



March 23, 2021

GENERAL NEWS

Treasury Updates Emergency Rental Assistance Program FAQs

The U.S. Department of Treasury ([Treasury](#)) has posted an updated version of the frequently asked questions ([FAQs](#)) for the Emergency Rental Assistance ([ERA](#)) program. The nine-page document, dated March 16, 2021, replaces the previously FAQs issued on February 22, 2021. Some of the key points are as follows:

- FAQ 7 was revised to add rental security deposits as a permissible relocation expense and to clarify that application or screening fees are permissible rental fees.
- FAQ 26 was added to state that the cost of a hotel or motel room occupied by an eligible household may be covered using ERA assistance within the category of “other expenses related to housing incurred due, directly or indirectly, to the COVID-19 outbreak,” provided that the household has been temporarily or permanently displaced from its primary residence or does not have a permanent residence elsewhere, the total months of assistance provided to the household do not exceed 12 months (plus an additional three months if necessary to ensure housing stability for the household), and documentation of the hotel or motel stay is provided and the other applicable requirements provided in the statute and the FAQs are met.
- FAQ 27 was added to explain that a grantee may provide financial assistance to households that are renting their residence under a “rent-to-own” agreement, under which the renter has the option (or obligation) to purchase the property at the end of the lease term, provided that a member of the household is not a signor or co-signor to the mortgage on the property, does not hold the deed or title to the property, and has not exercised the option to purchase.
- FAQ 28 was added to clarify that rental payments for either the manufactured home and/or the parcel of land the manufactured home occupies are eligible for financial assistance under the ERA program. Households renting manufactured housing and/or the parcel of land the manufactured home occupies may also receive assistance for utilities and other expenses related to housing.

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.

HUD Posts Enterprise Income Verification FAQs

Yesterday on the Enterprise Income Verification ([EIV](#)) website, the Department of Housing and Urban Development ([HUD](#)) posted an EIV frequently asked questions ([FAQs](#)) document. The seven-page guide, dated March 22, 2021, addresses 29 FAQs pertaining the EIV system. The questions and answers are grouped into the following topics:

- User Access/HUD Form 52676
- Debts Owed to PHAs and Terminations
- Computer Matching
- IVT (Income Verification Tool)
- Identify Verification Status

PIH-REAC Updates FASS-PH System

HUD’s Office of Public and Indian Housing ([PIH](#))–Real Estate Assessment Center ([REAC](#)) updated the [FASS-PH](#) system on March 19, 2021. In this [release](#), the following issues were corrected:

- The pension schedule will no longer be mandatory for audited submissions
- Issues with the agreed upon audit procedures (AUP) experienced by some users
- Issues with the FASS score weighted value calculations

PIH PROGRAM NEWS

OCI Publishes Document Management Center Quick Reference Guide

HUD’s Office of Capital Improvements ([OCI](#)) has posted the Document Management Center [Quick Reference Guide](#) to the Energy Performance and Information Center ([EPIC](#)) webpage. According to the seven-page document, dated March 22, 2021, “Beginning with federal fiscal year (FFY) 2021 Capital Fund Program (CFP) awards require an initial package for access to these funds in the Line of Credit Control System (LOCCS). As of EPIC Release 6.0 (March 2021), Public Housing Agencies (PHAs) should initiate (create) an initial package in the Document Management Center for field office review. After a package is submitted, it is either accepted or rejected by the field office director or designee.” The document includes definitions of terms, steps to create a package (with screen shots), and an explanation of the acceptance or rejection of the package. For further information, please refer to the [Quick Reference Guide](#).



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