

Appendix C: Notice of Property Subject to Restrictions Under CARES Act Please Read Carefully Before Filing Your Claim

Pursuant to Section 4024 of the Coronavirus Aid, Relief, and Economic Security (“CARES”) Act, the federal government has imposed a federal moratorium on evictions for non-payment of rent from tenants in “covered properties” for 120 days (*i.e.*, until July 25, 2020). Upon the eviction moratorium ending, **landlords must then send a 30-day notice to vacate** to the tenant before they may pursue eviction (see Section 4024(c) of the CARES Act). Landlords of CARES Act covered properties may not pursue an eviction action for non-payment of rent until after the eviction moratorium has ended, AND after they have provided the 30-day notice to vacate (and allowed the 30-day notice period to expire).

The U.S. Department of Housing and Urban Development issued an additional directive for all properties with FHA-insured mortgages, which implemented an eviction moratorium until August 31, 2020. Landlords of FHA-insured mortgaged properties are further prevented from filing an eviction until after it expires on August 31, 2020 (or any extension). The CARES Act and HUD eviction moratoria apply to most federally subsidized housing programs and federally-backed mortgages, including, but not limited to:

- 1) Section 8 Housing Choice Voucher program
- 2) Project-Based Section 8
- 3) Landlords with federally backed mortgages (such as FHA, USDA, VA, Fannie Mae,
- 4) and Freddie Mac mortgages)
- 5) Public Housing
- 6) Low Income Housing Tax Credit program
- 7) Rural Housing Voucher program

Here are searchable tools available to see if your property is covered by a CARES Act or HUD moratoria:

- HUD databases:
 - Multifamily Assisted properties: <https://hudgis-hud.opendata.arcgis.com/datasets/multifamily-properties-assisted>
 - FHA-insured Multifamily properties: <https://hudgis-hud.opendata.arcgis.com/datasets/hud-insured-multifamily-properties>
- National Housing Preservation Database: <https://preservationdatabase.org/>
- National Low Income Housing Coalition: <https://nlihc.org/federal-moratoriums> (limited database)
- Fannie Mae: <https://www.knowyouroptions.com/rentersresourcefinder>
- Freddie Mac: <https://myhome.freddiemac.com/renting/lookup.html>