



# Treasury Emergency Housing Programs

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## Emergency Rental Assistance

# Overview of Resources Available



- **ERA 1:** The Consolidated Appropriations Act 2021 made available \$25 billion for Emergency Rental Assistance in December to states, territories, tribes and localities. All payments were issued to eligible entities by Feb. 10.
- **ERA 2:** \$21.55 billion was made available in the American Rescue Plan Act (ARPA) for Emergency Rental Assistance, including \$2.5 billion for grantees with high needs. Consistent with the statute, 40% of ERA 2 allocations were made available to grantees beginning May 7.
- **State and Local Fiscal Recovery Fund:** Additional resources made available under ARPA can also be used for rental assistance and eviction diversion activities.

# Early Steps to Build Grantee Capacity



- Treasury rapidly revised program rules put in place by the previous Administration that grantees and advocates indicated would, if left in place, make the program virtually unworkable, especially for vulnerable households.
- Recognizing that grantees did not have the program infrastructure (staff, policies, contractors, web sites, etc.) to deliver rental assistance at this scale, Treasury began building a grantee engagement and technical assistance effort, with support from HUD.
- In the first quarter, grantees committed more than \$1 billion to administrative costs and housing stability services – building a new national infrastructure to deliver rental assistance.
- Recognizing the scale of the challenge, the Administration mobilized a whole of government effort.

# A Whole of Government Approach



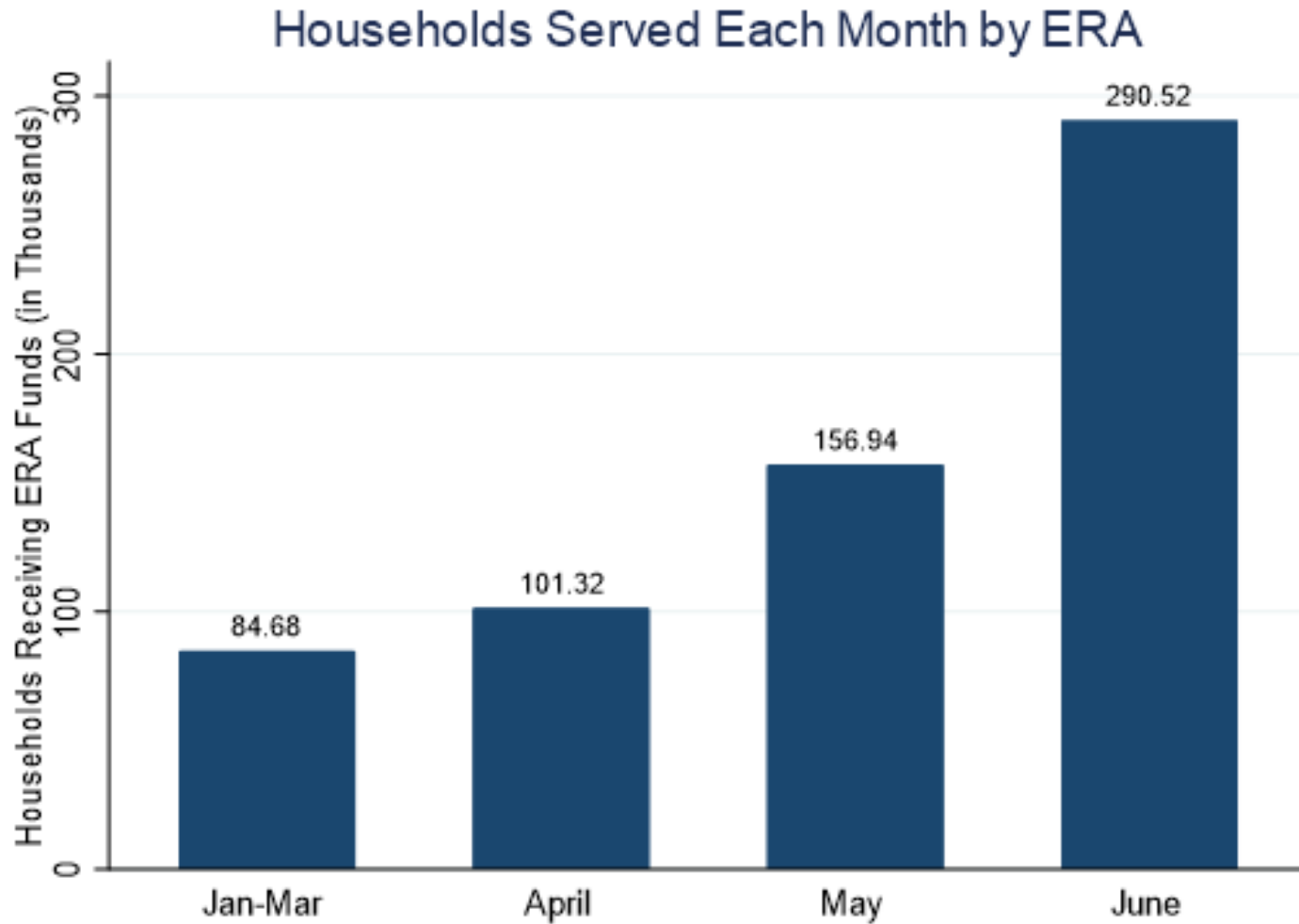
- The **White House ARP Coordinator** has co-lead with Treasury policy development and extensive public engagement related to ERA.
- The **Domestic Policy Council** has been a critical catalyst for interagency partnership around housing, especially ERA.
- **US HUD, CFPB, USDA** and the **US Digital Service** have all played key roles in raising awareness about ERA, supporting grantees and providing Treasury with analysis and tools.
- The **White House Summit on Eviction Prevention** is a reflection of this whole of government approach.

# Responsive Policy Making



- The Administration listened to grantees, tenant advocates, landlord associations and other stakeholders.
- Treasury engaged in active policy making - updating its program rules regularly in response to good idea and reasonable concerns.
- Key policy actions have included:
  - Allowing grantees to accept self certifications from applicants;
  - Requiring ERA 2 programs to offer assistance directly to renters if landlords choose not to participate;
  - Streamlining income documentation by allowing programs to verify eligibility based on a self certification and a fact-based proxy;
  - Discouraging additional documentation that creates barriers to access;
  - Clarifying that eviction prevention and diversion activities are eligible costs;
  - Encouraging culturally and linguistically relevant housing stability services;
  - Clarifying the allowability of bulk payments;
  - Providing a method for providing a letter of intent to households seeking housing that do not yet have a “rental obligation” required by the statute.

# ERA Assistance is Reaching Eligible Renters



More than 70% of assistance in Q1 went to the lowest income households earning 0-30% of area median income, a promising sign that program resources are being targeted to the most vulnerable.

# There is More to Do...



- Treasury and interagency partners are engaged in an all out effort to raise awareness about rental assistance and we are issuing a call to action to private, non-profit and government stakeholders to get the word out to tenants and landlords.
- The Administration is continuing to catalyze local conversations about eviction prevention and diversion efforts.
- Treasury continues to support grantees and hold accountable those that are not delivering assistance to eligible households in need.
- The statutes require Treasury to reallocate funding from grantees that do not obligate a sufficient portion of their ERA funding.
- ***July 31 is not the end of the sprint!***