Assistance is available to low income renter households (that is, families with income below 80% of the area median) where:

- At least one member qualifies for unemployment benefits or has experienced a loss of income, increased costs or other financial hardship due to the pandemic; and
- One or more members can demonstrate a risk of experiencing homelessness or housing instability.

Renters can receive up to 18 months of assistance for rent, rent arrearage, utilities, and home energy costs, utility and home arrearages, and any other housing expenses included in regulations and guidance that will be issued by the Treasury Department.

This includes any assistance the family received from the Emergency Rental Assistance program included in the December relief package.
How funds can be used (cont'd)

- Grantees can use up to 10% of the funds for housing stabilization, and up to 15% for administrative costs.

- Funds will be available until September 30, 2027. For any funding that is not obligated by October 1, 2022, the state/local grantee can support other affordable rental housing and eviction prevention strategies that serve very low income families allowed by the Treasury Department, as long as the state/local government has obligated at least 75% of its allocation.

How the funds flow

- The Treasury Department will pay at least 40% of the allocation within 60 days of enactment (May 12, 2021). Grantees must obligate at least 75% of the funds they receive to secure additional disbursements, and it is up to the Treasury to decide how to administer the remaining funds.

  Look out for future guidance about how your state/locality will be able to draw down the remainder of its allocation. This is an important incentive for your state/locality to distribute funds quickly and wisely.

- Starting Mar. 31, 2022, the Treasury can also reallocate funds that haven’t been disbursed, using the same formulas outlined above. The Treasury will be developing a process for this reallocation. Only states/localities that have obligated half of its total allocation will be eligible to receive additional funds. Reallocated funds can only be used to support financial assistance to eligible households.

  That is rent, rent arrearage, utilities, and home energy costs, utility and home arrearages, and any other housing expenses included in regulations and guidance that will be issued by the Treasury Department.

- Once states/localities have the funds, they must prioritize assistance for
  - Applicants with income below half of the area median, or
  - Applicants where one or more household members are unemployed and have not worked for the previous 90 days. States/localities can also adopt additional funding priorities.

  This is a key opportunity to work with your state or local government to ensure that the distribution of funds is equitable and to direct assistance to those with the greatest needs.

- States and localities have until September 30, 2025 to spend the funding they receive.

  Yes, this is confusing since the appropriation is available to the Treasury through September, 2027).