

Information for AHFC Voucher Landlords



Thank you for your participation as a landlord in the Housing Choice Voucher (HCV) program, providing a safe and affordable place for families to live. HUD recognizes the challenges that both tenants and landlords face during this difficult time. As the CARES Act Eviction Moratorium ends on July 24, 2020, HCV landlords can play a crucial role in reducing housing instability. Many local or state eviction moratoria and other tenant protections may still be in effect, so it is important for you to be aware of the laws in your jurisdiction. As a reminder, HCV tenants cannot be charged late fees or interest for rent due in the months of April, May, June, and July 2020.

1. **Reach out to your tenant(s).** Find out why your tenant is behind on rent. Some families mistakenly believe that they do not need to pay rent during the moratorium. Direct outreach can help clarify uncertainties and ensure that families continue being housed. Residents who do not speak English or have a disability may be at increased risk of not understanding the recent changes in rent rules or policies. HUD published a tenant flyer on the eviction moratorium in [21 languages](#), available on the [PIH COVID-19 Resources](#) page.
2. **Ask if your tenant has reported any loss of income to AHFC.** Encourage your assisted tenants to report their loss of income to AHFC so their rent portion can be re-determined.
3. **You may consider a repayment agreement.**
 - For any unpaid rent after the moratorium has ended, the family can repay unpaid rent in a lump sum to avoid eviction.
 - When families are unable to pay a lump sum, HCV landlords are encouraged to set up a repayment agreement with reasonable payments spread over time that will not cause an undue burden to the tenant. Repayment agreements must follow any local or state eviction moratoria or other tenant or landlord protections in effect in your area.
4. **Offer information about available resources.**
 - Unemployment Insurance www.usa.gov/unemployment;
www.careeronestop.org/LocalHelp/UnemploymentBenefits
 - Economic Impact Payments (stimulus payments) www.irs.gov/coronavirus/get-my-payment
 - Free tax preparation to help get tax refunds irs.treasury.gov/freetaxprep
 - Temporary Assistance for Needy Families www.benefits.gov/benefit/613
 - Emergency assistance resources - Community Action Agencies:
communityactionpartnership.com/find-a-cap/; 211.org or dial 211 on any phone;
www.usa.gov/help-with-bills
 - Childcare for Essential Workers www.acf.hhs.gov/sites/default/files/occ/state_level_info_for_essential_workers_seeking_child_care.pdf
 - Immediate jobs available due to COVID-19 needajobnow.usnlx.com
 - Contact utility companies to ask for a repayment plan