



July 2, 2020

EDITOR'S NOTE

The NMA office will be closed tomorrow in observance of the Independence Day holiday and will reopen on Monday. Enjoy your holiday!

GENERAL NEWS

HUD Posts Eviction Prevention and Stability Toolkit

Yesterday on the [Public and Indian Housing COVID-19 Resources](#) webpage, the Department of Housing and Urban Development ([HUD](#)) posted an eviction prevention and stability toolkit, which includes several documents that offer information and resources to PHAs and HCV landlords on ways to stabilize families during and after COVID-19. The newly posted resources include:

- [PHA brochure](#): it contains information on permitting repayment agreements and updating repayment agreement policies, adopting policies for retroactive interim reexaminations, directing outreach to households behind on rent, reviewing policies on minimum rent and financial hardship exemptions, and positioning residents for stability during and after COVID-19.
- [Tenant brochure](#): it provides information to prevent eviction for nonpayment of rent as the end of the eviction moratorium approaches. It also contains helpful updates on COVID-19 information and safety concerns, Violence Against Women Act (VAWA) protections, and resources related to tenant needs.
- [Housing Choice Voucher \(HCV\) landlord flyer](#): it offers information to encourage HCV landlords to coordinate with the PHA and engage with their tenants before the end of the eviction moratorium. It also encourages landlords to set up a repayment agreement if the household cannot repay unpaid rent in a lump sum by July 24, 2020.
- [Repayment agreement guidance](#): it centralizes HUD guidance on repayment agreements for PHAs and HCV landlords.
- [Attachment 5](#) and [Attachment 6](#): sample repayment agreements for public housing participants.
- [Attachment 7](#): a sample repayment agreement from an HCV only agency.
- [COVID-19 resident needs assessment survey](#): a survey that can be used to identify resident needs and potential reasons for nonpayment of rent.

HUD Proposes Modification to the Equal Access Rule

In a [press release](#) yesterday, the Department of Housing and Urban Development ([HUD](#)) announced a proposed modification to the 2016 portion of the [Equal Access Rule](#). The Equal Access Rule requires all HUD-funded housing services to be provided without discrimination based on sexual orientation or gender identity. According to the press release:

The new rule allows shelter providers that lawfully operate as single-sex or sex-segregated facilities to voluntarily establish a policy that will govern admissions determinations for situations when an individual's gender identity does not match their biological sex. Each shelter's policy is required to be consistent with state and local law, must not discriminate based on sexual orientation or transgender status, and may incorporate practical considerations of shelter providers that often operate in difficult conditions. The proposed rule modifications also better accommodate religious beliefs of shelter providers. For example, such policies could be based on biological sex, sex as identified on official government identification, or the current rule's mandate of self-identified gender identity.

The press release also states that "all shelters serving a specific sex must provide people who they do not accommodate with information about other shelters in the area that can meet their needs. Similarly, if a shelter elects in its policy to accommodate persons whose gender identity is different from their sex, persons who have concerns with being housed with persons of a different biological sex, such concerned persons must be provided a referral to a facility whose policy is based on biological sex."

The Department will continue to maintain the 2012 portion of the Equal Access Rule, which prohibits discrimination based on sexual orientation or gender identity.

HCV PROGRAM NEWS

HUD Posts New Material to the HCV Landlord Resources Webpage

Yesterday on the [HCV Landlord Resources](#) webpage, HUD posted a document titled "[HCV Fact Sheet for Landlords](#)." The one-page document provides a brief summary of the role that HUD, PHAs, landlords, and tenants play under the HCV program. The fact sheet also provides some information on rent determination and some data related to the program.



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