



Addressing Tenant Concerns Regarding Rent and the Temporary Suspension of Evictions for Nonpayment of Rent

The U.S. Department of Housing and Urban Development (HUD) developed this flyer to provide Housing Choice Voucher (HCV), Public Housing, and Section 8 Moderate Rehabilitation (Mod Rehab) participants with important information and resources about paying rent during the national emergency concerning the coronavirus pandemic.

What is the suspension of evictions about?

Evictions for nonpayment of rent, and charges/fees for nonpayment of rent, have been temporarily suspended. This applies to all HUD-assisted participants from March 27, 2020 to July 24, 2020¹. Although your Public Housing Authority's (PHA) Admissions and Continued Occupancy Policies (ACOP) and/or Administrative Plan may not be updated, please be aware that the suspension of evictions for nonpayment of rent is in place.

Having trouble making rent?

- **Voucher and public housing participants:** If you lost your job or had a significant loss of income, **request an interim reexamination** with the housing authority as soon as possible. Your rent can be adjusted to reflect the change in income or you may be eligible for a financial hardship exemption. Your housing authority may also know about other local resources.
- **Voucher participants only:** **Contact your landlord right away.** Reach out early to discuss potential payment plans or accommodations. Due to loss in income and the resulting interim reexamination, your rent adjustment may be retroactive. Confirm with the PHA and your landlord whether you will receive a credit for the previous month.

What else should you know?

- **Rent is still due** during this time period and will accumulate if unpaid.
- Your landlord and the PHA cannot initiate a new eviction action for nonpayment of rent and you should not receive a notice to vacate for nonpayment of rent from March 27, 2020 – July 24, 2020.
- Your landlord and the PHA cannot charge any late fees, or accrue charges/fees, and your assistance cannot be terminated for past due rent in April, May, June and July 2020.
- If you are behind on rent after the suspension of evictions expire: **Voucher participants** need to negotiate directly with your landlord to determine requirements to repay unpaid rent. Otherwise, your landlord could file an eviction. **Public housing participants** need to work with the PHA to pay unpaid rent in a lump sum or set up a repayment agreement. Otherwise, your assistance could be terminated and/or the PHA could file an eviction.
- Evictions for nonpayment of rent filed with the court before March 27, 2020 can proceed if there is no conflict with state or local laws.
- The PHA or your landlord can still terminate assistance and evict for drug abuse, criminal activity, lease violations, fraud, repeated minor violations, other good cause, etc.
- HUD does not intervene or participate in eviction proceedings. If you feel you are being wrongfully evicted, contact your local legal aid organization or social service agencies. If you are a Voucher participant, you may also contact your local PHA.

¹ Enacted in Section 4024 of the Coronavirus Aid, Relief, and Economic Security Act, 2020 "CARES Act" (Public Law 116-136).



Abordar las inquietudes de los inquilinos sobre el alquiler y la suspensión temporal de desalojos por falta de pago del alquiler

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¿De qué se trata la suspensión de los desalojos?

Evictions for nonpayment of rent, and charges/fees for nonpayment of rent, have been temporarily suspended. This applies to all HUD-assisted participants from March 27, 2020 to July 24, 2020¹. Although your Public Housing Authority's (PHA) Admissions and Continued Occupancy Policies (ACOP) and/or Administrative Plan may not be updated, please be aware that the suspension of evictions for nonpayment of rent is in place.

¿Tiene problemas para alquilar?

- **Participantes en cupones y viviendas públicas:** Si perdió su trabajo o tuvo una pérdida significativa de ingresos, solicite un reexamen provisional con la autoridad de vivienda lo antes posible. Su alquiler puede ajustarse para reflejar el cambio en los ingresos o puede ser elegible para una exención por dificultades financieras. Su autoridad de vivienda también puede conocer otros recursos locales.
- **Solo participantes del cupón:** Contacte a su arrendador de inmediato. Comuníquese temprano para discutir posibles planes de pago o adaptaciones. Debido a la pérdida de ingresos y la reexaminación provisional resultante, su ajuste de alquiler puede ser retroactivo. Confirme con la PHA y su arrendador si recibirá un crédito para el mes anterior.

¿Que mas deberias saber?

- **El alquiler aún debe** pagarse durante este período de tiempo y se acumulará si no se paga.
- Su arrendador y la PHA no pueden iniciar una nueva acción de desalojo por falta de pago de la renta y no debe recibir un aviso de desocupación por falta de pago de la renta desde el 27 de marzo de 2020 hasta el 24 de julio de 2020.
- Su arrendador y la PHA no pueden cobrar ningún cargo por pago atrasado, ni acumular cargos / tarifas, y su asistencia no puede cancelarse por alquiler vencido en abril, mayo, junio y julio de 2020.
- Si está atrasado en el alquiler después de que expire la suspensión de los desalojos: los participantes en el comprobante deben negociar directamente con su arrendador para determinar los requisitos para pagar el alquiler impago. De lo contrario, su arrendador podría presentar un desalojo. Los participantes de viviendas públicas deben trabajar con la PHA para pagar el alquiler no pagado en una suma global o establecer un acuerdo de reembolso. De lo contrario, su asistencia podría finalizar y / o la PHA podría presentar un desalojo.
- Los desalojos por falta de pago de la renta presentados ante el tribunal antes del 27 de marzo de 2020 pueden continuar si no hay conflicto con las leyes estatales o locales.
- La PHA o su arrendador aún pueden rescindir la asistencia y desalojar por abuso de drogas, actividad criminal, violaciones de arrendamiento, fraude, violaciones menores repetidas, otras buenas causas, etc.
- HUD no interviene ni participa en procesos de desalojo. Si siente que está siendo desalojado injustamente, comuníquese con su organización local de asistencia legal o agencias de servicios sociales. Si usted es un participante del cupón, también puede contactar a su local PHA.

¹ Enacted in Section 4024 of the Coronavirus Aid, Relief, and Economic Security Act, 2020 "CARES Act" (Public Law 116-136).