And so yeah, that's just, that's the end of my presentation but there's a lot of it I guess you know this isn't necessarily that speaks to the level of need, but it does, maybe speak to the how confusing, it can be to have a recovery for many people and no recovery for others I think this is really the most important slide in this deck is that even though a lot of people have seen a recovery, a lot of people haven't. And with that, I'll wrap it up.

**Rachael Myers** 22:49

Ed. Um, yeah and I think that it's gonna be really important, as we're talking with lawmakers and as we're talking about as we're doing as we're advocating for additional rental assistance funds and extension of the eviction moratorium and whatnot to just, you know, to keep those numbers in mind and to that it's going to be our job to make sure that decision makers know about that case shaped recovery or however we have or we should talk about it. There are a couple of questions that we'll take really briefly before we move on to our next speaker. I see one from Chris lovings and Kathy from Commerce has responded, but Ted I wonder if you would like to just say anything about this, Chris is asking, What specifically what specific outreach is being done to the black community for getting that irap funds out knowing the needs that you mentioned for the black community, do you want to say anything about the work with the Bible for organizations.

**Tedd Kelleher** 23:47

Yeah, and I don't want to pretend that we've got this, where we need it to be. This is all happened faster than we'd like. But we do as part of the emergency or eviction rent Assistance Program, there are requirements that certain percentage of the funding be cut 5% of the funding at least be contracted to organizations that target marginal marginalized communities that are governed by and serve marginalized communities, and then there's. In addition to that, I mean there's a bunch of things in the program but then the, the sort of the big next biggest one is there's a performance targets connected to percentages of people served, including black and African Americans that communities are expected to achieve. You know, I, we've had some conversations at the state and commerce level in terms of outreach and those sorts of things, those are primarily happening at the county level it's a county responsibility primarily to reach those targets of course commerce provides technical assistance. Part of it is some communities really have that have good ongoing relationships with organizations and their community, others didn't at all in their learning. And so we're all learning, I don't want to pretend I think it's. We'll see what level of success we have, I think, my main goal is that there be some success and that we see what success can look like and then in some communities at least and then apply those lessons across the state for future rent assistance rounds and then for all of our programs I mean we're really hoping to this crash. This Crash Course, and equity work can teach us how to do that work better across the state.

**Rachael Myers** 25:26

Thank you. Um, we're out of time, but I will note Ted if there's a question from Michael Sarath in the chat if you have any thoughts on that to and you want to respond in the chat that would be great. He's asking if there's 100 million dollars a month in unpaid rent. Now, do we know anything about how that compares pre pandemics and how much time was unpaid monthly,

**Tedd Kelleher** 25:48

the short answer is it's a little apples and oranges, but there's some pretty decent data that it's roughly a third. Maybe, maybe up to a half depending how you measure it. And it's also impossible administratively to tease it apart so people say hey well we only want you to pay the rent for the people who, but for the pandemic. That's almost impossible without getting into a long conversation. All right.

**Rachael Myers** 26:14

And the last thing I'll note is sametha. Yes, absolutely landlords are, you know, need to get paid they can't go on indefinitely without collecting rent and that is exactly why we're advocating so forcefully for significant rent assistance that will have to come at from the federal level if we're going to get anywhere near the need of 100 million dollars a month. So thank you again Tedd for that we will go now to our next speaker, I see we have most rap PDF from the Washington immigrant solidarity network with us Hi, thanks for being here. Need to unmute yourself.

26:54

We really, a month.

27:00

And we still have that problem. Hello everybody, my name is monster apathy. I'm one of the CO directors for the Washington. Dairy network, please let me know if my sound goes out my internet connection. All right, like mentioned, I'm going to be presenting a little bit about the $40 million Relief Fund. One, but I will introduce a little bit more about the weisen network and just share with you a little bit more of why we started and where we're heading. So a little bit about the network, we came together shortly after the election results as many, you know, recent groups came together. There has been iterations of a similar concept of a license today before there was immigration roundtables there was campaign Coalition's. And this network coming together in 2016 was really this intention to not only build for the certain kind of pains to bring our resources together, but really think about the broader strategy of how do we shift narratives around Washington State to create a more welcoming environment for immigrant refugee communities. These are some of our current other year, and the board is elected by the membership. We have memberships of organizations and individuals, but the voting power still relies on organizations, individuals are able to spearhead different projects. We build at the intersections of LGBTQ immigrant faith labor. We're multi generational multi ethnic and everyday, there's always a new space to grow into to really bring the intersectional perspective of immigrant communities from Washington State and essentially work to create systemic change a little bit about myself and the team, and we have grown to a team of around, 15 contractors that there's only four staff in the network, and over 125 volunteer leads for organizational members who help lead the big you know the different pillars of the work that weisen operates. I myself am undocumented I came to this country at the age of two and a little bit about my story is that while growing up being undocumented. My mother, we both my mother and my family landed in East Los Angeles, California, where my mother worked at a sweatshop for the, for the first 10 years of her life. I remember this one night, waking up in the middle of the night and seeing my mother working in the kitchen and looking at her fingers and crying. From the pain in her fingers and just the frustration of not being able to do enough to have food on the table and shelter over her head. And that's really what has kept me motivated to, especially during this pandemic that there's a lot of mothers right now crying, you know, at the end of the night, not knowing where to go, not knowing how to better, you know, just be there for their children. And while the immigration system didn't rip my mother away the economic system ripped her away from her children growing up, and so I hope that during the work that we're doing we're really centers in the US and to ensure that other children don't have to see that growing up and that we are able to create systemic change a little bit more about the network we're the bread, our bread and butter of the network is that we do deportation defense in over means you can call it at any given time, and we can respond to immigration live activity to documents immigration activity to then engage in illegal deportation defense, as well as community deportation defense. So for us, our bread and butter of our work is deportation defense across Washington State. And we also do a little bit of immigrant youth organizing, I come from the pipeline's of immigrant youth engagement when I was 17, this is when I started organizing immigrant youth to share their stories of being undocumented coming out of the shadows and now intersecting intersecting intersecting notes coming out of causes. We also have for other folks who work, beyond the COVID-19 relief that I'm about to talk shortly. We have a fair fight bond fund program that gives community members access to financial support if they have been given a rented bond and immigration system so that people don't have to be detained be cut for the only reason of being, you know, not having the financial means to be released if the state or if the agency already gave them the ability to be released on bond and so we have worked to raise money at this point and we're getting we're getting ready to release a couple folds for the fall for Freedom Day on October 19

31:41

it this is a national campaign that we're working with our national partners to release to invest over $3 million to release our community members in the immigration detention system. If folks ever need access to bond money please reach out to weisen and we will connect you with the different resources that might be available now bringing us into the crisis that we're all in a little bit about what we saw earlier on in the COVID-19 for immigrant communities was that you know there was black and brown disproportionally impacted communities underlining the health gaps that we already know for many of our communities. The second major thing that we saw was the safety net gaps spiraling, our communities and economic crises, especially undocumented communities and undocumented workers. And we all know the race, the racist rhetoric from 45th targeting our API siblings and creating this hate hateful environment in our communities a hostile hateful environment for us to, you know, to survive during a global pandemic. And so for us our response has been threefold. One has been to expand health care access for undocumented communities and our immigrant communities who are still not better served, continue to hold the line on the petition the fence and rapper response and working to create a two fold strategy on a campaign to find a band aid solution and then work towards a permanent solution to expand health track, unemployment insurance to undocumented workers. And part of the conversation today is to share a little bit about that victory in that pillar of work to get $40 million out to community. As mentioned earlier, we have been working on this since April with many of you really grateful to be in this space I was just telling john that it's really rejuvenating to see such a broad statewide network across Washington State, and not just in King County I love King County, but we need to expand to really build systemic change, and I'm really grateful that this particular space offers that, you know, broad movement effort going on. And so, in March we did we do our hotline. We're able to, we essentially started receiving over 15,000 calls actually 5000 calls in one day of community in need for resources for rental assistance support for access to food, and our initial strategy was how do we bridge, access to food, and any form of pushing to share that rental assistance.

33:55

Eligible undocumented people were eligible for

33:59

our state and with the work in partnership here, we were able to ensure that most rental assistance ones were available for undocumented communities. Of course there's always hurdles and challenges to get people to apply but nonetheless eligibility will is no longer an issue for folks to have rental assistance support or access to food banks which in the initial beginning the big fear was that people would be turned away from food banks and that didn't happen gratefully. But we also launched on the campaign to expand further access to economic relief for undocumented communities knowing that there was no real vehicle to get money out into communities. And so we worked on creating the apparatus to essentially create a system where we can get applications of undocumented communities, to then get as state funded. This has to really cash out to communities. We are working on the three binder strategies to expand health track systems. Expand unemployment insurance and we're right now in the face of identifying elected officials Thank you. Representative Mack on other fronts, but, you know, really grateful that our elected officials here are have a good heart and are intending to build paved the way for our immigrant communities here in Washington State. Just a little quick information on where people can access information at 844-724-3737 folks are able to call us, they will be able, they will be connected to just different rental assistance programs across the counties, etc. And just real quick. I'm going to move us into the 40 million. There is a fund that has been one earlier on in July. It was is a result of community communities of color organizing and confronting power to one this particular fund. This one is going to be awarded 30 either the 40 million or 30 million will be awarded out to individuals hands that means a one to one time award of $1,000 for 38,000 individuals across Washington state this is a little bit of infrastructure that we have developed will be working with around 85 different organizational partners to do field outreach and eligibility screening and application assistance from across the state. Regardless if you're part of one of those contracts that organizations who will do field outreach, we are going to have anybody will be able to access this funds, regardless of you know again if you're part of the field or which organizations or not, you will still be able to direct your community members to this fun to apply a little bit about the eligibility criteria you need to be a Washington State resident 18 years of age have experienced hardship due to the pandemic and you're ineligible to receive unemployment insurance compensation or federal stimulus dollars due to your immigration status. We do have a priority guide in case there's a bigger neath and there's resources and then the gear, the steering committee of this fund will then engage in having to make the hard choices that many of us have to make when there's limited resources, again a little bit more of context of distribution, a one time cash grants in the forms of checks prepaid cards and electronic checks of the amount of $1,000. Per qualifying adult up to $3,000 for an a limit on a household. Unfortunately for this particular fund children won't be viewed as someone but, as someone who we can find extra money. There is a city, a city fund that does contribute funding to children but for the state fund. It's for anybody who's over the age of 18 who will be accounted to receive this cash assistance on the 15th of this month we're going to actually announce that the newly formed steering committee of those directly impacted. We just close the application process on the 12th the Washington dream coalition will be spearheading that committee. The application here it says the 16th, that was a slight mistake actually application will open up October 19 on Monday, we're all kind of running like chickens with our heads, trying to get ready for the big announcement date, and I wanted to make sure that we were building this effort with you all to ensure that as many people apply for this fund. Essentially starting October 26 will start a warning, the recipients, this won't be a first come first serve fund. This will be really intended to look at the broader need every week make difficult choices and serve those with the biggest need based on their application, you know, answers. A little bit about how to stay update we're really moving people to sign up to the tech leader system so about the day that the application opens, people are able to get the information, just to tell you and there's also an Action Network signup form where we can send email information. Just slightly about the application before I finish and open up for questions. I wanted to share what to expect on the application.

38:46

And you all are getting an exclusive access because we just got it approved from this date. This will be essentially the application requirements, folks will either need to present a residency identity documents to their application uploaded to the website, and it could either be a Washington state ID and that's all we will require, but we know that getting access to Washington state ID for undocumented communities can sometimes be hard and so we do have a list of different other documents. We also have created templates for people to download in case they don't have the documentation knowing that for immigrant communities documentation has been a barrier to access. And so we have adapted our infrastructure to ensure that it's a low barrier, and that we continue to serve those with the better with the highest need totally went over my minutes but wanted to finish here for any questions, and really appreciative of the space again.

**Rachael Myers** 39:37

Thank you so much, that this work is so important. Congratulations and this, this is just so important and it was a lot of effort a big lift to get this created. We're so grateful that that you've done it, and are really pleased that we to have you here today to talk about it. There, I haven't seen a lot of questions I have seen a lot of like, congratulations. That's amazing. This is so important in the chat. One person saying Did I hear correctly that the money will go directly to tenants or to individuals Yes, right. So that's.

40:16

Yes.

**Rachael Myers** 40:16

Yeah. Yeah. Are there any other questions. Um, oh, someone said that they missed apart but what are the required documents. I think you shared that briefly just just a Washington state ID

40:32

Washington's that ad will be your, if you haven't Washington said it then you won't require anything else if you don't have a Washington state ID let's say immigrant communities only have a passport or a consular card, they will require one of those and then a proof of residency and even if you can write a landlord to write a letter, but even if or your priest or someone in the community who votes a particular like role that can validate that you are a state resident. We've created a template so that you don't have to always run to your landlord knowing that right now. It's a challenging rough place to run but we do have like you can ask your priests, you can ask the teacher to just verify that you are a Washington State resident again we've created a little barrier form, we will be having a training on Thursday from 330 to 430, I will send it to john to share it. This will be the the pre planning. launch for Monday. And we will go over application assistance and and training for essentially how to talk about the fun we will have a toolkit for communications. And again, this one it for us it's a it's a it's a initial installment from the state, knowing that 40 million is not enough there's over 250,000 undocumented people living in Washington state who are left vulnerable in this global disaster and so we want to make sure that we fight for more, and we're ready. We're already fighting to raise more money for this particular project.

**Rachael Myers** 41:54

That's wonderful. Thank you. Well, we'll make sure to get your information out to everybody on this call, and make sure that folks have the resources they need to get the word out about this in their communities. So thanks again for being here and for your work. All right, so we will move now to representative Nicole Macri representative Macri you want to go ahead.

42:18

Thank you. Thanks so much for having me, Rachel and Hello everyone, I'm Nicole makary, I am the state representative from the 43rd legislative district in Seattle, and I've been working quite a lot on housing stability issues during this time and have worked with many of you so it's great to see many of you and Montserrat I just want to say thank you so much. I mean, this is a group of advocates so I think people appreciate the effort it takes just to advocate to get a result of that magnitude. But to do that, and then to also put together a program to implement in just a few weeks it's quite amazing. And, you know, I'll say similarly about the E wrap program. This group has been essential in advocating for a sizable rent Assistance Fund from the state so it has been great and Commerce has been a great partner in getting those dollars quickly out the door. So all of this, I think is a great precursor to talk about what is possible. During the next legislative session in January. We have demonstrated that we can mobilize quickly to support. Residents across Washington state who are in desperate need for assistance and your role. This session is going to be to remind legislators have that point of what we have accomplished so far and what is possible with the collective help of the legislature. You know, Ted said something interesting, which is when, when he was reviewing what the projected rent assistance need is. He said it just, it depends on what happens, we have some pretty broad projections I think there was like $600 million. Swing between the high and low projections of what we might need and and you know that's very difficult to to manage when you're trying to do budget work at the state level, but for all of us who are feeling that uncertainty in our lives every single day, not knowing what's happening with our own families are the security of our own health, our jobs our kids going to school. And the same is definitely true right now as we look to the 2021 legislative session, there are big question marks but we are planning to towards having to address. Big revenue shortfalls, and the need to protect existing services. And to both identify and respond to needs that have emerged due to this current public health emergency and corresponding economic downturn, or needs that have been further illuminated by the current crises. And we're going to really need your help to make sure that lawmakers stay focused on that. So just broad stroke. You may have heard about what are known as these revenue forecasts they they give us sort of a sense of where the budgeted where the forecasted tax collections are relative to what the legislature passed and the governor signed, and in June we had a revenue forecast that projected a $9 billion shortfall. Over the next three years. And in September we had a renewed forecasts, about that showed that in fact it was much more positive that showed just a $4 billion shortfall. so in any other circumstance of war. Fall we'll be discussing. So, in contrast to a $9 billion forecast just three months earlier things are looking at and November, there is a lot of question about what the forecast might be there's some indication that the September forecast was in part,

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more positive due to things like the supplemental federal unemployment benefits one type of stimulus, while we, the state tried to account for some of that in June, tax collections were actually better than September than we had assumed that we don't know if that's going to stay true. In November, so all that is to say it's a bit of a moving goalpost. We do have some rainy day funds, the legislature puts money aside. Every biennial budget in anticipation of economic downturns, and that we do have resources we can pull from when we look out we expect over the next three years if we spend down all of our rainy day funds. We are likely to have about a one and a half billion dollar shortfall just to maintain current service levels in the budget, and that is not speaking at all to the emerging needs, and I'd appreciate it folks, put in the chat that if I don't capture these all but these, I'm going to just talk about the broad stroke areas of emerging or what I would call further illuminated needs that lawmakers are talking quite a lot about, and they fall into about four or five different categories. And the first one is public health foundational public health, our economic downturn, is the result of a public health emergency and that has highlighted the need for investment in public health, and we have heard quite a lot about the, the desperate need for childcare. If and when folks are returning to work. We've had a huge reduction in the number of childcare spaces, across the state. rent assistance, Ted covered that well. There's huge need for rent assistance, health coverage. So with the loss of employment. Thousands of people in our state have lost their health coverage. And we know the lowest income Washingtonians have been most significantly impacted and that is particularly true for our undocumented immigrant population that who is not eligible for federal Medicaid or state Medicaid.

49:30

And then finally,

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support for our undocumented and non eligible immigrant residents who are not able to get any kind of federal support. So, and we just heard a presentation about that and a model of cash assistance that that is being piloted that lawmakers are looking at so those are the big areas that I keep hearing again and again. You may be hearing of others and it would be great for you to capture those in the chat so I can bring those to my colleagues, but I'm talking about those emerging needs are, is essential. In addition to the need to protect the services in the budget we've talked a lot, a lot of advocates have come to legislators saying don't make the same mistakes, the legislature made several years ago and making austerity cuts and cutting off the most vulnerable Washingtonians from services like Tana like. Remember when we used to have general assistance in the state, and other key programs that really, truly are a lifeline for people who are struggling as you saw in Ted's presentation, the recovery is not even, we are, it really is a tale of two states for for moderate and upper income families. Many are bouncing back from economic hit financial hit families took in the spring, but for our lowest income Washingtonians things are only getting worse right now and it is imperative that those stories are lifted up to legislators because quite frankly, most legislators don't interact routinely with extremely low income individuals in their routine life, and because of the pandemic. Many of us are not meeting in person, many legislators, you know we're not able to get out to community events, and visit programs in the way you would normally expect legislators to do during an interim fall season ahead of the legislative session so your voices are imperative to talk about the importance of the current services, and about the emerging needs in order to to both protect and have any hope of addressing these emerging needs. It is clear that we are going to need to look at increased tax revenue to the state. And the more that advocates talk not only about the need for services that but about the expectation that lawmakers tax wealthy corporations and people, to ensure equity for those residents who are struggling the most in our state. That is going to be a message that you're just going to have to say, again and again and again for legislators to remember who they're they should be accountable to. And I know I say that with a twinge of cynicism. But I will tell you what I've told some of you in the past that. A lot of wealthy companies have high paid lobbyists, whose only job is to get into the ears of legislators and so organizing and sending repeated messages to legislators is key. And I'll say I've never received too many emails from constituents, or advocates around issues of addressing the needs of low income people of addressing to address homelessness to address housing security issues so don't worry about overdoing it. You know, be polite and all that. Lawmakers are real people and they have feelings too. But,

53:47

persistence is not problematic. So I encourage you to be very very persistent and it's not too early to start because planning is underway, both on tax policy proposal, as well as assessments current reviews at the budget, around, are there any savings we can make and you want to make sure that lawmakers are not looking at those areas of the budget that you care most about about. And so as we do that work. and folks say well actually I just talked to a group in my district who highlighted why this area of the budget is so important. Again, lawmakers have real feelings and they react to real stories of individuals impacted so I think many of you already know this, but I do want to encourage you to reach out to your individual lawmakers, so they know about that you are that you are depending on them and that you are tracking these issues very carefully right now. So, I will leave it at that. You all have done an amazing job of advocating so far I'm so very grateful Washington State is fortunate to have one of the most strong eviction protection policies during the pandemic. and that is the direct result of advocates engaging with the, with the governor's team and working in coordination with legislators to also work with the governor on this. So, thank you so much.

**Rachael Myers** 55:26

Thank you so much representative Macri we appreciate you being here and all of your work, and those reminders are really important. I hope you can see in the chat there's a lot of appreciation for you a lot of cheers for progressive revenue. JOHN has noted that we're inviting nonprofit organizations to ask their boards to adopt a resolution in support of progressive revenue to show just broad support for that. So he dropped a link in the chat to fill out a form and he'll follow up with you if you'd like to do that. So we will move now to Michelle because it's a great follow up, who's going to talk a little bit about our upcoming are expected it's not finished yet but our upcoming legislative agenda. Michelle you're muted.

56:16

I know sorry I'm sharing my screen.

56:21

All right. Can you see that yet.

56:25

Okay, thanks. Um, so we're really behind on our agenda today so what we were going to do is talk about our upcoming legislative priorities in some detail plus a little bit more context for the pulse data. But I'm just going to try to just go through this in five minutes and just give you some key highlights and invite you to contact us. And just for some context again. Many of you have actually weighed in on our legislative priorities we had extensive listening tours many meetings throughout this summer and fall and early spring and then we did our big survey that some of you I'm positive answered over 350 people did. Out of all the information we got we brought a draft agenda to our public policy committee, who then made a recommendation to our board, because of the information that you've just heard from representative Macri about a significant budget deficit, a legislative session that's likely to be entirely virtual, the legislature will have less capacity than they do in a normal year, and we have been urged by every single lawmaker we've talked to, to try to really prioritize some super key top issue go home priorities and so what's in front of you right now is the four. Go home must have top priorities that we're proposing for 2021. The stage that we're in. These are drafts, you can see it says draft, because after our board took a look at these we've sent it back out to the community so this is one more attempt for us to bring it back to you all, and for you to give us one last bit of feedback to see if this really is addressing the most urgent issues. We're not going to be able to address all the issues unfortunately we never can because there's so many, but particularly this year, we really need to hone in on the biggest one so we're looking at investing 200 and $50 million into affordable housing to build new housing and to preserve affordable housing across Washington State. We're looking at eviction protections rental assistance and good cause termination requirements, which all together will serve as the package that will really protect renters in Washington state you can't really have one without the other. You really need all three. We're looking to increase resources to prevent an end homelessness through increasing the state's document recording fee. Many of you will be familiar with that it's our primary way that we fund homelessness services across Washington State. Because of the significant budget deficit. There is no source named, otherwise for rental assistance. So we're looking to see if we could realistically have an increase that is big enough to help cover some of the arrears that we're facing across Washington State Of course pushing the federal government is going to be critically important. And so that work has to happen, alongside our state legislative agenda but we obviously cannot solely rely on the federal relief coming through and we need a state legislative solution. And lastly as representative makary has already talked about we need to significantly increase progressive revenue in Washington State, and advocate hard to prevent any cuts to human services and housing programs like the housing and essential needs rental assistance programs. So those are our top four biggest priorities, but there's other priorities that would also be part of our lead legislative agenda. And then we have a whole support agenda as well. And that one is not figured out yet so if you have priorities that you're working on that you'd like the housing lines to essentially endorse and put on our support agenda. Stay tuned, we'll be having a questionnaire going out in a couple of weeks so you can propose issues for our support agenda. But the additional issues on our lead agenda would be banning discrimination against renters based on the prior criminal record foreclosure prevention and equity and racial justice, a support item. That would be on our lead agenda to just lift it up and say that it's, you know, really important. Um, but that would be at the request of an allied organization, led by bipoc communities. It would be at their request so we would only do it if appropriate, and if asked, of course we're reaching out to folks and offering this as well. Additionally, we will work to prevent any expansion of the multifamily tax exemption program oftentimes referred to as mF te without real affordability without tenant protections and without anti displacement and identification protections. And we will also work to support the healthcare authorities asked to extend the foundation of community supports 1115 Medicaid waiver that pays for services to keep people into permanent supportive housing and get them into permanent supportive housing using Medicaid dollars. So that is really quick. We don't have time to go into details but please go ahead and share your reaction.

1:01:35

As the post data is coming out every two weeks now and weeks 1314 and 15 are available. Mary on our team spent a lot of time compiling the data. So we can look at the trends over the six week period, currently available in their second phase as Ted said over 11,000 100,000 household renters, who responded were unable to pay. That might be duplicating some households though as Ted said so we're not totally sure on the total number of renter households. But, it represents 70% of renters who responded, were unable to pay in the last data set. And then, 127,000, owner occupied households about 7% of all homeowners in Washington state are unable to pay their mortgage. So there's a lot of parody impact by at least percentage of homeowners versus percentage of tenant tenants in the last data. Um, we wanted to give some context for the racial disproportionality. Most of you probably already have this in the back of your mind but we've realized it's very important to preface that the racial disproportionality that we're seeing an impact on, especially on house renter households who are unable to pay in the 25% of black households who are unable to pay really needs to be put in the context, it's it's because of structural racism right and that hits all systems in our state it's hitting everything. You know that folks would otherwise rely on to help pay their rent you know unemployment is disproportionately not available to communities of color, including black households it's failing those households disproportionately more than other households COVID-19 in the economic downturn has hit communities of color bipoc households more long term racist disparities in earnings and ability to save money, are all adding up to have to account for until the backstory to why so many black households in particular are being harder hit. I'm just really quickly. I'm just going to show a couple of quick slides because we really have to move on but, um, so you can see here that 11% of Hispanic or Latino Latin x households were unable to pay their mortgage versus. I'm sorry I can't quite see this 14% of black households have homeowners, um, the. Sorry, and what I had meant to show is actually the difference between there we goes 7% of white homeowners are behind on their mortgage and 14% of black homeowners are behind in the mortgage payments. But here we see similar disproportionality 6% of white renter households are behind versus 25% as Ted showed earlier of black households. And lastly, we just want to continue to show that debt is an ongoing concern. You can see that in the first two weeks of September more renters were saying that they were relying on that so credit cards to help make ends meet. Near the end of the month that goes down a little bit, but still, 10% of all renter households relying on debt to pay their basic, basic spending needs is really concerning. But if you look at it for who is also on a lacking confidence in their ability to pay the next month's rent. Those folks are really relying on debt to pay their basic needs. And so that just shows you know that we need a long term solution to support renters in Washington State and it also just shows that this is going to have a long term impact on renters in Washington State. So with that, sorry to rush that john you can take this screen back if you want, and just go ahead and ask any questions or give input in the chat. And I'm going to go ahead and no Eric Dunn is on so rich I'm gonna turn it back to you to introduce Eric.

**Rachael Myers** 1:05:52

Great, thank you for that Michelle and we'll share that information out with folks in the follow up email. So our last speaker we are really glad to have Eric Dunn from the National Housing Law Project to talk about the most recent HUD rulemaking on disparate impact and Eric before we get started, we did a little poll at the beginning of the call about half the folks who are on the call are completely unfamiliar or at least, pretty much unfamiliar with that term so just keep that in mind as you get started, thanks so much for being here.

1:06:23

Sure. It's good to be back I wish I could stay longer. I know you're in a hurry. Um, so if you're not familiar with HUDs discriminatory impacts, or effects rule or what's called disparate impact theory. It's basically a theory of enforcing anti discrimination laws started with employment discrimination and title seven, but it really applies to of course, fair housing laws, any kind of discrimination law, where often the person who's engaging in the discrimination or the company that's engaging in the discrimination isn't coming right out and saying, you know, we don't rent to people of your race or we don't rent to people with your disability or we don't rent to families of children, but they adopt rules and policies that have the effect of excluding members of protected classes. Even though there's not a good reason to have that policy, and there's some other way, if they do have some legitimate thing they're trying to accomplish with that policy, there's some other way that they could do it that would be less discriminatory. And so this is a theory of enforcing anti discrimination laws where the courts have said, if you can show that, that, in this case a housing provider or somebody provides some kind of service related to housing such as insurance or running a voucher program for example or Tenant Screening services, housing provider or service provider has a policy that disproportionately excludes or negatively affects members of a protected class, and there's no justification for it. Or there's another way to do whatever they're trying to accomplish in a way that's less discriminatory that you don't have to prove that they did this on purpose. You don't have to prove intentional discrimination. You don't have to have some the smoking gun or the the corporate executive is saying Haha, we're not going to rent to, you know, black people or, or people with disabilities or family, children. You just have to show that they have this policy, doesn't have a justification. There's a less discriminatory Tory alternative. It's really started in the 1960s it's been a well established theory of enforcing anti discrimination laws for, you know, really since before even the Fair Housing Act was passed.

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It was challenged,

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most recently in a case that went to Supreme Court called inclusive communities versus Texas Department of Housing and Community Affairs and the supreme court at that time upheld. This theory of of discrimination law. So it survived that constitutional challenge, but it's really critical that people enforcing fair housing laws that bring fair housing complaints have this available because a lot of times you're not gonna have that that intentional, discrimination, evidence. So of course, as part of its campaign against any kind of civil rights laws whatsoever. The Trump administration decided to try to undermine this. And under the Obama administration after the Supreme Court case I mentioned inclusive communities case. The Obama administration had actually codified the legal standards for this theory into what they call the discriminatory effects rule. If you keep track of legal citations it's 24 CFR 100 point 500. And it basically just laid out in in relatively simple language, what you needed to show in order to bring a case under this theory. And the Ben Carson HUD has rewritten the regulation in a way that makes it almost impossible to bring most just disparate impact type discrimination claims. It originally published a proposed rule that was even worse. They made some changes to it that improve some things around the rule but they just recently released the final rule so so proposed rules as we're thinking about doing this people have the opportunity to comment and, you know, say what they like and don't like about the proposal. And then HUD is supposed to consider the comments, and then make any changes and then they publish the final rule and then the final rule goes into effect. So the final rule was just recently published so that this new rule. Some of the things that does. Firstly raises the types of pleading standards that, that you need to meet in order to bring one of these claims. One of the real impediments to bringing any kind of disparate impact claim is that you need to have good statistical evidence to show that the policy that you're challenging really does have a disproportionate negative effect on members of a protected class. If you're talking about saying a housing provider, you've got to show that that disparate impact doesn't just exist generally. So a good example of where this is used is with criminal history screening. It's well known well documented that we've had discriminatory policing in this country as long as this country's been around and one of the, one of the sort of legacies of that is that people of color, especially African Americans and Latinos tend to have criminal records at disproportionately higher rates than whites, even though they commit crimes at about the same rates as whites. And so, housing providers that exclude people from housing just based on having a criminal record, without looking at what what that record actually is is it an arrest Is it a conviction, what was the crime relevant to housing How long ago did it happen is there evidence of rehabilitation, you know, that just, just know nobody with with criminal record, can record rent to you. But that has a discriminatory effect. And so even if the housing providers intention is not to exclude people of color, that's what they're doing and there's less discriminatory ways of doing it, such as looking at the individual circumstances of a criminal record. Well, in order to bring one of these cases you can't just show that will look National Statistics show that African Americans are arrested and incarcerated at six times the rate of whites. That's not good enough, you have to show that that's also true in a particular market area for the housing provider that you apply to. And that can be very difficult and very expensive and this rule will make that even more difficult and more expensive and deter people from bringing these claims. Another thing it does is you know of course a lot of housing providers in the tenant screening world have Princeton to move to these algorithmic automated computer decision models where you turn in your application and somebody pushes a button and the computer crunches it through different databases and algorithms and spits out you're approved or denied the original rule would have met if I was invited using something like that, that is basically a get out of discrimination free card, where, as long as they're using a computer to decide. There's no discrimination, they've rewritten the rule, a little bit so it's not quite that that clear but the gist of it is

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the original rule. That was enacted under was promulgated under the Obama administration required that these sort of decision models have to have it has to be evidence to support that, that these are actually predictive and accurate. And even then, it could be challenged. Under the the new the new rule from the Carson HUD. There's no requirement that any kind of computer decision making be based on evidence, or be accurate or anything like that. So basically if you can program a computer to discriminate, then you don't have to comply with the Fair Housing Act, it's really atrocious. There's a specific carve out for insurance companies. Basically just. You're an insurance company that does disparate impact doesn't apply to you which is bizarre there have been a lot of, you know, court decisions of pulling disparate impact claims against insurance companies including things like homeowners insurance, which, you know, certainly is, is you know related to housing.

1:14:31

And one less thing.

1:14:40

So those are I guess the main points I wanted to make the regulations been challenged in court. There are more lawsuits expected challenging this, so there's a possibility that the courts may enjoin this rule before it ever actually takes effect. And then, of course, under the Congressional Review Act, this regulation was was put into effect so late in the process, that if there is a change in administration, after the upcoming election. Then the new administration would have the ability to just reverse this rule, without having to go through the formal rulemaking process so a lot. I think well right on on the election, with this rule but if it stays in effect it's that's really bad news. So I'm happy to answer any questions you may have time for I know you're, you're really behind. So,

**Rachael Myers** 1:15:36

yeah, now that's okay. Thank you, Eric. That's really helpful information. I think you answered really most of my questions and Michelle's no yeah this is. We need to get folks out voting. This is not the first there have been many many attacks on fair housing and on low income people from this administration. And I don't think that that will change unless there's a change in administration. So in addition to voting Can you just Is there anything that folks can do to support. I mean he said there was a lawsuit. I don't know that there's a way that folks can support that but is there anything else that folks in local communities who are concerned about this can do. And maybe it's it's about taking action locally to make sure that you know that it's not that discrimination is is barred locally, do you have any suggestions for how folks could help.

**John Stovall** 1:16:35

Um,

1:16:36

well yeah your question point a couple of really good ideas and one is lawsuit that was filed already kind of surprised a lot of advocates. There NACA the National Alliance of fair housing advocates was was sort of planning a series of lawsuits and this one was like an additional one that nobody had even expected so one possibility would be considering submitting amicus briefs to, you know, one or more of the courts that are considering these lawsuits, making any additional points that people in front of the court already may not be making a lot of times are tempting to sign on to those briefs. That's one way and then Washington has a very good anti discrimination law, including a fair housing law that actually prohibits some things that aren't even covered by the Federal Fair Housing Act. It's been interpreted to prohibit disparate impact claim discrimination, although some of the case law is not as favorable around that as some of the federal case law interpreting the federal Fair Housing Act so certainly advocating for not only state administrative regulations that might provide more favorable interpretations but also looking at a possible ways to improve the Fair Housing protection that Washington provides at the state level is one way to at least spare spare Washington from some of the harsh effects that these policies will have.

**Rachael Myers** 1:18:10

Great, well thank you thank you for your work and thanks again for being here. Um, we just have a couple of announcements before we wrap up, wanted to let folks know about some events that are coming up. But one and we'll, we'll follow up with these an email, but several months ago we had or I guess we've had them a few times on this call we have Mark Jones from the National innovation service, and we noted that at some point after when we were having that conversation we're going to be inviting Mark back to talk about the efforts and the organizing being done to defend the police and to shift funding to services and to things that actually make communities safer so we've got that scheduled for October 26 at noon we'll again we'll be joined by Mark Jones from the National innovation service, and also live in Idaho so Barry who's a board member from Washington for black lives who will be working on this in Washington State, so it'll be an opportunity to learn about that movement and about that organizing and find out a little bit about how that's connected to housing into the things that we care most about john Do you want to talk briefly about some other upcoming webinars.

**John Stovall** 1:19:17

Yeah, so we're gonna be doing a series of learn at lunch webinars this fall, both to do some deep dives into our legislative agenda items that Michelle was kind of previewing earlier on the call, and also to give you all an opportunity to kind of brush up on your advocacy skills and your strategy around advocacy for the upcoming legislative session. So we're gonna have a series of five different webinars. The first one is actually coming up next Wednesday, which is just right around the corner but we're going to be trying to schedule these sort of in between our normal COVID calls so that we can continue to do these but also in addition have some additional educational opportunities for folks, and we'll be kind of cross advertising, all those on these calls as well. So if you're interested in learning about strategic advocacy for housing and homelessness. Advocates which I assume is all of you next week would really be a great opportunity for you to join, same time, same place. And I included a link there in that, in that message so you can go ahead and register for it. So also keep an eye out for any email we'll be sending out this week that includes a whole list of the, the Learn etliche webinars that will be coming up this fall so you can register for all of them.

**Rachael Myers** 1:20:27

Great. Thanks john and thanks again everyone for being here today. We will see you back here in a couple of weeks and we may see you at some other gatherings before then. Have a good rest of your day.