



Housing Choice Voucher (HCV) Programs COVID-19 Pandemic/CARES Act Notice to Property Owners/Landlords/Property Managers

April 16, 2020

The Detroit Housing Commission (DHC) is providing the following guidance to property owners/landlords/property managers participating in DHC's Housing Choice Voucher (HCV) and Project-Based Voucher (PBV) programs.

An aspect of the new federal response to the COVID-19 crisis, called the CARES Act, includes a moratorium on evictions. This is a federal requirement, in addition to the various State of Michigan Executive Orders that affect rental properties.

The CARES Act prohibits filing any court papers for an eviction based on nonpayment of rent, for a period of 120 days from the date of the Act, March 27, 2020.

This applies to all HCV and PBV tenants. Please Note: This only applies to evictions for nonpayment of rent:

- It does not forgive rent – the rent is still owed per the terms of the lease.
- Late fees and penalties may not accrue during the 120-day period, only rent.
- It does not apply to evictions for other reasons.

There are additional provisions in the CARES Act. We encourage you to read the Act thoroughly. Additional federal responses may be issued which could affect or expand this provision of the Act, and state-issued executive orders must also be obeyed. Property Owners/Landlords/Property Managers should contact their attorney with questions.

