

## Give ERA Information to Tenants Facing Eviction for Nonpayment of Rent

Here's the HUD-required language to be added to a lease termination notice to help eligible tenants obtain funding before a lease termination for nonpayment of rent occurs. This language references Emergency Rental Assistance funds. Remember that the lease termination time for tenants for applicable sites is at least 30 days following the notification.

### MODEL NOTICE

#### INFORMATION FOR TENANTS

The U.S. Department of Treasury's ("Treasury") Emergency Rental Assistance (ERA) program makes funding available to assist households that are unable to pay rent or utilities. The funds were provided directly to states, U.S. territories, local governments, and (in the case of the first program, ERA1) to Indian tribes or Tribally Designated Housing Entities, as applicable, and the Department of Hawaiian Home Lands. Grantees use the funds to assist eligible households through existing or newly created rental assistance programs.

In guidance and FAQs, Treasury advised that participants in HUD-assisted rental programs (including the Housing Choice Voucher (HCV), Public Housing, or Project-Based Rental Assistance programs) are eligible for the ERA program and may receive assistance for the tenant-owed portion of rent or utilities that is not subsidized.

In FAQs for PHAs and HCV landlords, HUD's Office of Public and Indian Housing clarified that this assistance can include rent arrearages and utilities owed over the utility allowance ([www.hud.gov/sites/dfiles/PIH/documents/ERAP\\_PIH\\_ERAP\\_FAQs2.pdf](http://www.hud.gov/sites/dfiles/PIH/documents/ERAP_PIH_ERAP_FAQs2.pdf)). The FAQs include additional guidance on interim reexaminations, income calculations, and additional considerations for private landlords participating in the HCV program.

To learn more about how to apply for ERA go to *[insert link and contact information for appropriate local ERA grantee here]*.

State and local ERA grantees can also be accessed from Treasury's website using the link "Find rental assistance in your area" at <https://home.treasury.gov/policy-issues/coronavirus/assistance-for-state-local-and-tribal-governments/emergency-rental-assistance-program>.

Leases may not be terminated due to nonpayment of rent until at least 30 days have passed after a tenant receives this notice.