



U.S. HOUSE COMMITTEE ON FINANCIAL SERVICES
– CHAIRWOMAN MAXINE WATERS –
COVID-19 STIMULUS PACKAGE
TEMPORARY EXTENSION OF THE CDC EVICTION MORATORIUM &
EMERGENCY RENTAL ASSISTANCE

Summary of Subtitle B

Subtitle B of the COVID-19 Stimulus Package would provide a temporary extension of the CDC eviction moratorium and establish an emergency rental assistance program through the Department of Treasury, which would provide \$25 billion to help families and individuals pay their rent and utility bills and remain stably housed, while also helping rental property owners of all sizes continue to cover their costs, including the costs of necessary to ensure residents' health and safety.

Explanation of Key Provisions

Is there an extension of the eviction moratorium?

Yes. The COVID-19 Stimulus Package extends the CDC's eviction moratorium until January 31, 2021. This will help ensure that millions of renters across America are not evicted while waiting to receive assistance.

What kind of assistance would renters receive?

Eligible renters would be able to receive assistance with rent and utility payments, unpaid rent or utility bills that have accumulated since the beginning of the coronavirus pandemic, and other housing expenses that were incurred due, directly or indirectly, to the pandemic. Eligible renters would also have access to services, such as case management and tenant-landlord mediation, to help them remain stably housed. A household may receive up to 12 months of assistance but may receive an additional three months of assistance only if it is necessary to ensure the household remain stably housed and funds are available.

How would renters (and property owners) apply for, and receive, assistance?

Renters would apply for assistance with entities that state and local grantees select to administer the program. Once a renter qualifies for assistance, the administering entity would send the payment directly to the landlord. If a landlord declines to receive the assistance from the administering entity, a renter may instead receive a direct payment from the administering entity to make rental payments to their landlord themselves. Property owners could also assist renters to apply for rental assistance under the program or apply on behalf of the tenant, but will be required to notify the renter that assistance is being provided on their behalf and obtain their consent in the application.

Who would be eligible to receive emergency rental assistance?

Eligible households are defined as renter households who: (1) have a household income not more than 80 percent of the area median income (AMI); (2) have one or more household members who can demonstrate a risk of experiencing homelessness or housing instability; and (3) have one or more household members who qualify for unemployment benefits or experienced financial hardship due, directly or indirectly, to the pandemic. Assistance would be prioritized for renter households with incomes that do not exceed 50 percent of AMI as well as renter households who are currently unemployed and have been unemployed for 90 days.

In determining household income, the administering entity must consider the household's income for 2020 or the household's monthly income at the time of application for assistance, which must be recertified every three months if the household is receiving ongoing rental assistance.

How would Treasury distribute the funding?

The Department of Treasury will distribute funds to states and localities using the same formula used to distribute Coronavirus Relief Funds. Small states will receive a minimum of \$200 million in emergency rental assistance. Localities with populations over 200 thousand people may request to receive their allocation of emergency rental assistance directly. Under the program, the District of Columbia is treated as a state. The U.S. territories would share a set-aside of \$400 million (with a small territory set-aside), while \$800 million would be set aside for Native Americans, Alaska Natives, and Native Hawaiians.