

RENT RELIEF & RESOURCES DURING COVID 19

Guidance for Low income Housing Providers- Assisted Families

Federal:

Guidance on how to deal with rent assisted (Housing Choice Voucher (including Project-Based Voucher (PBV)), public housing and Indian Housing Block Grant (IHBG)) residents that may be asked to stay home if a COVID-19 outbreak occurs and they then cannot meet their rent obligations due to a loss of income:

Assisted families in the public housing and HCV programs currently have the ability to report decreases in income. PHA's adjust the family share of the rent and grant hardship exemptions consistent with applicable regulations and the PHA's policies.

A decrease in family income is not the basis for a termination of tenancy action (HCV program) or eviction from public housing.

Massachusetts State-Aided Public Housing Programs:

All tenants in state-aided public housing can request an interim redetermination of their income and/or deductions at any time. DHCD urges LHAs to postpone all non-emergency evictions and hearings.

Private Affordable Housing Owners and Managers

DHCD urges owners of affordable housing assisted through DHCD to defer all action on non-emergency evictions during the state of emergency. Without limitation, except in situations involving violent or drug-related criminal activity that seriously affects the health and safety of other residents, DHCD urges owners to refrain from (1) sending notices to quit, (2) filing new eviction cases, (3) taking action to pursue to judgment any currently pending eviction cases, and (4) seeking post-eviction enforcement of judgments including issuance of an execution for possession of a public housing unit.

Resources for Non- Assisted Families:

**If you are concerned about inability to pay rent and eviction today due to the COVID-19 Outbreak
Please Note:**

The Housing Courts have limited most summary process (eviction) cases and postponed cases until April 21, 2020, at the earliest. The Massachusetts District Court also has suspended non-emergency hearings until at least April 6, 2020. The Massachusetts District Court also has suspended non-emergency hearings until at least April 6, 2020. **As a result, the courts will not hold any non-emergency eviction hearings for the next several weeks.**

If you are concerned about inability to pay rent/eviction or imminent homelessness due to the COVID-19 Outbreak:

RESOURCES:

South Middlesex Opportunity Council (SMOC)

SMOC offices are currently closed and are scheduled to re-open at noon on April 7th. You may call and leave a message requesting a return call regarding your housing need.

Housing Consumer Education Center

508-872-0765

MetroWest Legal Services

Online Intake Form for Legal Services <https://mwlegal.org/>

MWLS office is physically closed through April 3, 2020. They are still open for intakes. Please call if you are in need of legal assistance. **call 508-620-1830 or 1-800-696-1501.**