

AVCP REGIONAL HOUSING AUTHORITY

U.S. TREASURY PROGRAM

The ERA is funded and implemented by the U.S. Treasury.

AVCP Regional Housing Authority is administering the U.S. Treasury Emergency Rental Assistance (ERA) Program on behalf of and authorized by the federally recognized tribes in the AVCP region.

Highlights of importance and requirements.

1. Eligibility to receive ERA assistance

- ✓ a household is obligated to pay rent on a residential dwelling
- ✓ a household is qualified for unemployment benefits
- ✓ experienced a reduction in household income
- ✓ incurred significant costs or experienced other financial hardship due, *directly or indirectly, to the COVID-19 outbreak*
- ✓ one or more individuals demonstrate a risk of experiencing homelessness or housing instability

a. Document required

- ✓ one of the applicant's household qualified for unemployment benefits
- ✓ experienced a reduction in household income
- ✓ incurred significant costs
- ✓ experienced other financial hardship due, *directly or indirectly, to the COVID-19 outbreak.*

2. Document needed from an applicant and for the amount of rent or rental arrears owed

- ✓ Current lease, signed by the applicant and the landlord or sublessor; or
- ✓ If there is no signed lease:
 - documentation and evidence of paying utilities for the residential unit; or
 - an attestation from a landlord, the verified owner or management agent; or
 - other documentation such as an attestation the household has not received, and does not anticipate to receive another source of public or private subsidy or assistance for the rental costs.

3. Definition of “utilities and home energy costs” and “utilities and home energy costs arrears” and documents needed

- ✓ Utilities and home energy costs include separately stated electricity, gas, water and sewer, trash removal, and energy costs, such as fuel oil
- ✓ All payments for utilities and home energy costs must be supported by a bill, invoice, or evidence of payment
- ✓ Utilities and home energy costs covered by the landlord will be treated as rent.

4. To get ERA assistance must you have rental arrearage?

- ✓ No.

5. Can ERA assistance be used for arrears accrued before the date of enactment of the statute?

- ✓ Yes, but not for arrears accrued before March 13, 2020.

6. Limit on financial assistance a tenant can receive?

- ✓ An eligible household may receive up to twelve (12) months of assistance (plus an additional three (3) months if necessary to ensure housing stability for the household, subject to the availability of funds).

7. **Can ERA pay for all of a household's rental or utility arrears?**
 - ✓ No.
8. **Using landlord or utility providers.**
 - ✓ Rental and utility assistance can be provided effectively and efficiently when the landlord or utility provider participate in the program
 - ✓ However, if a landlord or utility provider does not participate in the program assistance can be provided directly to the eligible household.
9. **Did you have to be in current rental home when the public health emergency with respect to COVID-19 was declared?**
 - ✓ No. There is no requirement regarding the length of tenure in the current unit.
10. **Are tenants in federally subsidized housing, e.g., Low Income Housing Credit, Public Housing, or Indian Housing Block Grant-assisted properties, eligible for the ERA?**
 - ✓ Yes. An eligible household may receive assistance in the ERA, provided that funds will not be reimbursed by any other federal assistance.
11. **May a Tribe or Tribally Designated Housing Entity (TDHE) provide assistance to Tribal members living outside Tribal lands?**
 - ✓ Yes. Tribal members living outside Tribal lands may receive provided they are not receiving ERA assistance from another Tribe or TDHE, state, or local government.
12. **May a Tribe or TDHE provide assistance to non-Tribal members living on Tribal lands?**
 - ✓ Yes. A Tribe or TDHE may provide funds to non-Tribal members living on Tribal lands, provided these individuals are not already receiving ERA assistance from another Tribe or TDHE, state, or local government.
13. **May a grantee provide assistance to households for which the grantee is the landlord?**
 - ✓ Yes. No preferences are given to households that reside in the grantee's own properties.
14. **May assistance be provided for utility or energy cost assistance without covering rent?**
 - ✓ Yes.
15. **May a grantee provide ERA assistance to homeowners to cover their mortgage, utility, or energy costs?**
 - ✓ No.
16. **Can contractors, subrecipients or intergovernmental cooperation agreements be used to administer ERA programs?**
 - ✓ Yes.
17. **May rental assistance be provided to temporarily displaced households living in hotels or motels?**
 - ✓ Yes.
18. **May a renter with a "rent-to-own" agreement with a landlord be eligible for ERA assistance?**
 - ✓ Yes.
19. **Can tenants apply directly for ERA assistance?**
 - ✓ Yes. Tenants can apply directly for funding.

20. Ways to ensure recipients use ERA funds only for permissible purposes?

- ✓ Tenants and landlords commit in writing to use ERA assistance only for the intended purpose before issuing a payment.

21. Is the landlord requires to initiate an eviction proceeding in order to apply for assistance under an ERA program?

- ✓ No.

22. How can ERA assistance be used to support an eligible household moving to a new home?

- ✓ ERA funds may be used to provide assistance to eligible households to cover prospective relocation assistance, rent, and utility or home energy costs, including after an eviction.