



March 19, 2020

COVID-19 LANDLORD TENANT UPDATE #2
HUD EVICTION MORATORIUM

Friends:

Yesterday, HUD announced a “moratorium” on evictions for the next sixty days. Please note that the moratorium is LIMITED to certain types of evictions. Per the National Apartment Association:

News related to COVID-19 is rapidly evolving. As an update to my previous email, the U.S. Department of Housing and Urban Development (HUD) **confirmed** that Secretary Ben Carson has authorized the Federal Housing Administration (FHA) to implement an immediate foreclosure and eviction moratorium for **single-family homeowners with FHA-insured mortgages** for the next 60 days. This announcement falls in line with the Federal Housing Finance Agency’s (FHFA) **directive** to Fannie Mae and Freddie Mac (the Enterprises) to suspend foreclosures and evictions for at least 60 days for **homeowners with an Enterprise-backed single-family mortgage**.

At this time, the HUD moratorium is limited to the specific type of housing described above and does NOT apply to most conventional property evictions. If the situation changes, we will provide you with additional updates.

For those landlords who are involved with federally subsidized housing, please continue to check with the housing authority who provides funding for your housing. It is possible you will be asked to refrain from evictions for a period of time. Again, from the National Apartment Association:

In light of these extraordinary circumstances, HUD **encourages** public housing authorities (PHAs) and rental housing providers who serve rent assisted (Housing Choice Voucher (including Project-Based Voucher (PBV)), public housing and Indian Housing Block Grant (IHBG)) residents to prevent the displacement of families through eviction. Some PHAs have gone so far as to issue eviction moratoriums for housing that falls under their jurisdiction.

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HUD has also provided guidance on COVID-19 for subsidized housing in the form of a Frequently Asked Questions (FAQs) sheet, which will be available on the Paine Tarwater Bickers' Landlord Portal later today. (*to access: painetarwater.com / Landlord Portal /COVID-19 Updates*)

If you have any questions, please feel free to contact Barbara, Kendell, Cathi or me.

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Sincerely,

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