



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).

If you're 18 or older and work, set up your **my Social Security** account today at www.socialsecurity.gov/myaccount, where you may review your earnings information for accuracy. Already receiving Social Security benefits? Manage your benefits online using your **my Social Security** account.

Supplemental Security Income Recipients, Act Now – Go to IRS.gov – A Message from Social Security Commissioner Andrew Saul

Action Needed for People Receiving SSI with Dependents and Who Do Not File Tax Returns to Receive \$500 Per Child Payment

"Supplemental Security Income (SSI) recipients who don't file tax returns will start receiving their automatic Economic Impact Payments directly from the Treasury Department in early May. People receiving SSI benefits who did not file 2018 or 2019 taxes, and have qualifying children under age 17, however, should not wait for their automatic \$1,200 individual payment. They should immediately go to the IRS's webpage at www.irs.gov/coronavirus/non-filers-enter-payment-info here and visit the *Non-Filers: Enter Your Information* section to provide their information. **SSI recipients who have dependent children and did not file 2018 or 2019 taxes need to act by Tuesday, May 5, in order to receive additional payments for their eligible children quickly.**

<https://mail.google.com/mail/u/0?ik=34a268d758&view=pt&search=all&permthid=thread-f%3A1665141673619135906%7Cmsg-f%3A16651416736191...> 1/4

By taking this proactive step to enter information on the IRS website about them and their qualifying children, they will also receive the \$500 per dependent child payment in addition to their \$1,200 individual payment. If people in this group do not provide their information to the IRS soon, their payment at this time will be \$1,200 only. They would then be required to file a tax year 2020 tax return to obtain the additional \$500 per eligible child.

I urge SSI recipients with qualifying children and who do not normally file taxes **to take action now**. Immediately go to IRS.gov so that you will receive the full amount of the Economic Impact Payments you and your family are eligible for.

Lastly, a word of caution. Be aware of scams related to the Economic Impact Payments. There is no fee required to receive these payments. Don't be fooled.

Visit the agency's COVID-19 web page at www.socialsecurity.gov/coronavirus/ for important information and updates."

Click here to view the IRS press release about this important issue.

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