

WCDA NOTICE OF TENANT PROTECTIONS

On March 27, 2020, President Trump signed the Coronavirus Aid, Relief, and Economic Security Act (“CARES Act”) into law. The law includes important, immediate protections for tenants and homeowners. This law prohibits lessors of covered properties from filing **new** eviction actions for non-payment of rent, and also prohibits charging fees, penalties, or other charges to the tenant related to such nonpayment of rent for a period of 120 days from March 27, 2020.

The federal moratorium also provides that a lessor may not evict a tenant after the moratorium expires except on 30 days’ notice—which may not be given until after the moratorium period.

The federal eviction moratorium does not affect cases:

- a) that were filed before the moratorium took effect or that are filed after it sunsets;
- b) that involve non-covered tenancies (see below); or
- c) where the eviction is based upon a reason other than non-payment of rent

Types of housing covered by the eviction moratorium include:

VAWA Covered Housing Programs

Department of Housing and Urban Development (HUD)

- ☑ Public housing (42 U.S.C. § 1437d)
- ☑ Section 8 Housing Choice Voucher program (42 U.S.C. § 1437f)
- ☑ Section 8 project-based housing (42 U.S.C. § 1437f)
- ☑ Section 202 housing for the elderly (12 U.S.C. § 1701q)3
- ☑ Section 811 housing for people with disabilities (42 U.S.C. § 8013)
- ☑ Section 236 multifamily rental housing (12 U.S.C. § 1715z–1)
- ☑ Section 221(d)(3) Below Market Interest Rate (BMIR) housing (12 U.S.C. § 17151(d))
- ☑ HOME (42 U.S.C. § 12741 et seq.)
- ☑ Housing Opportunities for Persons with AIDS (HOPWA) (42 U.S.C. § 12901, et seq.)
- ☑ McKinney-Vento Act homelessness programs (42 U.S.C. § 11360, et seq.)

Department of Agriculture

- ☑ Section 515 Rural Rental Housing (42 U.S.C. § 1485)
- ☑ Sections 514 and 516 Farm Labor Housing (42 U.S.C. §§ 1484, 1486)
- ☑ Section 533 Housing Preservation Grants (42 U.S.C. § 1490m)
- ☑ Section 538 multifamily rental housing (42 U.S.C. § 1490p-2)

Department of Treasury

- ☑ Low-Income Housing Tax Credit (LIHTC) (26 U.S.C. § 42)

More specific information can be accessed at <https://www.congress.gov/116/bills/hr748/BILLS-116hr748eas.pdf> See Sections 4022, 4023 and 4024 beginning on page 553.