



Eviction Prevention and Stability Toolkit

Building on innovative practices from Public Housing Agencies (PHAs) and existing HUD guidance, this toolkit offers information and resources to PHAs and Housing Choice Voucher (HCV) landlords on ways to stabilize families during and after COVID-19. The toolkit includes the following attachments:

Attachment 1: PHA Brochure ([click here](#))

- Contains information on permitting repayment agreements and updating repayment agreement policies, adopting policies for retroactive interim reexaminations, directing outreach to households behind on rent, reviewing policies on minimum rent and financial hardship exemptions, and positioning residents for stability during and after COVID-19.

Attachment 2: Tenant Brochure ([click here](#))

- Distribute to tenants to prevent eviction for non-payment of rent as the end of the eviction moratorium approaches. HUD will translate this brochure into multiple languages and the translated versions will be available on PIH's COVID-19 Resources webpage: https://www.hud.gov/program_offices/public_indian_housing/covid_19_resources#2

Attachment 3: HCV Landlord Flyer ([click here](#))

- Distribute to HCV landlords to encourage them to coordinate with the PHA and engage with their tenants before the end of the eviction moratorium. The flyer also encourages landlords to set up a repayment agreement if the household cannot pay unpaid rent in a lump sum by June 30, 2021. See Attachment 7 for a sample repayment agreement from an HCV Only Agency.

Attachment 4: Repayment Agreement Guidance ([click here](#))

- Centralizes HUD guidance on repayment agreements for PHAs and HCV landlords.

Attachment 5: Sample Repayment Agreement ([click here](#))

- Example repayment agreement from Boston Housing Authority. A PHA can use this sample for a repayment agreement with a public housing tenant.

Attachment 6: Sample Repayment Agreement ([click here](#))

- Example repayment agreement from Plattsburgh Housing Authority. A PHA can use this sample for a repayment agreement with a public housing tenant.

Attachment 7: Sample Repayment Agreement ([click here](#))

- Example repayment agreement from an HCV Only Agency, Harris County Housing Authority. A PHA can provide this sample agreement to an HCV landlord for use with its HCV tenant.

Attachment 8: COVID-19 Resident Needs Assessment Survey ([click here](#))

- Created by Urban Strategies, Inc., this survey can be used to identify resident needs and potential reasons for nonpayment of rent. It is intended to be used to facilitate a one-on-one conversation with the household (e.g., by phone, in-person, or other direct communication).

Attachment 9: Fact Sheet to Assist Tenants Who Have Accrued Back Rent ([click here](#))

- Provides PHAs with guidance on how to assist tenants who have accumulated back rent during the suspensions of evictions. Although the fact sheet was designed for PHAs, it is also a great resource for tenants to use when they talk to their PHA about ways to stay in their current housing.

Attachment 10: Treasury's Emergency Rental Assistance Program (ERAP) ([click here](#))

- ERAP makes funding available to assist households that are unable to pay rent or utilities. HUD's ERAP FAQs make clear that PHAs and HCV landlords may accept funds from the ERAP program.