

Information Sheet Regarding
The Coronavirus Stimulus Bill (CARES Act) Temporary Moratorium on
Certain Evictions.

Section 4024 is the Temporary Eviction Moratorium section that is most relevant. In short, it applies to all housing programs to which VAWA applies (public housing, project-based section 8, Housing Choice Vouchers, LIHTC, etc.) as well as the rural voucher program and properties with federally-backed mortgages (HUD, Fannie Mae, Freddie Mac; more detailed definitions are in that section). The effects include:

- No nonpayment evictions can be filed in any of these covered properties for 120 days from the effective date, which means until July 25.
- No notices to vacate for nonpayment may be issued in any of these properties until after the 120-day period expires, AND such NTV must be for at least 30 days (so it couldn't expire sooner than Aug. 24).
- These covered properties may not charge late fees/other penalties for late payment during the 120-day period.
- The 30-day NTV requirement does not have an end date, and it is not limited to nonpayment cases. So other types of lease breaches during the 120-day period require a 30-day NTV, and all breaches (nonpayment and otherwise) after July 25 require a 30-day NTV.

The federal eviction moratorium **does not** affect the following:

- Eviction cases that were filed before March 27, 2020;
- Eviction cases with purely private landlords with none of the funding described above; or
- Eviction cases in which the grounds for eviction are alleged non-rent breaches.

Landlords can go to the TDCHA website <https://www.tdhca.state.tx.us/multifamily/housing-tax-credits-9pct/index.htm> and click on "HTC Property Inventory (XLSX)" under Additional Guidance and Resources to search a database to determine if their property is subject to the LIHTC restrictions, and can go to https://nlihc.org/federal-moratoriums?ct=t%28update_041720%29 to check their property against a multi-family housing database.