

August 2021

District Work Period Talking Points

RENTAL ASSISTANCE

We urge Congress to work with the Administration, states, and local governments to ensure effective delivery of Emergency Rental Assistance Program (ERAP) funds that are providing an essential lifeline to the millions of mom-and-pop housing providers across the country who have been financially struggling for over a year without rental income. Federal rental assistance funds continue to face uphill implementation and distribution battles that can be remedied with the right guidance, flexibility, and support. While the courts continue to litigate the legality of the latest extension of the CDC eviction moratorium issued on August 3, the focus must remain on getting the billions of Congressionally mandated relief funds into the hands of housing providers for the benefit of their tenants. NAR continues to broadly share a comprehensive list of Rental Assistance Resources, including new federal toolkits, with its members to spread awareness about the availability of and access to these financial benefits.

The CDC's federal evictions moratorium currently expires on October 3, 2021, barring any pending legal rulings. **Housing providers should keep in mind that some [state and local governments may still have their own eviction moratoria](#) in place that may still be in effect.**

NAR has always maintained that the best solution for all parties was rental assistance to cover the rent, taxes, and utility bills for tenants struggling during the pandemic. This prevents two crises—one for tenants, and one for mom-and-pop housing providers who do not have a reprieve from their bills.

NAR is currently assessing the latest extension of the eviction moratorium order and its impact on small housing providers. [Ongoing litigation](#) brought by the Alabama and Georgia Association REALTORS® and supported by NAR, is challenging the CDC's latest extension, especially in light of the June 29th Supreme Court Order that stated the CDC could not extend the moratorium beyond July 31st without Congressional authorization via new legislation.

NAR will continue to push the Administration and Congress to work with us in throwing our full efforts behind the deployment of rental assistance nationwide, covering up to a year-and-a-half of back and future payments for renters across the country who are struggling to gain access to those funds.

Find below a list of rental assistance resources:



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[NAR: Coronavirus FAQs for Housing Providers](#)

- Information on Rental Assistance, COVID-19 protocols for property managers and owners
- Links to resources to find Emergency Rental Assistance Programs

[Special Edition Report on State and Local Eviction Moratoriums and Rental and Mortgage Assistance Relief Programs](#)

- Map of federal eviction moratorium coverage
- State by state breakdown of existing eviction and foreclosure moratoriums with expiration information
- State by state breakdown on Rental/Mortgage Relief Programs

[NAR: COVID-19 Industry Impact Watch: Real Estate \(July 2021\)](#)

- Information on state eviction and foreclosure moratoria, rental/mortgage relief programs (as of July 22, 2021)

[CFPB: Emergency Rental Assistance Information for Renters and Landlords](#)

- [Rental Assistance Toolkit](#)
- [Flyer for Landlords on Rental Assistance](#)
- [Flyer for Renters on Rental Assistance](#)

[Treasury Department: Emergency Rental Assistance – information, FAQs](#)

- Information on ERAP – eligibility requirements,
- [Find Local Rental Assistance](#)

[National Council of State Housing Agencies: Emergency Rental Assistance – find your region's program](#)

- Map to find local programs
- [Find your local state housing agency](#)

[National Low-Income Housing Coalition: ERA Dashboard – State and Local Rental Assistance](#)

- Search for your local program (federal only)
- [Search for rental assistance](#) (ERAP and other programs)
- [Treasury Emergency Rental Assistance](#) (ERA) Dashboard

[National Multifamily Housing Coalition: Tools for Communicating with Residents](#)

- Eviction Mitigation Recommendations
- Talking Points: Communicating Rent Flexibility
- Considerations for Rent Flexibility Options

[HUD: Rental Assistance Programs](#)

