

Multi-Family Housing Tenants: Frequently Asked Questions

Q: Do I still need to pay my rent?

A: Yes, rent is still owed the property management company. If your income has been reduced due to COVID-19, please contact your housing site manager either by phone or email as soon as possible to recertify your income. Tenants with rental assistance and those tenants currently paying overage may also recertify if there has been a change in income. You may also ask your site manager about ways to provide an electronic signature on tenant recertification documents without going to the site or leasing office. You are responsible for unpaid rent.

Q: Will I be evicted if I don't pay my rent?

A: Under the Coronavirus Aid, Relief, and Economic Security (CARES) Act, evictions have been suspended until July 25, 2020, for non-payment of rent. You will not be charged a late fee during this time if you are unable to pay, but this law does not prevent you from being evicted after July 25, 2020 if you continue to miss rent payments.

This law does not affect evictions that:

- Were filed before the moratorium began on March 27, 2020 or that are filed after it ends.
- Are based on reasons other than non-payment of rent, fees, or charges.

Once the moratorium ends on July 25, 2020, property owners can file for evictions with a 30-day notice and removals can be enforced for non-payment of rent. If your income has been reduced due to COVID-19, please contact your housing site manager either by phone or email as soon as possible to recertify your income.

Q: I received a CARES Act stimulus check. Will this be included in my income calculations for rent?

A: No. You may receive up to a \$1,200 payment from the CARES Act. This payment will not be included when recertifying your income for Rural Development Multi-Family Housing.

Q: I am receiving unemployment. Do I have to include this in my income?

A: Generally, yes – unemployment is considered income. However, the added federal stimulus payments of up to \$600 being made due to COVID-19 do not count toward your income for this calculation.

Q: I am getting extra hazard pay at work right now, do I have to include this income?

A: Possibly. Tenants who are receiving hazard pay or other additional income due to COVID-19 should review whether the increase is temporary or expected to continue. If the additional income is considered temporary, it will not be included in income calculations and no interim recertification is necessary.

Q: I may not qualify to live here when I recertify because I will be over the income limits. Do I have to leave now?

You will not be immediately required to vacate due to your current over-income status. Tenants whose annual recertification shows them to be over-income for the property that they currently occupy may stay at the property until local/state guidance suggests it is safe for them to relocate.

Please contact your Site Manager or Management Company with any further questions.