



Prevent Eviction for Nonpayment of Rent – Take These Actions

- **Recertify Your Income.** If you have had a decrease in income or change in circumstances, ask your PHA to recertify your income.
 - ✓ The PHA will review your current income and adjust your rent to reflect the change.
 - ✓ **Tip!** If the change in income was not reported promptly, ask the PHA about their policy on retroactive rent adjustments (some may allow them, some may not).
 - ✓ If you had a financial hardship, ask the PHA if you are eligible for a minimum rent hardship exemption.
- **Lump Sum Payment.** You can pay the back rent in a lump sum by July 31, 2021.
 - ✓ **Tip!** Stimulus payments, \$300/week or “Extra” COVID unemployment payments, income tax refunds, and the child tax credit payments were not included in your annual calculation of income and could be used as a resource to help your unpaid rent.
 - ✓ If you have not received a stimulus payment, please visit this webpage to check the status of your payment and fill out a simple form: <https://www.irs.gov/coronavirus/get-my-payment>.
- **Emergency Rental Assistance Program (ERAP).** If you owe back rent and are at-risk of eviction you may qualify for newly available rental assistance. Information about this program is available here: <https://home.treasury.gov/policy-issues/cares/emergency-rental-assistance-program>. Implementation and priorities vary by state/locality.
- **Local Resources.** Your PHA may know about other resources to help with rent, utilities and other basic needs.
 - ✓ Dial 211 or visit 211.org for information on emergency financial assistance.
 - ✓ **Keep reading** to find a list of resources available to you.
- **Repayment Agreement.** If you cannot pay your back rent immediately, ask your PHA or your landlord (if you are a Voucher participant) if you can enter into a **repayment agreement** for any unpaid rent.
 - ✓ Entering into a repayment agreement will be at the PHA or landlord’s discretion.
 - ✓ Public housing participants: the terms of the repayment agreement will be outlined in the PHA’s Admission and Continued Occupancy Policy (ACOP) and in the written repayment agreement.
 - ✓ Voucher participants: you will need to negotiate directly with your landlord to determine the terms of the repayment agreement.
- **Tenant Rights and Wrongful Evictions.** If you feel you are being wrongfully evicted, contact your local legal aid organization or social service agencies.
 - ✓ Public housing participants: you have the right to a grievance procedure as stated in your lease.
 - ✓ Voucher participants: you may also contact your local PHA.
 - ✓ **Tip!** Additional information on **legal assistance available in your area** is available at Legal Services Corporation (<https://www.lsc.gov/what-legal-aid/find-legal-aid>), the ACL Elder Care Locator (<https://eldercare.acl.gov/Public/Index.aspx>), and LawHelp.org (<https://www.lawhelp.org/>).¹
- **Contact HUD to Report Discrimination.** If you believe you have experienced discrimination, HUD encourages you to file a complaint by phone or online.
 - ✓ Call: 1-800-669-9777
 - ✓ Online: https://www.hud.gov/program_offices/fair_housing_equal_opp/online-complaint

¹ HUD is providing these links for your awareness only. HUD has not evaluated and does not endorse these websites.