



# Take Action to Avoid Eviction



CDC Eviction Suspension



Prevent Eviction for Nonpayment



Services and Resources



## CDC Eviction Suspension (Set to Expire June 30, 2021)

### ➤ Postpone an Eviction for Nonpayment of Rent

The Centers for Disease Control and Prevention (CDC) issued an Order to prevent the spread of COVID-19. The Order, and extensions to the Order, temporarily suspends evictions for nonpayment of rent from September 4, 2020 through June 30, 2021, to the extent its application is not prohibited by federal court order. Where it applies, the CDC eviction protections can postpone an eviction for nonpayment of rent BUT PROTECTIONS ARE NOT AUTOMATIC!! To see if you qualify for eviction protections, review the CDC Declaration and view the video below:

- ✓ **English Declaration:** [https://www.cdc.gov/coronavirus/2019-ncov/downloads/EvictionDeclare\\_d508.pdf](https://www.cdc.gov/coronavirus/2019-ncov/downloads/EvictionDeclare_d508.pdf)
- ✓ **Translated Declaration** available in Amharic (አማርኛ), Haitian Creole (Kreyòl Ayisyen), Hindi (हिंदी), Russian (Русский), Somali (Soomaali), Spanish (Español), Traditional Chinese (簡體字)  
[https://www.hud.gov/program\\_offices/public\\_indian\\_housing/covid\\_19\\_resources/rdf\\_other\\_languages](https://www.hud.gov/program_offices/public_indian_housing/covid_19_resources/rdf_other_languages)
- ✓ **Video to help understand if you qualify:** <https://www.youtube.com/watch?v=oODmNuXazqg>

If you qualify for the CDC eviction protection, you must read and sign the Declaration and give it to your PHA (if you live in public housing) or landlord (if you are a Voucher participant). You can do this by mail, email, fax or in person. Keep a copy of the Declaration for your records.

### ➤ The CDC Eviction Suspension Does Not Forgive Rent

- ✓ Due to federal laws, PHAs cannot forgive unpaid rent.
- ✓ If you qualify for the CDC eviction suspension, remember that rent is still due and any unpaid rent amounts will continue to accumulated if unpaid.
- ✓ **Keep reading** to find out what resources are available to you to prevent an eviction after June 30, 2021.

### ➤ For Those That Currently Qualify for CDC Eviction Protections - Changes Starting July 1, 2021:

- ✓ Unless a longer eviction moratorium is in effect under state or local law, your PHA or landlord can evict you if you have not paid your rent or entered into a repayment agreement if a repayment agreement is offered by the landlord or the PHA.
- ✓ **Federal law requires a 30-day eviction notice for nonpayment of rent**, but a longer notice period may be required by state or local law.





## Prevent Eviction for Nonpayment of Rent – Take These Actions

- **Recertify Your Income.** If you have had a decrease in income or change in circumstances, ask your PHA to recertify your income.
  - ✓ The PHA will review your current income and adjust your rent to reflect the change.
  - ✓ **Tip!** If the change in income was not reported promptly, ask the PHA about their policy on retroactive rent adjustments (some may allow them, some may not).
  - ✓ If you had a financial hardship, ask the PHA if you are eligible for a minimum rent hardship exemption.
- **Lump Sum Payment.** You can pay the back rent in a lump sum by June 30, 2021.
  - ✓ **Tip!** Stimulus payments, \$300/week or “Extra” COVID unemployment payments, income tax refunds, and the child tax credit payments were not included in your annual calculation of income and could be used as a resource to help your unpaid rent.
  - ✓ If you have not received a stimulus payment, please visit this webpage to check the status of your payment and fill out a simple form: <https://www.irs.gov/coronavirus/get-my-payment>.
- **Emergency Rental Assistance Program (ERAP).** If you owe back rent and are at-risk of eviction you may qualify for newly available rental assistance. Information about this program is available here: <https://home.treasury.gov/policy-issues/cares/emergency-rental-assistance-program>. Implementation and priorities vary by state/locality.
- **Local Resources.** Your PHA may know about other resources to help with rent, utilities and other basic needs.
  - ✓ Dial 211 or visit [211.org](http://211.org) for information on emergency financial assistance.
  - ✓ **Keep reading** to find a list of resources available to you.
- **Repayment Agreement.** If you cannot pay your back rent immediately, ask your PHA or your landlord (if you are a Voucher participant) if you can enter into a **repayment agreement** for any unpaid rent.
  - ✓ Entering into a repayment agreement will be at the PHA or landlord’s discretion.
  - ✓ Public housing participants: the terms of the repayment agreement will be outlined in the PHA’s Admission and Continued Occupancy Policy (ACOP) and in the written repayment agreement.
  - ✓ Voucher participants: you will need to negotiate directly with your landlord to determine the terms of the repayment agreement.
- **Tenant Rights and Wrongful Evictions.** If you feel you are being wrongfully evicted, contact your local legal aid organization or social service agencies.
  - ✓ Public housing participants: you have the right to a grievance procedure as stated in your lease.
  - ✓ Voucher participants: you may also contact your local PHA.
  - ✓ **Tip!** Additional information on **legal assistance available in your area** is available at Legal Services Corporation (<https://www.lsc.gov/what-legal-aid/find-legal-aid>), the ACL Elder Care Locator (<https://eldercare.acl.gov/Public/Index.aspx>), and LawHelp.org (<https://www.lawhelp.org/>).<sup>1</sup>
- **Contact HUD to Report Discrimination.** If you believe you have experienced discrimination, HUD encourages you to file a complaint by phone or online.
  - ✓ Call: 1-800-669-9777
  - ✓ Online: [https://www.hud.gov/program\\_offices/fair\\_housing\\_equal\\_opp/online-complaint](https://www.hud.gov/program_offices/fair_housing_equal_opp/online-complaint)

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<sup>1</sup> HUD is providing these links for your awareness only. HUD has not evaluated and does not endorse these websites.



## COVID-related Services and Resources Available to You

HUD is providing several resources in this document for your awareness only. HUD has not evaluated and does not endorse these websites.

- **HUD's Information Resource Center (IRC):** for general information about HUD programs email [HUD-PIHRC@ArdentInc.com](mailto:HUD-PIHRC@ArdentInc.com) or call 1.800.955.2232
- **National Domestic Violence Hotline:** <https://www.thehotline.org> or 1 (800) 799-7233 or TTY 1 (800) 787-3224 – is a confidential hotline for anyone experiencing domestic violence, looking for information, or questioning unhealthy aspects of their relationship. If you can't speak safely on the phone, text LOVEIS to 1 (866) 331-9474 or visit the website to start an online chat.
- **211:** Dial 211 or visit [211.org](http://211.org) and search by zip code. This is a hotline that can connect you to emergency assistance, such as rental and utility assistance, and other supportive services in your community. All calls are confidential, can be made anonymously, and callers can request translation services for 180 languages.
- **Unemployment Insurance:** [www.usa.gov/unemployment](http://www.usa.gov/unemployment) – Find out if you are eligible for unemployment benefits and how to apply in your state. New federal laws provide unemployment benefits for self-employed and gig workers, add an **additional \$300 to weekly benefits** and extends the number of weeks benefits are available. Plus, states are allowed to provide new unemployment benefits related to COVID-19, such as when a person leaves employment due to a risk of exposure or infection or to care for a family member; an employer temporarily stops operations due to COVID-19, which means employees can't go to work; or a person is quarantined but expects to return to work after the quarantine is over.
- **Economic Impact Payments (Stimulus Payments):** <https://www.irs.gov/coronavirus/get-my-payment> Find out if you are eligible for the new Economic Impact Payments of up to **\$1,400** and how to claim your payment. If you did not already receive past rounds of stimulus payments (the first and second rounds were issued in 2020 and January 2021), this site also contains information on how you can check eligibility and claim those payments.
- **Free Tax Preparation and New Child Tax Credits:** <https://www.irs.gov/individuals/free-tax-return-preparation-for-qualifying-taxpayers> – Get free help filing your taxes, provided by trained volunteers, or e-file for free online. If you do not normally file a tax return and have children, you should consider filing this year so you can qualify for the new child tax credit. A new federal law has increased child tax credits to up to \$3,000 for each child age 6 or over and \$3,600 for each child under age 6. **Monthly payments may be sent as early as this summer, but families must file a tax return in order to receive the funds.** Deadline to file for 2020 is May 17, 2021
- **The Disaster Distress Helpline:** 1 (800) 985-5990 (call or text) – is a national hotline dedicated to providing immediate crisis counseling for people who are experiencing emotional distress related to any disaster, including COVID-19.
- **Community Action Agency:** <https://communityactionpartnership.com/find-a-cap/> – Contact your local Community Action Agency to find out what services they might offer, such as emergency payment assistance for rent or utilities.
- **Help with Bills:** [www.usa.gov/help-with-bills](http://www.usa.gov/help-with-bills) Learn about government programs to help pay for phone service, energy bills and other expenses.
- **Benefits Eligibility:** [www.benefits.gov](http://www.benefits.gov) - Find out what government benefits you might be eligible for, such as Temporary Assistance for Needy Families (TANF), food assistance, and healthcare.
- **COVID-19 Vaccine Information:** <https://www.cdc.gov/coronavirus/2019-ncov/vaccines/> – Learn about the COVID-19 Vaccine, including how effective it is, whether it is safe, and how you can get one.
- **Education Resources:** <https://bealearninghero.org/parentstrong-2/> – Find education resources and support for parents who are helping their children learn at home or just want additional educational resources for their children.