



April 30, 2020

ATTENTION RESIDENTS

As the City and State begins to loosen some of the restriction in place due to COVID-19 (Coronavirus) the Oklahoma City Housing Authority will continue the following measures for the protection of our residents and employees.

- Our Management and Maintenance Staff are onsite working, but the development offices are closed to the public. If you need assistance during this time, please contact your property manager by phone or email. You can leave work orders and other requests in the drop box or under the office door.
- OCHA Maintenance Staff will continue to only perform urgent/emergency work inside resident units.
- All common areas will stay closed and unavailable until further notice. This will help limit the amount of congregating/gathering taking place at your property.
- We recommend all residents practice social distancing during this period.
- We continue to advise all residents to limit visitors coming into the building to those that are **essential to maintaining their health and safety**. We ask that you encourage any guests or visitors to your property who are sick to stay home.
- Playground equipment will remain closed until further noticed
- Laundry facilities will remain open; however, we strongly encourage anyone using the laundry facilities to practice social distancing, which means keeping at least six feet between yourself and others.
- All activities and group gatherings are canceled until further notice.
- We have postponed the Call for Candidates and election for the next Resident Council Election.
- We encourage residents to read the Temporary Suspension of Evictions for Non Payment of Rent Flyer from HUD. **Rent is still due during this period** and will accumulate if unpaid.
- Residents can request an interim re-examination if they have lost wages during this period.
- We encourage all residents to continue to utilize CDC recommended health and hygiene guidelines: wash your hands frequently; avoid touching your face, eyes, and mouth, sanitize commonly used surfaces, wear a mask in public, and maintain proper social distancing (6 feet away).
- Please continue to monitor your symptoms, such as fever, cough, and/or difficulty breathing and call your health care provider or COVID-19 hotline at 877-215-8336 for recommendation first.

The health and safety of our residents is our top priority, and as such, we must take these measures to help keep you and your families healthy. **We will continue to keep our residents updated by sending and/or posting notices around the properties. You can also visit https://www.ochanet.org/alert_detail.php for additional guidance and information.**



Addressing Tenant Concerns Regarding Rent and the Temporary Suspension of Evictions for Nonpayment of Rent

The U.S. Department of Housing and Urban Development (HUD) developed this flyer to provide Housing Choice Voucher (HCV), Public Housing, and Section 8 Moderate Rehabilitation (Mod Rehab) participants with important information and resources about paying rent during the national emergency concerning the coronavirus pandemic.

What is the suspension of evictions about?

Evictions for nonpayment of rent, and charges/fees for nonpayment of rent, have been temporarily suspended. This applies to all HUD-assisted participants from March 27, 2020 to July 24, 2020¹. Although your Public Housing Authority's (PHA) Admissions and Continued Occupancy Policies (ACOP) and/or Administrative Plan may not be updated, please be aware that the suspension of evictions for nonpayment of rent is in place.

Having trouble making rent?

- **Voucher and public housing participants:** If you lost your job or had a significant loss of income, **request an interim reexamination** with the housing authority as soon as possible. Your rent can be adjusted to reflect the change in income or you may be eligible for a financial hardship exemption. Your housing authority may also know about other local resources.
- **Voucher participants only:** **Contact your landlord right away.** Reach out early to discuss potential payment plans or accommodations. Due to loss in income and the resulting interim reexamination, your rent adjustment may be retroactive. Confirm with the PHA and your landlord whether you will receive a credit for the previous month.

What else should you know?

- **Rent is still due** during this time period and will accumulate if unpaid.
- Your landlord and the PHA cannot initiate a new eviction action for nonpayment of rent and you should not receive a notice to vacate for nonpayment of rent from March 27, 2020 – July 24, 2020.
- Your landlord and the PHA cannot charge any late fees, or accrue charges/fees, and your assistance cannot be terminated for past due rent in April, May, June and July 2020.
- If you are behind on rent after the suspension of evictions expire: **Voucher participants** need to negotiate directly with your landlord to determine requirements to repay unpaid rent. Otherwise, your landlord could file an eviction. **Public housing participants** need to work with the PHA to pay unpaid rent in a lump sum or set up a repayment agreement. Otherwise, your assistance could be terminated and/or the PHA could file an eviction.
- Evictions for nonpayment of rent filed with the court before March 27, 2020 can proceed if there is no conflict with state or local laws.
- The PHA or your landlord can still terminate assistance and evict for drug abuse, criminal activity, lease violations, fraud, repeated minor violations, other good cause, etc.
- HUD does not intervene or participate in eviction proceedings. If you feel you are being wrongfully evicted, contact your local legal aid organization or social service agencies. If you are a Voucher participant, you may also contact your local PHA.

¹ Enacted in Section 4024 of the Coronavirus Aid, Relief, and Economic Security Act, 2020 "CARES Act" (Public Law 116-136).

