Statewide COVID-19 Housing & Homelessness Calls

Wed, 10/28 9:56AM • 1:25:02

**SUMMARY KEYWORDS**

proclamation, people, landlord, county, folks, hear, homelessness, rent, eviction, king, vote, exception, implement, notice, sales tax, housing, feedback, chronic homelessness, king county council, experiencing

**SPEAKERS**

John Stovall, Tedd Kelleher, Rachael Myers

**Rachael Myers** 04:06

Morning everybody. We're just gonna wait another minute or so, and then we'll get started.

**Tedd Kelleher** 04:49

Okay, I'm hoping people can hear me.

**Rachael Myers** 05:28

All right. Morning everybody, nice to see your faces thanks for being here today. I hope you're all doing well and taking good care. We have got a great agenda today, we're going to hear some really important updates john has shared the agenda in the chat he just dropped it in there again. So you can see that for yourself. But we're going to start with updates on as usual updates from the Department of Commerce. On the state's homelessness response, we'll be focusing today on what they've learned and what they're thinking about the eviction rent assistance program so we're going to take a little more time for that than we that we often do with commerce so we appreciate commerce folks being here. Then we're going to hear from folks in King County, talking about implementing House Bill 1590 to fund permanent affordable housing. So many of you remember several years ago, we successfully passed a bill in Olympia that allowed counties to implement a one 10th of 1% sales tax to use for affordable housing. It was required at the time that that go to a vote of the people. Last year after a lot of advocacy I know many of you are involved in that. We were able to change the legislation so that that could be passed by councils, and so King County has made some great steps and strides. And actually passed that so we're gonna hear from Allyson eisinger from the King County coalition on homelessness and Kelly brighter from the King County Human Service King County Department of Community and Human Services, about their efforts and about what that will do in King County. Then we'll hear from Patricio Marquez from the Washington State Office of the Attorney General, talking about updates and changes to the state's eviction moratorium, you'll remember I'm sure that the governor has extended that now through the end of the year so Patricio will give us updates about that. And then we'll be joined by Joey Lindstrom from the National Low Income Housing Coalition, who will be talking about volunteer opportunities in the next week to help mobilize low income renters for the election, I'm sure, like me, the election and voting is on many of your minds. And then finally john will give an update on our fall 2020 building momentum webinar series, and then we'll wrap up. So with that john Do you have some poll questions for us.

**John Stovall** 07:46

Sure. Morning everybody. Um yeah so we've got some poll questions I'm going to stick with the one that we tend to do every week first which is where are you joining from today. So we just want to get a sense of you know what part of the state or if you're from out of state what part of the country. Are you calling in on the zoom from. It's always just helpful for us to know these things so if you don't see your specific county listed there your specific area. Feel free to just put that in the chat, or even if you do see your, your area that you can just, you know represent the chat and say hey from such and such area. Glad to be here. Yeah, so really appreciate all of you joining on today. Just gonna give this a couple more seconds here I see folks are filling it out almost have everybody. Cool. I'll go ahead and end it now. Okay, I'll share this so we've got no good chunk of people from King County today that makes sense given, you know, Allison and Kelly's presentation on the, on the affordable housing funding that just passed so yeah excited for all of you in King County and beyond. I mean for the rest of the states is really relevant to every part of the state since we have since you know local governments have this option in any part of the state, not just King County, but it's definitely, especially relevant for those of you in the area who are interested in seeing how this rolls out and seeing all that, you know, went into to getting it passed locally. Quite a few folks from Pierce Thurston Kitsap and Mason counties as well as gnomish and Skagit Wacom and the Northwest parts of the state, several folks from Eastern Washington today which is great as well as Southwest Washington and a few folks in other parts so it's great to have you all here. Thank you for joining. I'm going to move on to a couple other questions here so I do want to ask. Has your local government adopted. So if you're in King County you know the answer to this I think at this point but if you're in other parts of the state has your city or county adopted or plans to adopt the one 10th of 1% sales tax for affordable housing. Like Rachel said before this year, it, it was a little more difficult to do so because it had to be passed by a vote of the people but now, local councils can actually take action to pass these funding sources. So, some of you are gonna say yes we totally have some of you are hopefully also in the process, maybe and you're talking about it at the local level, looks like so far, a handful and I'll share this in a second a handful of galor, saying, you know, it doesn't seem like it's on our local government's radar quite yet or advocates radar. And then, I'm imagining there will be quite a few people who are just not sure and then you can learn more today about how you might be able to do that. So, and the poll here three to one. And share so I know it's not that you can't tell which parts of the state have done this yet by those poll questions but put your answers, you know if if you said yes, or if you say there's been talks, or if you're just not sure or whatever. You can put all that in the chat and then that'll give us a more of an idea of what what areas are are working on it. And then I see Maureen's comment thank you and Rob, and Roger uplifting that. So Spokane County declined city council is now being pressured to adopt Yes. Great. Thank you all for these updates. Let's see I don't know if we have one more time. Well, yeah can I do one more poll, just it'll be a quick one.

11:46

Yep, go for it.

**John Stovall** 11:48

So, we did this one actually I think, on the last call but basically you know now is the time that we're really hoping to connect with folks all over the state who have stories to share, and who are interested in, you know, sharing your story, whether it's related to having fallen behind on rent or if you have had troubles related to the eviction moratorium maybe your landlord has violated the eviction moratorium and you want to be able to, you know, call that out, or if you are, you know, experiencing homelessness or have experienced homelessness, either before or during the pandemic and maybe you have experiences you'd like to share or if you have a success story related to affordable housing and permanent housing, and you want to advocate and help advocate for more affordable housing funding through the Housing Trust Fund or other other sources or other things in the legislature this year we really want to hear from you. Especially if you are interested in sharing your story either in a testimony format, or in like a written format, or if you want to be interviewed in some way like there's, there's just so many opportunities to, to, you know, uplift your personal experiences so if you are interested I will put the link in the chat to our story telling form, which is the best way for you to get in touch with me and our other staff who are working on storytelling. This year, I'll go ahead and end the poll here and share the results. So a lot of you said you know I don't have a story to share but I know someone who does so that's great because I'm going to put the link in like I said, and then you can share the link with folks who you know have a story to share. Several of you said you do want to share your experience. So some of you are not sure if your story is irrelevant. That's fine to just fill out the form and we'll follow up with you anyway and we'll figure that out. So great. I really appreciate all of you and I'll put the link in the chat here for the story telling forum. And yeah, I'll cede my time back to Rachel,

**Rachael Myers** 13:50

thank you john and i will just immediately, hand it over to Ted from the Department of Commerce, to talk us through what's happening with the eviction rent Assistance Program, Ted.

**Tedd Kelleher** 14:01

Good morning. Thank you. Thank you everyone for the time just to rewind the tape especially for those of you who on the call might not have been here through this whole journey as a reminder for all of us. So the eviction rent Assistance Program was launched in August, it's 100 million dollars of federal cares Act funding that was provided to the state, you just did a block and 100, the governor set aside 100 million of that for the eviction rent Assistance Program. Launched in August, after a lot of help from you all on crafting what what the program, out of the gate should look like we always knew that we would want to at least consider making changes midstream frankly I'm pleasantly surprised that all things being equal, there hasn't been a sort of larger issue that surfaced. It's been going going fairly well. Generally speaking, and I just really want to again thank everyone on the phone for working to implement this under you know really tight unreasonable deadlines to meet this urgent need of people not being able to pay their rent. So we, we just finished up last week collecting feedback from all the grantees on where they were at in terms of spending there was some sort of focused questions around spending some focused questions around potential program changes and then some open ended questions. So there's a lot of nuance in what we got back and I want to thank everyone for turning those survey results around quickly. I'm going to sort of summarize but I don't, to the extent that you filled out one of those surveys we read them carefully and there's a lot of nuances county by county and I'm not. There's no way I could express that in a short period of time. In the summary I'm about to give and then what we're going to put we're looking at proposing is some changes. So real quickly, counties report. Under the current program rules that As of mid October they've served over 10,000 households. The again a couple of weeks ago. Spent 35% of the funds. Seven predicted they would have spent half of the grant by today 50% of the grant, and the media and there's a lot of variation here but the median number of days to get to 50% spending was mid November is what people reporting out of the 32 grantees 16 report. Under the current program rules having the correct amount of funding to last through the end of December. Now one thing I want to really pause here and you'll, you can see this in the feedback and we've heard in some of the previous meetings. There's a, there's a difference between what the system is capable with existing staff capacity dealing with everything else in the pandemic and homelessness is able to push out the door versus the need so this is the numbers you're hearing in terms of spending and those sorts of things, isn't necessarily reflective of the need, and it's certainly not reflective of what's possible given more time to ramp up capacity and systems and relationships. I think it's really critical one of the, I mean I get I was really hoping that Congress would act sooner than later so that we could all clearly have a long term organizational administrative path to hire the staff, and develop the systems and do the long term organizational building necessary to be capable of providing rent assistance at a larger scale. So I just want to emphasize that what you're hearing a lot of great work people working really long and hard to get this assistance out but not necessarily reflective of the need. So out of the 32 grantees 16 report correcting having the correct amount of funding in the bill. Under current rules have money and be able to spend it out through December, 30, that's out of 32 grantees so about half or exactly half, three predict they will not be able to spend out and they have a little extra money and so we'll probably talk to them more about that. 13 predict they will run out of funds prior to December 30, and that when asked you know further. Okay, we're gonna run out of funds how much adjustment would be needed they need another additional $21 million. So again, there's 100 million out there now be another $21 million dollars according to their estimates and I, I want to just acknowledge the work that people did to put together these estimates and also know that these estimates are really hard to do in a system that's ramping up quickly. And it's hard to know, you know if this was a standard homeless program that we've been running for three four years people would kind of have an understanding of the nuancing can make very precise forecasts as to how things will play out I know that that's really difficult. So, the part of the beyond the spending sort of the one of the bigger pieces is watch what needs to change with the program potentially. And to be clear, some of the feedback we got and one thing we seriously considered and are still seriously considering at some level, though, frankly, we're trying to move quickly because of the scent we make any changes that need to happen right away because this funding ends on December 31 and that's not a commerce decision. That's the federal cares act restriction so any changes we implement would need to be implemented really soon if they're going to have any, any impact so again we considered like hey, let's not make any changes and some grantees said, don't make any change we don't need any changes and or Please don't make any changes, actually. But what we're considering what we're strongly considering changing and that based on the feedback we got and internal discussions, is the following. Now these would be local choices if a county or grantee didn't want to change the current program they would not as be completely optional. And there's sort of policy reasons my that want to change certainly operational reasons to not change midstream and those sorts of things but what we're what we're proposing to do it interested in getting some feedback today on is the idea of increasing eligibility for right now it's restricted to households at 50% of area median and below, increasing it up to 80% of area median and below. So that would be one option that accounting could implement a second one that we're looking at is increasing the number of months of assistance that can be provided currently it's limited to three months. And we're proposing to allow up to six months, and then related to that is allowing access to the program more than once, so people could apply more than once right now it's restricted to one time. And one of that sort of a nuance in there as we would allow them to use they're much like in the homelessness world. Once eligibility is determined. You don't necessarily need to re establish they could use the same eligibility paperwork and apply provide additional rent assistance there's still need to be, you know, another landlord form for people in the weeds with that but anyway. So, again, those are the, the changes we're proposing there was other ideas in there. We did read them through all we've considered them carefully. These were the ones that were comfortable moving forward with again all optional so I guess I want to open it up to feedback and I also, in case I really missed something. Kathy, or any other commerce stuff, want to chime in and talk about anything that I've missed it's important but interested in feedback at this point about any of those ideas reflections on the spending problems of making any changes like wow commerce please don't change anything, we're open to all those feedbacks piece type of feedback.

**Rachael Myers** 21:48

Thanks, Ted. Um, so if folks have feedback or questions for Ted go ahead and use the chat. If someone wants to unmute yourself and just ask a question or give some comment directly, you can do that too. I see some in that some comments come in in the chat, someone is saying yes to all those options. Mindy for the Edmonds cares funds we set our criteria to 60%, it's gnomish County and applicants could apply more than once, so that's a local experience. Someone is asking about what about debt prior to March.

**Tedd Kelleher** 22:25

Yeah, that's actually a federal cares act restriction so we don't have flexibility on that.

**Rachael Myers** 22:32

There's a note from Rebecca Royce appreciating that they're optional

**Tedd Kelleher** 22:38

and will determine if we're allocated additional funds, so I think you're saying that if you get additional funds, you might want to implement those. No, that is an important thing I should talk about. So we ask people Hey, and I've you know I've messaged here that to the extent we can demonstrate spending, then we gives us the room to credibly ask for additional funding funding additional funding is never guaranteed I have the conversations it's, as you might imagine a pretty complicated process, not complicated the wrong word but. So we're in those discussions with the powers that be, without getting into the weeds about what that looks like. So when we whatever changes we propose we will be following up with grantees saying hey do you want to revise the ask for additional funding and then we will work to seek that funding but there's certainly no guarantees that we will get that funding, but we certainly want to, you know, push and I think, I mean, the, there's a lot of support, and all levels of the administration and otherwise for this rent assistance effort so there's a decent chance but it's certainly not guaranteed.

23:47

Yeah, that's great.

**Rachael Myers** 23:47

Um, I see a number of people saying they like the changes, Maureen Howard noting that that would make the ROTC program align with Pierce County's existing cares Relief Program.

24:01

Let's see,

**Tedd Kelleher** 24:02

oh the hip the timeline would be November 1. Absolutely. I mean, again we you know there's in bureaucratic terms like there is very little time left on this in this program so we just need to move quickly and that you know one of the things we're talking about easing when we came into this program we did it much faster than we normally would, in terms of feedback but there was like a public comment period and those sorts of things. It's a general principle when we're making things easier we feel like and are open to feedback on this we don't need to collect as much feedback if we're making things, less restrictive but so that's why we're moving, fairly quickly and not the same level of stakeholder feedback when we're doing other kinds of changes.

**Rachael Myers** 24:46

So Katrina is asking, does that mean that they could reach back out to people they've served already who they know could have used more than three months rent assistance. So yes, absolutely, absolutely.

**Tedd Kelleher** 24:55

Yeah.

**Rachael Myers** 24:58

Um, how much do you expand the population by going from 50 to 80%. Are you thinking just generally population.

**Tedd Kelleher** 25:08

Yeah, I don't, I don't. So part of the problem is the statistics that like the Census Bureau produces don't speak to current income levels actually speak to income levels pre pandemic so I don't, we don't have a good source of data on where people are at with their income, but it should expand the people who are eligible I think one of the, one of the concerns people were seeing was that people may have gotten a job, the job back recently so their income was above that threshold, but they still had that and we're having financial difficulties and this would open this up, open it up and make them more flexible now

**Rachael Myers** 25:44

and Ted Can you speak to any consideration I know you considered or heard a little bit of comments about increasing the amount that landlord could be paid from that 80% amount.

**Tedd Kelleher** 25:57

Yeah, I mean that's one one of many things we considered I think we kind of look took the top, you know we quantify, we not only read the nuance but, and I was really want to be sure when it's not me that you know there's a cut team I'm just like a talking guy, so like the ofa team and others really spent a lot of time combing through those and having discussions and I'm just representing that, but yeah so there was a lot of consideration. Part of it was just quantifying what people said and that's what a lot of what you're seeing. One of the things that like expanding it to six months and moving to 80% that actually addresses some of the landlord concerns we were hearing so it's not like there's nothing, no expansion being provided to landlords the one of the, one of the biggest critiques we we had was around the income threshold so this will open it up and you know I don't want to pretend that everyone's getting everything they want but it does there's something for everyone.

**Rachael Myers** 26:58

Yep. Um, there's a question and you probably don't know the answer, but you have any sense of, if there are going to be additional funds when that might happen.

**Tedd Kelleher** 27:09

It would need to happen really soon yeah meaningful. So, we're, we're saying the next couple of weeks really i mean i guess that would be the message we would have up the chain is like if, you know, seeking additional funds but we would need to know sooner than later. Of course it's a fluid situation and, and maybe something would happen after that but that really meaning in broad strokes, I think, to be meaningful would have to happen soon

**Rachael Myers** 27:37

as well of highlight something he said that based on the use of that there was an additional need or folks talked about being able to use quickly, like another 20% so another $20 million. But that is based on the program not changing. So if these changes go into effect, then potentially, there could be a lot more, much greater. You know appetite or need for the program, and

**Tedd Kelleher** 28:01

right. But again, one of the constraints when people were providing feedback is the staffing constraint, like how do you. So, separate from the money constraint. And, again, exacerbated by the fact that the program is going to end really soon so what does it look like to hire and more important than hire trained staff on something that's about to disappear just organizationally speaking. Sometimes it's more, you actually end up losing capacity in the short term as you're training new people, so anyway in blah blah blah.

**Rachael Myers** 28:37

I'm marinas is asking for you to clarify again when changes will be announced.

**Tedd Kelleher** 28:42

Our intent is to announce this week. Yeah.

**Rachael Myers** 28:49

Okay. Any other questions or comments, it looks like Ted there's a lot of what I'm seeing is like a lot of support. A lot of enthusiasm for these changes. I see one more question here. Can you respond to Michelle Nelson's question is that six months of arrears or six months of assistance. So folks could receive assistance in January and February.

**Tedd Kelleher** 29:12

Whoo, this is an interesting and important nuance so we discussed a fair amount internally. And so long story short, it's. We would the program expires in December, but if you've cut the check in December for January rent that's allowable, but we're not allowing payment past that point. Yeah, so hope that answers. And then the other is a continuing issue about the 80% that whether landlords would live with it or not I think one of the things with this whole program it's given a different resource level, we, we'd be paying 100 120% of FMR 100% of any rent. It's about a constrained constrained resource and and focusing that on the people with the highest need so that's that's why we're narrowing. And based on what we were seeing. I mean, clearly people are being left out because of the constrained resource, and the constrained capacity so it's turning that organizational and financial capacity towards the highest need and knowing that in some cases landlords are going to not accept it. And in some cases, people who really need the assistance don't fit into these criteria, it's, it's not perfect, we know. Yep. Yes and landlords charging FMR below get 100%. So that's part of the targeting. As in, as per the comments.

**Rachael Myers** 30:46

Yeah, thank you. Um. All right, so if anybody so I guess we'll just watch to hear from, um, to hear from you in the next couple of days about these changes going into effect and we'll make sure that everyone has that information. If folks have additional questions, I guess, as always, they can contact you or any additional feedback but like you said, You're loosening restrictions so you're not doing a real formal feedback process. And this this needs to happen quickly so we can make the best use of these funds before the end of the year as the cares Act requires

**Tedd Kelleher** 31:18

yeah and generally say hey, you know, don't hesitate to, if you think of something different, you know, send us an email or whatever, just to be clear, like if you have additional feedback, please send it by noon, because we want to move forward. But we would agree if you have comments, don't hesitate to send them just know that pretty much a couple hours from now is the where when we wouldn't need them. Great.

**Rachael Myers** 31:41

All right, well any, any last comments TED or

**Tedd Kelleher** 31:45

no thank you so much for making this venue over the past few months and thank you everyone for implementing this and providing feedback and helping us do the right thing.

**Rachael Myers** 31:56

Yeah. And as always, thank you for the hard work from, from you and from your colleagues at commerce, this has been a suspend a lot that you were never expecting and you've rolled it out quickly and well and it's helping a lot of people can stay in their home so we are very grateful for your work. Thank you. Thank you. Great. Well, we will move on now and sort of change. Change focus. We are going to go to the updates on implementing House Bill 1590 in King County so we've got Allyson eisinger from the Seattle King County coalition on homelessness and Kelly rider from King County. Allison and Kelly I'm not sure who's going to go first. It looks like maybe Kelly is. I think that's me. All right, thanks for being here.

32:41

Absolutely. Thanks for the invite. Sir, for anybody I don't know I'm Kelly writer I'm the government relations manager for King County's Department of Community and Human Services. I am going to do my best now to share my screen so everybody cross your fingers because I feel like every time I try to do this. I never know what I'm gonna get

33:03

right this one.

33:07

Now are you all seeing the actual slide are you seeing the presentation mode.

**Rachael Myers** 33:14

We're seeing presentation mode.

33:16

Yeah haven't been able to figure out how to do that. Okay, let's just go basic then

33:21

see if I can get it back to.

33:28

In the meantime, I'll show you all my slides.

33:33

All right, I think this might be the best I can do. Let's see if I can collapse these. And really it's just trying to make sure that for those visual learners you've got something to look at. So, King County is calling our approach to the councilmanic sales tax. That was granted by the legislature this year health through housing so you'll hear me referenced that a few times. Over the next few minutes, just for anybody catching up the state legislature did authorize this year through House Bill 1590, the, we have a councilmanic sales tax option I know the Alliance did tons of work on that so many of you are probably already up to speed, but this just details all the specific restrictions that counties and cities have in implementing that and I think that that's a really important frame for anybody going into this work. I think for those folks at the local level that haven't been following the state legislature, sometimes you get a fun source like this and everybody wants to start like oh let's do this let's do that. But as you can see we do have fairly specific things we can do with that revenue, and fortunately it matched pretty closely with what King County was wanting to do here. So King County's approach just a couple of high level messages, I would say, with the sales tax coming out of the legislative session. We thought something very different about the sales tax than we did a few months later, so the legislature approved this in March and we immediately went into a huge economic recession. It made all of our politicians, and I think, you know frankly, many of our folks across the community that much more nervous about a regressive sales tax, but it also created some opportunities. And so what we have done with King County's approach to this is one center the most effective recognizing that this is a regressive sales tax. We have made sure that we've focused the proposal on serving zero to 30% area median income households on serving those that are chronically homeless or at risk of chronic homelessness, etc. Next, during COVID we were really able to use our COVID response that I think many of you have already heard about as a platform to remind folks that housing is health, and that by moving folks into single room occupancy spaces which we have done across King County in a few different hotel locations that we have indeed been able to improve the health of individuals staying there that we've been able to improve the health of the community by reducing spread of covid, and that therefore investments right now in serving chronically homeless population in single room settings is good for all of our community. And then lastly, given the economic recession, we just see a huge opportunity in existing buildings that are going up for sale because of the economic recession and that's particularly in the tourism industry. So hotels and motels around here depending on the location the age, etc. Even nursing homes are going up for sale and we saw a huge opportunity in being able to capture some reduced costs, and being able to acquire buildings to get folks house immediately. Instead of having to wait a couple of years for that construction timeline, as we usually do. And so the specific proposal that our executive made at the end of September in our budget process was to house up to 2000 chronically homeless King County residents. Our chronic homelessness population right now is about 4500 households in our homeless management information system and so we can house 2000 of them for about 45%. As I said, we're going to focus on single room settings like hotels. We are going to try to put them into emergency immediate use, and so not waiting for rehab to get folks house but really being able to move people in as quickly as possible recognizing will have some rehab and some preservation work to do over the long term. We are wanting to make sure that we have full operating and service support for all of those units, including behavioral health services which is included in the authority for this revenue. And then over the long term, making sure, and you know hopefully shorter than longer term, making sure that we can move these hotels into real permanent supportive housing. So you can think of an extended stay hotel that really already has a bathroom and a kitchen and a bedroom for every unit being something that we can kind of plug and play, so to speak, whereas some of our more traditional hotel rooms might need some significant rehab to make sure that they really can house people with dignity, and we want to make sure that that rehab is also part of our plan. It just might not be possible right away to make sure that we can get as many people inside and into safe settings as possible.

38:16

So King County did already pass our sales tax. They passed ordinance 19179, and in partnership with many members of the community so for those of you that were showing up for King County Council meetings, you are already well aware, the King County Council voted eight to one on this and I think that it's a testament to what it means to match the moment with the policy approach. We had a lot of council members, up through this summer that we're still very nervous about a regressive new sales tax in the middle of a recession. We've had sales taxes, through the summer that were continuing to wane and modeling around them, made folks super nervous as to how much we could actually afford to put into construction, how we would even be able to understand how much money we should be spending and really as we pivoted the corner, kind of late summer, folks, we're starting to see the economy starting to improve. We'll see if that holds on because we're starting to get a little nervous, but certainly the unemployment figures are going up yet again and I know too many folks probably on this call, too, are experiencing that. But the moment that we had really in August was policymakers that had been hearing from the public that had been experiencing, really, you know, the, the summer of, uprising, and people asking for something different, and people asking for change. In addition to kind of understanding the moment that the economic downturn could provide for improving people's health. And so we were really excited that King County Council approved implementing this tax on an eight to one vote. It was super fast, I would say we went from concept to adoption of the tax in a little less than two months. So, not something that I would encourage people to do traditionally, but it also speaks to our need to just step into it when we can. That process though I will also note did lead to the fact that we were not ready to get this adopted by September 30, which meant that the window the state legislature created for the county to implement this alone had passed. And so in trying to propose and then move quickly towards getting this revenue in place, we did lose a couple of cities, a couple of cities across the county chose to implement this tax ahead of the county. And they took that authority that was given to them by the legislature in about a two week window eight cities, decided to implement this. They are Kent Renton Bellevue North Bend Maple Valley snoqualmie Covington and issaquah. And so we went from approximately 65 to $70 million a year with this we thought we would be able to bond about $400 million for those 2000 units to now being closer to 50,000,050 $2 million a year. So that is going to impact our ability to focus these funds on the need that we saw in the priority that the King County Executive set for serving permanent supportive housing, we're going to continue to be in conversation with those cities about their priorities and how we can partner, but we are going to continue to hopefully be able to move forward on King County's approach and making sure that we can get as many folks inside, in a permanent supportive housing as possible. I know we are we, there's a lot of details here so I'm going to move quickly but I'm happy to go back and cover some of these things if it's helpful. As I said, we are focusing on serving folks that are zero to 30% area median income, and then further we are focused on serving those that are chronically homeless or at risk of chronic homelessness, the definition of chronic homelessness is fairly straightforward we're trying to match HUDs definition, which really speaks to folks with disabilities and folks with these extended homelessness

42:07

chunks of length the length of time, but we did also try to develop a definition for at risk of chronic homelessness to try to balance the fact that we know we've got some folks kind of on the bubble so to speak of definition of chronic homelessness, and particularly those folks that are representing bipoc communities that are disproportionately experiencing homelessness, that may have individuals that have had histories with the criminal justice system histories with the behavioral health involuntary treatment system that may not be able to show I've got exactly. I believe it's 12 months or more of strict homelessness experience, but you've got repeated homelessness experience you're going in and out, potentially of jail or behavioral health treatment and we want to make sure that folks like that have access to housing as well. And then you'll notice on the right of this slide a long list of eligible populations. These are the populations that are set by the state legislature, it is going to make for an interesting time trying to track who we are serving and ensure that we are serving the folks that the state authorized. And I would say the biggest gap that we continue to see in this list is that folks that are younger than a senior citizen, that are not veterans, and who are not disabled, but are single adults will not be able to be served, regardless of whether we would like to incorporate them. Fortunately, you'll see this population list does include all persons with disabilities. And given that our definition of chronic homelessness and at risk of chronic homelessness already includes persons with disabilities. We feel like it's going to be a decent match for what King County wants to do. But for those folks in other communities that might want to do something different, it's something to watch. And then lastly, we are trying to bring an equity and racial justice lens to the greatest extent possible, I know that our quick work over a couple of months is definitely not led to the inclusive process that I think we want to be able to continue to build on. But we did try to make for in developing this that we were building on community engagement processes that we have had across the county, like one table regional affordable housing Task Force, where we really know already what the need is and the continuum of care in our county has already been very clear about focusing on zero to 30%, etc. But specifically, we are proposing that the Advisory Committee for this include those persons with lived experience of homelessness include persons representing communities. The bipoc communities that are disproportionately impacted by homelessness, to that we want to make sure that we are supporting capacity for organizations that are serving those disproportionately impacted. And three, we're going to be talking about some sort of equity based review tool for citing. It's going to be challenging to figure out exactly how we thread the needle on that to make sure that we really are using that tool to focus on putting a lens that will ensure that we are engaging appropriately with bipoc and low income communities and I think really at the base of it, it is making sure that we are not treating wealthy communities who may have more legal support or other means to be able to block housing than we are trying to make sure that we are engaging with low income communities and bipoc communities that might not have those resources. And so finally I'll turn it over to Allison, we've got a few more steps to go even though we've implemented the tax. We are going to be asking in the executive has already asked that the King County Council already allocate some of these funds in the 2122 budget to really get us started. There is an ordinance that will be before the regional Policy Committee on November 4 for King County to talk to be able to kind of frame, what we can do with these funds so all the details that I talked about today are all in this proposed ordinance 0338. And then we've got a state legislative session. Look, yet again, King County is in the position of going to the legislature and asking for technical change to this, because the legislation that was passed, does not explicitly allow for acquisition, to be an allowed cost, we did not see acquisition as something we would need to do back in February it was not a priority, and now we are in a very different place. So we are fortunate that representative Ryuu senator cooter and other legislators are really supportive of this change and we're going to be asking for expedited action to get that authorized so that we can start acquiring buildings with the signs. And then lastly King County will have an implementation plan that really speaks to the details of an advisory committee metrics financial plan, etc. So I'm going to turn it over to Allison with that because I know, I took up a lot of time, but thank you happy to answer questions.

46:46

Thank you so much Kelly, let me do a quick time check with Rachel or john to see what what works for you.

**Rachael Myers** 46:54

We've got about eight minutes left. Does

46:56

that work. You bet I will try to be quick because I think there's probably a lot of good conversation, not just q&a But my hope is that in sharing this exciting news with all of the folks on this call that we have an opportunity to inspire other communities to use this tool. Despite the fact that we are still limited in our state to non progressive revenue sources for the most part, we need to use those resources we need all tools, just as we need all hands on deck. And we have to seize the moment, even if the moment includes a global pandemic and the related economic crisis. I was joking earlier about my one slide I didn't know that Kelly was gonna bring a slide deck, but I'm going to just turn off my camera for a minute so you can see my slide. So it's teeny here but I will happily share it. This is a beautiful image that's a that was created by the child of one of our coalition member organization staff, and it says health through housing it's actually, you know, just a beautiful image of different kinds of homes and different kinds of multimodal transit, as well, and the words health through housing across the top,

**Rachael Myers** 48:31

we have we lost Allison.

48:38

Ellison Are you still with us.

48:42

Oh, in the name of this proposal.

**Rachael Myers** 48:45

This is lost you for a second.

48:48

Sorry,

**Rachael Myers** 48:49

go back just rewind a little bit.

48:50

Okay, so I want to just touch on the name health through housing that that is actually a part of our advocacy strategy. We don't have the word homeless in the name of the proposal we're trying to focus people on the core, positive actions that we can take to generate health by acquiring and promoting housing for people who do not have it. The, the, the technical details of generating multiple different ledges pieces of legislation that still in some cases have to be passed and have to be passed through the King County Regional Policy Committee. So, heads up to everybody from King County who's on this call. I need you next Wednesday. That's right. The day after the general election. At 3pm, to show up with me at the regional Policy Committee. So, the coalition on homelessness the housing development Consortium, our member and partner organizations, and many individuals organized, incredibly rapidly. You heard Kelly say that essentially this went from concept to a vote eight to one vote in the King County Council to authorize the imposition of this one 10th of one cent sales tax. In less than 60 days. I echo Kelly's comment that that is not really a recommended form of advocacy certainly not for the kind of power building community engagement advocacy, that we strive to do and that we know is essential for long term, buy in, but also to get good policy. I will say that I think this policy proposal emerged out of many years of thoughtful dialogue, partnership, and frankly learning the hard way, what everybody on this call probably knows from experience, which is that even when you have the resource, getting the, the acceptance, within a community, overcoming barriers that include zoning and other kinds of regulatory restrictions and overcoming people's fears or outright dislike of people experiencing homelessness is the long game that we're all playing. I think in our advocacy strategy what we tried to do is to build on the positive understanding that COVID has brought to us that our health is wrapped up in the health of everyone in our community. There is no such thing as pretending that other groups of people can suffer without their suffering, affecting everyone, and to also be very enthusiastic about the opportunity to go back. Being able to say this is a proposal that will rapidly. Provide 2000 people with good homes throughout our community is a powerful thing that we don't often get to say. Now, sadly, very disappointingly. That number has to decrease, because we lost about 25% of the anticipated revenue through individual cities taking individual actions. However, I'm not to be a Pollyanna about it but the fact of the matter is that those eight cities, took votes to impose sales taxes locally to address affordable housing needs in those communities. So that is positive in at least one case, the city of issaquah, has clearly left the door open both legislatively and in their conversations as I understand it, to sort of rejoin the overall pool. Once they've finished a transit oriented development project with some additional support. And I think

53:08

the other thing that I want to touch on is, as always, any single campaign is only possible based on the organizing that we have done, leading up to it. We didn't get to mobilize dozens of organizations, and hundreds of people to send emails. Just overnight, that's the result of all the work that those of us who are engaged in organizing and advocacy, do all the time. So what I want to suggest to you is for those of you who are in communities where this has not been considered as possible. Certainly I am happy to speak with you I am sure Kelly will be happy to speak with you. And some of our members and partners as well. But, you get to do it as part of your ongoing work this is just a new tool to generate the kinds of investments that we know work, and that we know we need more of counties, the biggest county King County has the most jurisdictions within it. King County has the most people experiencing homelessness, King County has the most people experiencing chronic homelessness, and even with what was to be a 2000 person set of solutions. We were not, you know we we were attempting to address, less than half of the current households experiencing chronic homelessness. So we are often frustrated by not being able to go big. This was an opportunity to go big. And we went pretty big. Now we need to do the additional work and ensure that the focus remains on helping households at zero to 30% of area median income, and that we build a series of homes that with the process and the outcome, really speak to the, not just the imperative of housing people, but taking very seriously, who's building the housing, who's operating those homes and who's living in those homes. And so there, there are many months and years worth of work, ongoing, but I'm excited about this and I think many other people got excited really fast, and we generated conversations that are continuing to resonate. Even in the communities that pulled themselves out of the overall pot. I will pause there, happy to talk strategy tactics and also hear from others. What might be useful.

**Rachael Myers** 55:38

That's great. Thank you so much Alison and Kelly, that incredible work really really incredible work and I see it looks like a number of people are really excited about this and excited about taking some of what you've learned and doing it in their own counties. Allison someone has asked if you could share your contact information so if you want to do that. Go ahead, we will always check with our speakers and, and then share that out in our follow up email as well so thank you for that offer to be a resource to other communities there any other questions go ahead and add those in the chat. And before we move on, I'll just just note that this is a really good opportunity to highlight something that Allison you and I talk about all the time which is the importance of the collaboration and the interaction between local advocacy and state level advocacy. So as we're getting ready for the state legislative session, you know, think about what what is happening there, and how that is going to filter out and be implemented in communities. And this is a perfect example of that so so many of you worked hard with us on passing you know this this tax and this option in the first place and then changing it to make it councilmanic last year. And this is the result of that, and I'm just so it's just so like heartwarming to see it happening and again congratulations on the really quick process and turnaround and how many people are going to be helped by this Thank you. Great. And thank you, Alison for sharing your contact information there. If there are any other questions go ahead and add them to the chat but we're going to move on because we've got a couple more speakers and Allison and Kelly if you're able to stay on for a few minutes and respond to questions if there are any that would be great. Okay, so thank you again. So we'll move on now to Patricio Marquez from the State Attorney General's office to talk about the eviction moratorium Patricio Do you want to go ahead. Thanks for being here. In Good morning, can you hear me okay,

57:35

we can.

57:37

So our office, particularly my division the Civil Rights Division enforces and has been enforcing the governor's eviction moratorium since about late March, and I have been asked to come on and share with you, or walk through some of the changes introduced by the newest version of the proclamation 20 19.4 as Rachel previously mentioned, that will remain in effect through the end of the year, and I'll sort of jump right down to the bullets. As I think a helpful precursor to walking through some of the changes. I will mention that, as noted in the prior version of proclamation 20 19.3, the governor had requested or instruct rather instructed his senior policy staff persons to convene a, an informal workgroup of stakeholders and legislators to weigh in on further Amendments of the proclamation, and I think you'll see as I walked through the changes that in fact that process did did yield some responses. And many of the changes, and clarification points of clarification. In this new version, come out of and are reflection of that of that process. So I'll jump right to the very first bullet point in the proclamation, that's on page four, and it concerns eviction notices the proclamation continues to prohibit serving any type of eviction notice or notice of termination of tenancy, so no change there, but there are some points of clarification and some adjustments made to the two exceptions. In the Proclamation. The first, the health safety and property exception, a point of clarification has sort of been made to make it clear that the affidavit that someone that a landlord property owner or property manager attaches to support that exception needs to be attached to the eviction notice, or to the termination of tenancy notice there's a new gloss, or explanation point that appears in the terminology paragraph concerning the health and safety exception net terminology paragraph is on, on page seven in it, there's additional language now that indicates that the health and safety exception for proceeding with evictions includes any, any behavior by a resident, which is imminently hazardous to the physical safety of other persons on the premises. So that's new language, with respect to the notice of intent to sell or personally occupy exception. This version proclamation makes it clear that that's really only intended for the property owner. There have been some instances in which based on the language or as articulated before we were seeing notices advising that a property manager intended to personally occupy a unit apartment complex for example and the governor's governor has now made clear that that that exception is only intended for the property owner themselves. In addition, out of concerns or in response to concerns of possible abuse of those notices by a landlord that might really not have that intent and might sort of have been using it as a way to ultimately get around the eviction proclamation the notice of intent to sell or personally occupy exception has been strengthened. Now requiring that it be in the form of an affidavit under penalty of perjury. In response to advocate concerns as well. Related to that exception, where landlords were giving notice to come into a property or perhaps not quite following that requirement, either to bring in a contractor to do work in advance or to bring in possible buyers, the proclamation makes clear that that that that exception does not dispense with the obligation that landlords have to wear face coverings and to socially distance and to give the required notice before entering the property after giving one of those exceptions. In addition, I will note that the final sentence of that of that bullet point now clarifies that just because one is able to invoke one of these exceptions. Either the health safety property exception or the notice of intent to sell a person occupy exception that that only allows a landlord to then provide an a notice of eviction or a notice of termination of tenancy

1:02:14

pursuant to the rules under statute so if the residential landlord tenant Act has certain requirements to be met, based on timing, or basis for issuing such a notice those requirements aren't met the proclamation itself does not intend to create a whole brand new basis for eviction. And then lastly, I will refer to a new whereas clause that appears at page two, because it speaks a little bit to the scope of the proclamation and who is protected from eviction. That whereas clauses the second to the last one on page two, and it clarifies that the proclamation, you know, seeks to protect from eviction individuals and families who maybe have had to double up during the pandemic and move in with others. College students who, you know, have had to sort of move back in with their parents, and it clarifies that even if those individuals were not are not named and then in the lease that they're still protected by the Proclamation. By contrast in response to concerns of of situations where an occupant that had not been known perhaps to a landlord and was never sort of added on to a lease moved in and held over after the resident or tenant of record formally vacated and surrendered possession of the premises back to the landlord, the proclamation seeks to make clear that that type of holdover scenario is not is sort of not allowed, or contemplated to be protected by the proclamation, with the exception of situations where the landlord has accepted rent from that holdover tenant for example or has otherwise acknowledged formally or informally, a landlord tenant relationship over time. That was a little bit of a mouthful, those exceptions in the tweaks on the, on the notice of intent to sell personally occupy exception and on the health safety property exception, carry through the process so in the second and third bullet points where were those showings are required to proceed with an eviction action in a court, or that would allow law enforcement to enforce an order that shows that findings were made about both of those exceptions. These, these tweaks carry through as well in those bullets. I'll next turn to the seventh bullet point it's on page six and this one is new. It follows the bullet point that explains what happens with unpaid rent during the pandemic and steps that a landlord would need to take, if they were to be able to collect that. And this paragraph or this new bullet seeks to clarify the types of communications that a landlord can have during this time without running afoul of the Proclamation. And that was a way to sort of help landlords understand the types of communications that they can engage in and perhaps the types of communications that they shouldn't. And what's written there is sort of a, a standard that allows for customary and routine communications or clarifies that those are acceptable. That's you continue to communicate with your with your residents, the way you used to before the proclamation, provided that that that sort of is, is limited to things like giving a reasonable notice in advance of upcoming rent that's do providing updates or community news or changes in processes, giving someone a information about resources financial resources that might be useful to them, it does allow for a landlord to document a lease violation if there is one, but, but you can't threaten eviction. Under the proclamation, and that's made clear. And it helps people understand how they can have a conversation with the landlord about the reasonable repayment plan option and provision in generally allows a communication so long that it's consistent with, with the Proclamation. I think part of what was informing this, in addition to a request for clarification from landlords and property owners and property managers was, was an attempt to make it clear that what's true what's not prohibited would be constant harassment and communication. That is prohibited by the by the prior bullet point on on collection efforts, any efforts to to bill or otherwise, collect by any means unpaid rent is just not permitted if no reasonable prepayment plan has been offered to the resident.

1:07:16

And then I'll jump to the eighth bullet point. That's also on page six This is a bullet point on rent increases. There is no change on the prohibition against rent increases, while the proclamation is in effect. But there are a couple of new exceptions. In this version for notices of a future rent increase that would be noticed. Now, while proclamation is an effect of a rent increase that's to take effect after and only after the proclamation lifts, and that's now allowed in only two limited circumstances. The first is for mobile home slash manufactured housing residents and the whole mobile home park mobile home park can now give the three month. Notice required by the manufactured mobile home manufactured housing landlord tenant act now. It just can't take effect until after the proclamation is over. I think they're the governor's office was hearing concerns that because of the way that that statute works. Individuals are usually in a one year lease, so you get one shot at making a rent increase in the course of a year. Otherwise, you've got to wait for a new cycle and so the governor's office has created that exception. Second exception is also limited, it only applies to existing leases that already contemplated a rent a periodic rent increase. And typically, that's probably going to be a multi year lease. So it'll be fairly limited in circumstance and what it allows is a notice now that says hey once the proclamation lifts. That rent increase that we've previously agreed to in your lease will take effect. And then finally, I'll jump to the 10th bullet point on page seven. This is the bullet point regarding long term care facilities that are licensed or certified by the Department of Social and Health Services, as to these facilities, the prior version of the proclamation 20 19.3 had indicated that those facilities were allowed to transfer discharge residents, as, as necessary for health or safety reasons, contemplated by their statutory or regulatory scheme. This version of the proclamation adds to that. Another circumstance that would justify our transfer or discharge in those scenarios and that would be if there is a change in payer source that the facility is unable to accept there been instances, for example where someone. Now was coming on to Medicaid and the Medicare and the facility was just not equipped to accept that form of payment until a transfer discharged might be necessary and allowed in that circumstance. So long as it's, it's done pursuant to the rules that govern those facilities, an addition that new temp or the added language to that 10th bullet point rather clarifies that the rent increase prohibition in that setting would not prohibit a cost of care, and that would be as opposed to simply room and board or rent type charges. And it also would not prohibit charges, reasonable charges or fees related to COVID-19. So costs of p p e and testing and the like. And then for both of those that's provided that those types of charges are outlined in the facility's notice of services, and are in accordance with the applicable laws and rules that govern those facilities. And then the final note, I'll make is that the, we talked about the stakeholder work group that had convened over the course of several weeks actually during during the operative period of proclamation 2019 three to discuss possible future changes and amendments to the proclamation 20 19.4 indicates that that workgroup will continue to function for another 30 days to contemplate any amendments that that may be required or helpful or necessary to the, to the proclamation to ensure that individuals are not abusing the, the non payment of rent protections within the Proclamation. So stay tuned on on the outcome of that work. And I will stop there and happy to answer any questions.

**Rachael Myers** 1:11:46

Thank you, Patricia there are a couple of questions here in the chat. One of them says, some of the proclamation suggests that renters still do have a tenant can pay we know that can and and then ask Can a landlord pursue a tenant in small claims court for non payment for non payment.

1:12:06

Well, a landlord couldn't do that if their non payment of rent was as a result of the covid 19 outbreak, the proclamation is clear that they have to engage that tenant in a conversation about a reasonable repayment plan. And based on that person's individual circumstances, and if if and only if the tenant were to refuse a reasonable repayment plan or fail to comply with it after they agree to one could a landlord seek an order from a court, and I guess the small claims court proceeding is not expressly barred by the proclamation so that would appear to be possible. The landlord would just have had to have taken all of those steps in order to get there.

**Rachael Myers** 1:12:50

Okay, thank you. And then one last question for the manufactured housing communities, can they double up on rent increases for example, if an increase was shared before the moratorium but didn't go into effect can the owner give notices. For the second increase and then have both go into effect in January.

1:13:09

Yeah I'm, I'm not.

1:13:14

I'm not, I don't know that that would come up in too many circumstances part of what I'm thinking through here as you talk is the that that's really like a once a year opportunity that comes up. And if a notice in March was prohibited from being issued by the Proclamation. You know wouldn't be till March of. The following year, I think that that there'd be the opportunity to issue a new notice so I don't think that that would allow for doubling up. I suppose in the circumstance where a property issued a notice before the proclamation kicked in, you know, say January or February, and it hasn't been able to take effect. In theory, what would happen is they would be free to issue the notice for the following lease term or lease cycle, but I think in the meantime, the, the ability for the January or February 2020 notice to have ever taken effect because of proclamations prohibitions probably means that it could not have. So, I hope that makes sense I'm trying to figure out how the work how the calendar the clinic clock works here. But, but I think that's roughly how it would work.

**Rachael Myers** 1:14:33

Right. Thank you. Well, there's one more question but we're out of time so maybe I'll ask if you want to respond in the chat Go ahead, otherwise we can connect you or connect this person with you afterwards. We will make sure that everybody in the follow up email has the language of the moratorium or the proclamation, and also has the Attorney General's Office form for submitting when you when if you think that a landlord is violating the order you've got a form on your website that folks can use to report that. And then the last thing I'll say before we move on to our last speaker is just a reminder that we know that an eviction moratorium is a really critical piece of keeping people in their homes and reducing the spread of COVID-19, we know it's an emergency response that we absolutely need right now. And we also know that the, what we really need in the long term is significant rental assistance moratorium on its own is really just pushing back the time or the date when people will lose their homes. So, we will continue to advocate at the state and federal level for significant rental assistance funds. And just a reminder that of course that is helpful. And that's a way to protect both landlords and tenants. So thank you, Patricia I really appreciate you being here today. And we will turn out a Joey and Joey I'm sorry that we are running a little bit over time but we're really glad you're here to talk about some opportunities to get involved in helping turnout folks to vote.

1:15:59

Ah, yeah happy to, um, how much time do I have Rachel.

1:16:05

Can you do it in about five minutes.

1:16:07

Sure, um, people are gonna hear me talk fast. All right. So hi everyone I'm Joey Lindstrom at the National Low Income Housing Coalition, as many of you know we work really intensely to make sure that there are policy solutions that prioritize the needs of the lowest income people. So for us over the last couple of years this has involved, really encouraging housing organizations housing professionals and housing advocates, I'm assuming all of you fit into one of those descriptors, and we're encouraging all folks in the housing movements to have more of an electoral focus. We're a 501 c three organization which like many of you, and so the electoral focus that we participate in and that we encourage is one that is very nonpartisan and doesn't support any candidates or political parties. I'm going to try to share my screen. But the host has mislabeled participants screensharing john John's telling us to pause. All right.

**John Stovall** 1:17:07

Am I getting that should work now.

1:17:09

All right, let's see it. Let's see it. Um, I've got slides that I'm going to show you. There's too many for five minutes but we'll see how we can do what we can do. All right, so our homes our votes 2020 because housing is built with ballots. Surely you've heard me talk about this on on webinars or other presentations. Ultimately what we're encouraging organizations and advocates to do is to be involved in registering voters educating voters and mobilizing voters and since we now find ourselves in the final seven days of a fall election. It's really only that last piece mobilizing voters that I care about, so intensely. Um, so we do this for a couple of reasons. We know that renters vote at lower rates than home owners, the bar graph on your screen shows that the disparity is about 20% or 20 points in most elections, and this disparity is even greater when we look at it by household income type under 20,000 votes a pretty low rate, most of the time over 100,000 pretty high rates, most of the time, we believe that if low income renters voted similar rates to high income homeowners We will then have a better and more amenable policy environment for the solutions that we seek to enact, because ultimately when we look at the disparities and policies that are passed by state and local elected leaders, we know that they favor the interest of high income homeowners, because indeed, those are the voting blocks that they respect. So, here in the last few days. We are talking less and less about the various resources that we have available for everyone to use and more just trying to get people to use whatever time they have to get in touch with low income renters and voters. So we're encouraging people to do as much phone banking as they can. Over the next few days. The call lists that we have put together our with a housing providers of subsidized housing. So we put together a coalition of more than 70 for profit nonprofit and government entity housing providers and property managers throughout the country who combined represents 700,000 subsidized units, and they are all working to register and turn out their renters in the coming election, and in fact have been doing so throughout early voting and vote by mail, um, what we have learned is that in many cases the housing providers are doing as much as they can, but their residence service or property management staff are low capacity and won't have time to call through their entire occupancy list or the entire voter registration list that we give them for their properties in order to help everyone register to vote and that's where you come in. What we've done is we've provided training on get out the vote phone banking for volunteers, and then we connect those volunteers to a housing provider who can provide them with a call list of their renters, and then can walk people through, um, sort of how to vote and what to bring with them. This is something we put together kind of a different script for each state, depending on if it's a state like Washington where vote by mail is by far the most common method, and in other states where a lot of people will be voting on election day where there isn't vote by mail. As a volunteer you can might be calling into any number of states. We haven't been calling into Washington recently most of our housing providers who have a presence in Washington have been handling.