



October 11, 2021

GENERAL NEWS

HUD Issues Supplemental Guidance to New Eviction Requirements for Nonpayment of Rent

HUD’s Office of Public and Indian Housing (PIH) has published Notice [PIH 2021-29/H 2021-06](#) providing supplemental guidance to implement the requirements included in the [interim final rule](#) (IFR) titled “Extension of Time and Required Disclosures for Notification of Nonpayment of Rent” that was published on October 7 in the *Federal Register*.

The IFR extends the notification of nonpayment of rent for public housing and certain properties with project-based rental assistance (PBRA) to at least 30 days during the period for which HUD determines that a national emergency requires additional time for families to be able to secure available funding. Further, this notification must also include information, as determined necessary by HUD, to support families in securing such funding. The IFR does not apply to the Housing Choice Voucher (HCV) or Project-Based Voucher (PBV) programs.

As described in Section 2 of Notice [PIH 2021-29/H 2021-06](#), HUD does not prescribe specific language that PHAs or owners of project-based rental assistance properties must include in notifications of termination of tenancy for nonpayment of rent; rather, affected landlords must ensure that such notification is provided no less than 30 days prior to any actions to terminate the lease of the affected family. For the additional information required related to available funding, however, HUD is requiring all such notifications to include, at a minimum, the language as provided in the Appendix to this notice, updated to reflect the entity issuing the notification and with the appropriate link to the local ERA grantee.

Additionally, the new regulations at 24 CFR 966.8(b) do not require PHAs to incorporate the minimum 30-day notification requirement and availability of emergency rental assistance notification requirements into the lease. Instead, PHAs must notify all public housing families that the 30-day notification requirements associated with the national emergency are in effect as it relates to nonpayment of rent. PHAs may provide such notifications in writing or through electronic communications.

Further details can be found in the [notice](#).

RAD PROGRAM NEWS

PIH Updates List of RAD Transfers

The Department of Housing and Urban Development (HUD) has posted an updated [list](#) of 2021 Rental Assistance Demonstration (RAD) transfers to the CY [2021 operating fund grant processing page](#). The document lists the obligation and max RAD transfer amounts for January and February, March and April, May and June, July, and August and September, by PHA code. The document also lists the physical development, application number, removal action date, number of RAD units removed, retroactive removals non-RAD, retroactive removals RAD, standing ACC units as of January 1, 2021, and the cumulative percent. You’ll find a [link](#) to the document and other operating fund grant processing resources on [this page](#) at the [Operating Fund website](#).



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