



February 25, 2021

GENERAL NEWS

Treasury Updates Emergency Rental Assistance Program FAQs

The U.S. Department of Treasury ([Treasury](#)) has recently posted an updated version of the frequently asked questions ([FAQs](#)) for the Emergency Rental Assistance Program ([ERAP](#)). The eight-page document, dated February 22, 2021, replaces the previously FAQs issued on January 19, 2021. Some of the key points are as follows:

- If an eligible household receives a monthly federal subsidy (e.g., a Housing Choice Voucher, Public Housing, or Project-Based Rental assistance) and the tenant rent is adjusted according to changes in income, the renter household may receive ERA assistance for the tenant-owed portion of rent or utilities that is not subsidized.
- Applicants may provide written attestation to document that a member of the household has qualified for unemployment benefits, experienced a reduction in income, incurred significant costs, or experienced other financial hardship due to the COVID-19 outbreak. This allows grantees to extend this emergency assistance to vulnerable populations without imposing undue documentation burdens.
- With respect to each household applying for assistance, grantees may choose between using HUD's definition of *annual income* in 24 CFR 5.6091 or adjusted gross income as defined for purposes of reporting under Internal Revenue Service Form 1040 series.
- The document provides "other expenses related to housing" examples, including relocation expenses and rental fees (if a household has been temporarily or permanently displaced due to the COVID-19 outbreak); reasonable accrued late fees (if not included in rental or utility arrears and if incurred due to COVID-19); and Internet service provided to the rental unit.

ERA, established by the 2021 Consolidated Appropriations Act, makes available \$25 billion to assist households that are unable to pay rent and utilities due to the COVID-19 pandemic. The funds are provided directly to states, U.S. territories, local governments, and Indian tribes. Grantees use the funds to provide assistance to eligible households through existing or newly created rental assistance programs.

PH PROGRAM NEWS

PIH Posts New Chapter to Updated PH Occupancy Guidebook Webpage

HUD's Office of Public and Indian Housing ([PIH](#)) has posted the new [Community Service and Self-Sufficiency Requirement](#) chapter to its [webpage](#) dedicated to an updated version of the Public Housing Occupancy Guidebook.

As you recall, the new version of the book is being released chapter-by-chapter as "living documents," and HUD is amending individual chapters as policies are refined. Chapters that have not yet been released are listed as "coming soon."



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