

CORONAVIRUS AID, RELIEF, AND ECONOMIC SECURITY (CARES) ACT

Community Progress, Inc. (CPI) is a recipient of HOME funds impacted by the Coronavirus Aid, Relief, and Economic Security (CARES) Act implemented on March 27, 2020. Section 4024 of the CARES Act imposes a temporary moratorium on evictions from March 27th for 120 days through July 24, 2020.

The temporary eviction moratorium applies to units assisted by the HOME Program including:

- Tenants who receive HOME rental assistance that are currently within the Period Of Affordability (POA) specified in the HOME written agreement
- Homeownership projects containing rental units that receive HOME assistance that are currently within the POA specified in the HOME written agreement

For a period of 120 days, beginning on March 27, 2020 and continuing through July 24, 2020, an owner cannot:

- Initiate an eviction for nonpayment of rent or other fees or charges; or
- Charge fees, penalties, or other charges to the tenant related to nonpayment of rent.
- If an owner did not provide the tenant with an eviction notice, including but not limited to a notice to vacate, quit, or terminate tenancy, for nonpayment of rent or other fees or charges before March 27, 2020, the owner may not issue such notice until after the 120-day period.

As a recipient of HOME funds for an impacted rental unit, you must review the attached regarding actions that the CARES Act prohibits as described above and in the attached. In addition, owners are advised to provide tenants with information about their due process rights under the HOME Program and state/local laws.

CPI will keep a record of this on file for potential review and auditing done at a later date.

The Housing Trust Fund Corporation encourages all owners to provide as much flexibility, within reason and as possible to tenants with respect to repayment of delinquent rent payments after expiration of the moratorium.