

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

On March 13, 2020, President Donald J. Trump signed a national emergency declaration concerning the coronavirus pandemic. The national emergency has had far-reaching impacts on operations at Public Housing Authorities. Many tenants have lost jobs or had their hours cut and are concerned about how they will pay rent and for other basic needs. Here is what you need to know:

Q: What is the suspension of evictions about?

A: **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, 2020. Lake MHA or your landlord can still terminate assistance and evict for drug abuse, criminal activity, lease violations, fraud, repeated minor violations, other good cause, etc.

Q: Should I still pay rent?

A: **Yes.** Rent is still due during this time and will accumulate if unpaid.

Q: What if I have trouble paying my rent?

A:

- Voucher and ParkView Place 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 assistance cannot be terminated for past due rent in April, May, June and July 2020. 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.
- Woodlawn Homes, Jackson Towers, and Washington Square residents: If you have had a decrease in income, **arrange an income recertification** with the Housing Authority. You may be entitled to a prompt rent reduction or a hardship exemption effective the first month following the income loss. Additionally, HUD will allow you to send an alternative signature by email, fax, or other electronic method as long as you provide your original signature later.

WATCH OUT FOR SCAMS

Scams relating to COVID-19 make fraudulent promises ranging from providing tests, vaccines or medical equipment, to helping pay mortgages, or claiming to help you get a federal stimulus payment. **The best defense is to say NO** if anyone contacts you and asks for your Social Security number, bank account number, credit card information, Medicare ID number, driver's license number or any other personally identifiable information by phone, in person, by text message, or email. Report scams to [ftc.gov/complaint](https://www.ftc.gov/complaint).