



Summary of Housing Funding in the CARES Act

March 25, 2020

The Coronavirus Aid, Relief, and Economic Security (CARES) Act prioritizes assistance for low-income households with more than \$12.4 BILLION in new funding for the Housing and Urban Development's (HUD) programs. These HUD dollars will ensure housing stability for low-income households and vulnerable homeless populations. The funding also provides states and localities with the tools they need to fight COVID-19. Further, the CARES Act takes decisive actions to protect homeowners and renters from foreclosure and evictions during this outbreak.

This new funding is targeted toward:

Helping Americans Meet their Monthly Housing and Public Health Needs

- With so many businesses either closed or greatly scaled-back operations, many Americans might feel increased paycheck pressure to meet their basic housing cost needs. They deserve assurances that their housing providers are taking positive steps to stop the spread of this disease.

The CARES Act provides:

- o \$5 BILLION for Community Development Block Grants with additional flexibility to meet the needs of individual communities fighting this virus.
- o \$1.25 BILLION in additional funding for Tenant Based Rental Assistance programs to assist more families in securing stable housing during this emergency and help assisted households who may lose income during the outbreak.
- o \$1 BILLION for Project Based Rental Assistance to assist PHAs and property owners in preventing the spread of COVID-19 and helping residents who lose income due to the outbreak.
- o \$300 MILLION for Native American Housing Programs to help our tribes provide housing for more individuals and prevent overcrowding in their existing housing stock.

Protecting Our Nation's Most Vulnerable

- Without basic shelter or consistent access to health care and other preventative measures, individuals experiencing homelessness are especially at risk of COVID-19, particularly in cities with large homeless encampments like Seattle, New York, and Los Angeles. Other vulnerable populations at elevated risk during this outbreak are the elderly and individuals with disabilities.

The CARES Act provides:

- o \$4 BILLION for Emergency Homeless Assistance Grants that go directly to local governments to help provide shelter and basic facilities.
- o \$685 MILLION in emergency funding for local Public Housing Agencies (PHAs) to help prevent the spread of this disease in public housing.
- o \$65 MILLION to help prevent outbreaks for those who may be most impacted by this virus, our nation's elderly (Section 202) and disabled (Section 811).
- o \$65 MILLION in additional funding for the Housing Opportunities for Persons with AIDS program, and the flexibility to use that funding and those units to assist families affected by COVID-19.



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Cutting Red Tape & Giving Localities The Tools They Need

- Alongside additional funding, housing providers need expedited authority to get funding out the door and into the hands of those on the frontline quickly. This means waiving lengthy public comment periods and reviews and allowing greater flexibility to use this funding as localities see fit.

The CARES Act:

- o Gives HUD broad waiver authorities to get rid of impediments.
- o Waives lengthy approval requirements for communities on the frontlines.
- o Allows PHAs flexibility and fungibility to use additional or spare funds as needed.
- o Authorizes HUD to recruit and appoint candidates on an expedited basis to fill job vacancies needed to help prevent, prepare for, or respond to COVID-19.

Protecting Homeowners and Renters from Foreclosure and Eviction

- The CARES Act not only takes steps to keep paychecks flowing to our nation's workers, but also assists those who may experience a loss of income keep a roof over their head.

The CARES Act:

- o Prohibits foreclosures on any federally backed mortgages for 60-days.
- o Allows borrowers affected by COVID-19 to shift any missed payments to the end of their mortgage, with no added penalties or interest, for 180 days.
- o Halts evictions for renters in properties with federally backed mortgages for 120 days.
- o Gives relief to multifamily property owners through forbearance on any federally backed mortgage.