AGENDA for today

- WELCOME & PURPOSE
  By Deputy Assistant Secretary Debra Johnson

- PRESENTATION BY TREASURY
  By Vanessa Megaw on the Emergency Rental Assistance Program overview

- CONSUMER FINANCIAL PROTECTION BUREAU (CFPB) PRESENTATION
  By Per Olstad on how to access rental assistance in consumer friendly way and educational resources

- CONVERSATION/Q&A
  A conversation with ACF grantees on questions you may have
SPEAKERS FOR TODAY

VANESSA MEGAW (TREASURY)
Vanessa Megaw is a Senior Policy Analyst, Community Economic Development at U.S. Department of the Treasury

PER OLSTAD (CFPB)
Per Olstad is a Senior Advisor at the Consumer Financial Protection Bureau (CFPB), and currently leads the Bureau’s COVID Housing Insecurity Campaign.

PURPOSE OF TODAY’S MEETING
To promote Treasury’s efforts to expand access to the Emergency Rental Assistance Program and provide resources to assist with financial stability.
Disclaimer

This presentation is designed to give an overview of the Emergency Rental Assistance program for educational purposes. It should not be construed as legal advice or a statement of binding policy guidance from the Treasury.

For official Treasury guidance, go to: www.treasury.gov/ERA.
Overview

The Emergency Rental Assistance (ERA) program makes funding available assist households that are unable to pay rent or utilities.

Funding from two statutes:

- ERA1: $25 billion - Consolidated Appropriations Act, 2021
- ERA2: $21.55 billion - American Rescue Plan Act of 2021

The funds are provided directly to states, U.S. territories, local governments, and (in the case of ERA1) Indian tribes or Tribally Designated Housing Entities, as applicable, and the Department of Hawaiian Home Lands.

Key objectives of this funding:

- Support urgent COVID-19 response efforts to continue to decrease spread of the virus and bring the pandemic under control
- Assist renters most in need to avoid evictions and secure housing stability
- Alleviate the deep financial distress of countless landlords who rely on rental income to support their families

Supporting Housing Stability for Renters

Prior to this year, few governments had robust programs for delivering this type of rental assistance and none were operating at the scale now made possible by ERA resources.

Recent Treasury Guidance Highlights

- Policy clarity and recommendations meant to accelerate assistance, including clarifying that self-attestation can be used in documenting each aspect of a household’s eligibility for ERA.
- Drive toward access by removing language and cultural barriers in securing assistance
- Provide a streamlined payment option for utility providers and large landlords to make accessing emergency rental assistance on behalf of multiple tenants easier and more attractive.
- Strongly encourages partnerships with courts to actively prevent evictions and develop eviction diversion programs
- Allow flexibilities to help families experiencing homelessness gain access to assistance
Eligible Households

Applicant eligibility may vary depending upon the grantee’s program design.

In *general terms*, applicants must meet the following eligibility requirements:
- The applicant must be obligated to pay rent
- The applicant must demonstrate:
  - Financial hardship during the pandemic
  - Risk of experiencing homelessness or housing instability; and
  - The household is a “low-income family” (incomes do not exceed 80% of the area median income)

Prioritization
- 50% of area median income or
- 1+ individuals unemployed for the 90-day period preceding the date of application.

Helping Households: Eligible Expenses

Eligible expenses may vary depending upon the grantee’s program design.

In *general terms*, the federal program guidance allows:

**Rental assistance**
- Up 15 (ERA1) or 18 (ERA2) months of rental assistance
- Assistance may cover back rent or prospective rent

**Utilities and Home Energy Costs**
- May include separately stated electricity, gas, water and sewer, trash removal, and energy costs, such as fuel oil; payments to public utilities are permitted.

**Other Expenses (under certain constraints)**
- Internet service
- Reasonable accrued late fees
- Relocation expenses
  - Including certain flexibilities for those experiencing homelessness
Helping Households: Eligible Expenses

A limited amount of ERA funds may be used for housing stability services.

Such services may include (among other things):

**Eviction Prevention**
- Eviction diversion programs
- Landlord/tenant mediation
- Legal services or attorney’s fees related to eviction proceedings and maintaining housing stability

**Housing Support/Counseling**
- Housing counseling
- Fair housing counseling
- Housing navigators or *promotoras* (ERA assistance or finding housing)
- Housing stability case management
- Housing-related services for survivors of domestic abuse or human trafficking
- Specialized services for individuals with disabilities or seniors that support their ability to access or maintain housing

Online Resources for ERA Stakeholders

[Website Link]

www.treasury.gov/ERA
Program & Service Design (example screen)

COVID-19 pandemic impact
How has the COVID-19 pandemic (since March 2020) affected your household’s income or assets?

Check all that apply:
- Wages or hours reduced
- Currently unemployed or have been unemployed
- Paid sick leave
- Paid family or medical leave
- Furlough or laid off
- Reduced work hours
- Illness and unable to work
- Dying for sick household member
- Lost child care or special support
- Dying for children
- Other
- Did not experience a reduction in income

What additional expenses have you had due to the COVID-19 pandemic (since March 2020)?

Check all that apply:
- New or increased healthcare costs
- Remote or at home work expenses
- Childcare expenses
- Increased food or food delivery expenses
- Payments that are not legal to avoid rental or utility arrears
- At home care for a household member (i.e., from COVID-19)
- Personal Protection Equipment (PPE) including masks
- Air quality (filter, ventilation) expenses
- Payments made by credit card or payable loan to avoid homelessness
- Alternative transportation expenses due to COVID-19 transportation limitations
- Other:
- Other additional expenses:
  - Increased utility bills due to stay at home order
- Other
  - Did not experience an increase in expenses due to the pandemic

Thank you.

For More Information:
Please visit Treasury’s ERA website at www.treasury.gov/ERA
Disclaimer

This presentation is being made by a Consumer Financial Protection Bureau representative on behalf of the Bureau. It does not constitute legal interpretation, guidance, or advice of the Consumer Financial Protection Bureau. Any opinions or views stated by the presenter are the presenter’s own and may not represent the Bureau’s views.
Housing insecurity remains a critical challenge

▪ **Roughly seven million tenant households** are behind on their rent.

▪ Black and Hispanic families are **more than twice as likely** to report being behind on their housing payments than white families.

▪ We have very little time to prevent millions from losing their homes to avoidable eviction

Consumers lack awareness of their options

▪ Protections exist for renters who are struggling during the COVID-19 pandemic.

▪ Many are still unaware of their rights and how to find help.

▪ The CFPB and our interagency partners have plain-language resources.

  **We need your help to boost awareness.**
Renters are 35% of all U.S. households

Source: 2019 American Community Survey Data – USAFacts.org

Low-income households are most likely to rent

Source: Federal Reserve Bank of New York
Renter households with cost burden, by income group

Differential Impact by State: Eviction

Idaho, North Dakota, Tennessee, Indiana, and Oklahoma had the highest percentage of adults who report their households are not current on rent, and report that eviction is somewhat or very likely in the next two months.

% OF ADULTS REPORTING EVICTION LIKELY IN NEXT TWO MONTHS (OF THOSE BEHIND ON RENT)*

*Percentage of adults living in households not current on rent who report eviction is somewhat/very likely in the next two months

Housing insecurity among renters, by race

Not caught up on rent
- White: 12%
- Hispanic or Latino: 20%
- Black: 23%
- Asian: 21%

Eviction likely in next 2 months (of those behind on rent)
- White: 48%
- Hispanic or Latino: 33%
- Black: 47%
- Asian: 39%

Source: CFPB analysis of Census Household Pulse Survey, Week 37 (September 1 - 13)

The CFPB’s housing portal helps consumers act

Help for homeowners and renters during the coronavirus national emergency

Find help for your situation
- Help for homeowners
- Help for renters
- Help for landlords
Housing Portal: Resources for Renters

Step-by-step instructions to help renters:

▪ Avoid eviction
▪ Get rental assistance
▪ Talk about repayment
▪ Know their rights
▪ Find help

consumerfinance.gov/covidrent

Housing Portal: Resources for Landlords

The COVID-19 pandemic has caused money struggles for both renters and landlords. You’re an important part of the rental economy. If your rental income has fallen, you can take advantage of options to keep you in control of your property and your financial situation.

consumerfinance.gov/coronavirus/mortgage-and-housing-assistance/help-for-landlords/
Housing Portal: Emergency Rental Assistance

Federal help with paying your rent

Lear en Español

State and local programs are distributing billions of dollars in rental assistance to help renters stay housed during the pandemic. Rental assistance helps renters and landlords make ends meet.

Questions and answers about federal rental assistance

- How do I apply for emergency rental assistance?
- What does emergency rental assistance cover?
- Am I eligible for emergency rental assistance?
- How can I show that I am eligible?
- How are rental assistance payments made?
- Special living situations

Housing Portal: Rental Assistance Finder

Find help with rent and utilities

Lear en Español

If you're looking for help with housing costs, you're not alone. State and local organizations are distributing federal assistance in their communities. The money can help renters who are struggling to keep up with rent and other costs.

Find rental assistance programs

For your state or territory

Select your state or territory

For your tribe or the tribal lands where you live (if applicable)

Select the tribe or tribal lands

consumerfinance.gov/coronavirus/mortgage-and-housing-assistance/renter-protections/emergency-rental-assistance-for-renters/

consumerfinance.gov/renthelp
consumerfinance.gov/ayudarenta
Housing Portal: Rental Assistance Finder

consumerfinance.gov/renthelp
consumerfinance.gov/ayudarenta
Resources are available in seven languages

- Spanish, Traditional Chinese, Vietnamese, Korean, Tagalog, and Arabic language materials are available online.
- Includes:
  - Housing portal pages
  - Other COVID-19 resources
- Spanish language videos are also available online:
  - *Aplazamientos de hipotecas en la Ley CARES*
  - *5 Pasos para que solicite un aplazamiento de hipoteca por causa del coronavirus*
  - *Tres pasos que inquilinos en problemas pueden tomar para retrasar el desalojo*

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Homeowner and Renter PSA Expansion Campaign

- Expanding digital campaign to help more homeowners and renters
- Renter-focused campaign expanding from regional targeting to national
  - Also adding Google search campaign for landlords
- Fall 2021 wave of PSAs will include non-digital vehicles, like bus stations, billboards, television, and radio
Use our digital toolkit

Provides shareable content, graphics, and resources

▪ Sample emails and social media posts
▪ Videos and social media images
▪ Emergency Rental Assistance specific resources, including:
  □ Handouts, emails, videos, social media posts and images

cfpb Consumer Financial Protection Bureau

csenumerfinance.gov/coronavirus/mortgage-and-housing-assistance/housing-insecurity-media-toolkit/

Stay connected so we can share new resources

▪ Stay connected with updates
  ▪ Sign up for e-mails so you can share the latest updates from CFPB

▪ Give us feedback!
  ▪ Let us know what works and what does not
  ▪ Email us at: IGA@cfpb.gov

▪ Let us know about other opportunities to get the word out
  ▪ If you know of other organizations who may be interested in joining the effort, let us know

cfpb Consumer Financial Protection Bureau
ACF GRANTEES

Q & A