



FACT SHEET:
Housing Provisions in the American Rescue Plan Act of 2021

COVID-19 has exacerbated our nation’s already severe housing affordability crisis. Today, 1 in 5 renters is behind on rent and just over 10 million homeowners are behind on mortgage payments. People of color face even greater hardship and are more likely to have deferred or missed payments, putting them at greater risk of eviction and foreclosure. At the same time, our nation’s homelessness crisis has worsened during the pandemic, as people experiencing homelessness are highly vulnerable to COVID-19 transmission, illness, and severity due to their use of congregate shelters and their high prevalence of underlying health conditions.

The Biden-Harris Administration has made delivering housing relief a top priority. Recently, the administration announced a coordinated extension and expansion of forbearance and foreclosure relief programs, an important step towards building stronger and more equitable communities.

To bolster these efforts, Congress has passed the *American Rescue Plan Act of 2021* to deliver more aid to people struggling to pay their rent or mortgage. The *American Rescue Plan Act of 2021* includes a number of provisions, to be administered by HUD and other agencies, to provide immediate and direct relief to help people across America remain stably housed during the pandemic.

Specifically, the *American Rescue Plan Act of 2021* provides:

- **Emergency rental assistance.** The legislation provides more than \$21.5 billion in emergency rental assistance, to be administered by Treasury, to help millions of families keep up on their rent and remain in their homes.
- **Homeowner Assistance Fund.** The legislation provides nearly \$10 billion, to be administered by Treasury, to help homeowners behind on their mortgage and utility payments and avoid foreclosure and eviction.
- **Emergency housing vouchers.** The legislation provides \$5 billion for emergency housing vouchers for individuals and families who are experiencing homelessness or at risk of homelessness.
- **Homelessness assistance and supportive services program.** The legislation provides \$5 billion for the HOME Investment Partnerships Program to help create housing and services for people experiencing or at risk of homelessness.

- **Housing assistance and supportive services programs for Native Americans.** The legislation provides \$750 million for assistance for Native Americans and Native Hawaiians, helping reduce housing-related health risks during the pandemic.
- **Emergency assistance for rural housing.** The legislation provides \$100 million, to be administered by USDA, to help people in rural communities keep their homes during the pandemic.
- **Funds for housing counseling.** The legislation provides \$100 million, to be administered by NeighborWorks, for grants to housing counseling providers to provide services to households facing housing instability.
- **Relief measures for section 502 and 504 direct loan borrowers.** The legislation provides \$39 million, to be administered by USDA, for USDA Section 502 and 504 home loans, which help low- and very-low income borrowers purchase, repair, and rehabilitate housing in rural areas, while helping existing borrowers who are struggling to afford housing.
- **Funds for fair housing activities.** The legislation provides \$20 million for the Fair Housing Initiatives Program to investigate fair housing complaints, strengthen enforcement, and assist those who believe they have been victims of housing discrimination.

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