



HUD Provides Renters & Owners Continued Recovery Support from COVID-19

As the nation addresses the COVID-19 pandemic, the Office of Multifamily Housing Programs continues to provide owners and management agents participating in HUD Multifamily Assisted Housing Programs and those with FHA-insured Multifamily mortgages with resources and assistance to maintain financial viability and support struggling tenants.

As the Centers for Disease Control and Prevention's federal eviction moratorium expires on July 31, HUD urges stakeholders to review the comprehensive tools and resources on hand for owners to work with renters to provide critical assistance during this unprecedented time.

Helping HUD Multifamily Assisted Residents

For those participating in Multifamily Assisted Housing Programs (Section 8 Project Based Rental Assistance, Section 202, and Section 811 programs), owners should encourage residents to consider:

- **Requesting an income recertification** with their property management as soon as possible. HUD rental assistance beneficiaries who have had a decrease in income may be entitled to a rent reduction or a hardship exemption effective the first month following the income loss.
- Read more in the [COVID Guidance for Residents brochure](#).

[COVID-19 Guidance for Residents](#)

Forbearance and Other Tenant Protections

HUD's Housing Notice "[Forbearance Relief and Associated Tenant Protections for FHA-Insured, Section 202, HUD-held, and Risk Share Multifamily Loans](#)" published today. It discusses tenant protections during Multifamily forbearance in particular, including that **borrowers and owners**:

- For any new forbearance agreements, may not evict a tenant during the borrower's forbearance period if the eviction is due solely to non-payment of rent;
- May not charge any late fees, penalties, or other charges to a tenant for late payment of rent;
- May not require a tenant to vacate a unit without giving the required 30-day notice to vacate solely for nonpayment of rent or other fees/charges; and,
- May not issue a notice to vacate until after the forbearance period.

Please see the latest [Multifamily COVID-19 QAs](#) updated as of July 29.

- These updated Multifamily COVID-19 Q&As continue to assist stakeholders regarding property management and oversight as they relate to COVID-19. The latest version addresses questions on such topics as guidance related to the Department of Treasury's Emergency Rental Assistance program, CARES Act unemployment compensation, and more.

[Updated Multifamily COVID-19 QAs](#)

Emergency Rental Assistance

For residents falling behind on rent or utilities and who are at risk of eviction, they may qualify for rental assistance through the Department of Treasury's [Emergency Rental Assistance Program \(ERAP\)](#).

- Residents can access the Consumer Financial Protection Bureau's (CFPB) new tool, the [Rental Assistance Finder](#). Plus, the CFPB's [website](#) includes information to help renters and landlords understand other resources to help navigate various financial hardships related to the pandemic.

[New Tool Available](#)

Additional Resources

HUD partnered with the Consumer Financial Protection Bureau (CFPB), Federal Housing Finance Agency (FHFA), Department of Veteran Affairs (VA) on a [housing assistance website](#) to help homeowners and renters during the coronavirus pandemic.

The U.S. Interagency Council on Homelessness has developed a [Step-by-Step Guide for People at Risk of Eviction](#).

[Housing Assistance Website](#)

Vaccination Resources

Owners of Multifamily-assisted properties can help reach at-risk populations. Here are a few strategies that owners can apply to benefit residents:

- **Post information and reach out to residents** regarding COVID-19 vaccine efficacy and safety to encourage all eligible residents obtain COVID-19 tests and vaccines.
- **Empower staff** to assist with registering and scheduling COVID-19 tests and vaccine appointments.
- **Facilitate on-site vaccine clinics** at your properties.
- **Assist residents with transportation** as needed to vaccine sites, including people who have limited mobility.
- **Provide information regarding access** to comprehensive primary health care services.
- **Ensure that communications are provided in plain language**, multilingual as appropriate, and in formats that are accessible to people with disabilities.

[Vaccination Resources](#)

In this challenging time, HUD will continue to share information and resources to make a difference in the lives of renters and owners from the ongoing effects of the COVID-19 pandemic.