



Consolidated Appropriations Act, 2021¹ **COVID-19 Affected Housing Resource Guide**

COVID-19 Emergency Rental Assistance Program - 2021

- On December 27, President Trump signed the Consolidated Appropriations Act, 2021, which provided \$25 billion in rental assistance to be distributed directly to the states by the Department of Treasury.
- A renter household is eligible if someone in it has qualified for unemployment benefits or experienced some form of financial hardship related to the coronavirus. The household must demonstrate a risk of homelessness or housing instability, such as an overdue utility bill or eviction notice, and it cannot have an income that is more than 80% of the area median. The program prioritizes households with incomes at or below 50% of the area median, as well as those that have experienced unemployment for a period of 90 days or more.
- Hoosiers may find rental assistance through Indiana's Housing Authority portal [here](#).
- More details on the Emergency Rental Assistance Program can be found on the Treasury's [website](#).

Temporary Moratorium on Eviction Filings

- On September 4, 2020, President Trump signed an [Executive Order](#) to create a *Temporary Halt in Residential Evictions To Prevent the Further Spread of COVID-19*. This order is carried out by the Centers for Disease Control (CDC) within the Health and Human Services (HHS) Agency. The [CDC released this declaration](#) of rights and responsibilities for those seeking to halt an eviction. **CDC extended the rental eviction moratorium until March 31, 2021.**

Foreclosure Moratorium and Consumer Right to Request Forbearance

- The CARES Act² prohibits foreclosures on all federally-backed mortgage loans for a 60-day period beginning on March 18, 2020. Provides up to 360 days of forbearance for borrowers of a federally-backed mortgage loan who have experienced a financial hardship related to the COVID-19 emergency. Applicable mortgages included those purchased by Fannie Mae and Freddie Mac, insured by HUD, the Department of Veterans Affairs, or the U.S. Department of Agriculture (or made directly by USDA). No additional fees, penalties or interest shall accrue on borrower's account. This moratorium and right to forbearance was authorized through the 12/31/20 and [extended by FHFA](#) to Jan 31, 2021. **President Biden extended forbearance options and foreclosure moratoriums for homeowners to June, 30, 2021.** To learn more about mortgage relief options, protection for renters and avoiding scams and bad actors, please see the [Joint Mortgage and Housing Assistance website](#) setup by the Consumer Financial Protection Bureau (CFPB), Federal Housing Finance Agency (FHFA), and the Department of Housing and Urban Development (HUD).

¹ [H.R. 133](#), the legislative vehicle for the Consolidated Appropriations Act, 2021, approved by the House and the Senate on December 21, 2020 and signed into law by President Trump on December 27, 2020.

² [H.R.748](#), the *Coronavirus Aid, Relief, and Economic Security (CARES) Act* (Public Law No. 116-136) was approved unanimously by the Senate on March 25, 2020, then by the House of Representatives on March 27, 2020, and signed into law by President Trump on March 27, 2020.

Forbearance of Residential Mortgage Loan Payments for Multifamily Properties with Federally Backed Loans

- Provides up to 90 days of forbearance for multifamily borrowers with a federally backed multifamily mortgage loan who have experienced a financial hardship. Borrowers receiving forbearance may not evict or charge late fees to tenants for the duration of the forbearance period. Applicable mortgages include loans to real property designed for five (5) or more families that are purchased, insured, or assisted by Fannie Mae, Freddie Mac, or HUD. On August 27, 2020, the [Federal Housing Finance Authority \(FHFA\) extended this program through December 31, 2020.](#)

SBA Assistance for Landlords

- Landlords may apply [for Emergency Economic Injury Disaster Loans \(EIDL\) Grants](#) (ended July 11, 2020) which can be used for mortgage payments and do not have to be repaid. Grants are capped at \$10,000 and given within three business days of request without a pledge of collateral.
- [SBA Paycheck Protection Program loans](#) (which closed on August 8, 2020) may be provided, with forgiveness, to cover payments of interest on any mortgage obligation but cannot be used for payments on principal.

Other Resources

- [Mortgage assistance from HUD](#) provides housing counselors that can discuss options if you're having trouble paying your mortgage loan or reverse mortgage loan. This may also include forbearance or a modified payment program.
- [Rental assistance from HUD](#) provides information about renting and rental assistance programs.
- [Legal help from the Legal Services Corporation](#) provides assistance for low-income clients facing job losses, evictions and other problems stemming from the COVID-19 pandemic.
- [Low-Income Home Energy Assistance](#) Program provides support to low-income households pay their home heating and cooling bills.
- Telephone or internet cost help from the [Federal Communications Commission Lifeline](#) offers a monthly benefit of \$9.25 towards phone or internet services for eligible subscribers.
- On April 6th, Indiana reopened its [Hardest Hit Fund](#) to assist Hoosiers with mortgage or rent payments.
- State and Local Housing Assistance from the CARES Act, Coronavirus Relief Fund (CRF): On June 25, 2020, the state set up a \$25 million housing assistance fund with an applications process [here](#). The city of Indianapolis also set up a \$15 million housing assistance fund with application [here](#). On August 26, 2020, Indianapolis [added \\$7.5 million](#) to the program.

This document was prepared as an informational resource and should not be considered legal or business counsel. Please reach out to CoronavirusHelp@braun.senate.gov for questions, concerns, or additional assistance. Last updated Feb 16, 2021.