



Multifamily Policy and Procedures Memorandum

MEMO #2020-01

May 27, 2020

To: Owners and Management Agents

From: Sacramento Housing and Redevelopment Agency (Agency)
Portfolio Management Division

Re: Eviction Moratorium for HOME and CDBG-Assisted Properties

The following memorandum provides guidance on key points of Section 4024 of the CARES Act. Section 4024 of the CARES Acts imposes a temporary moratorium on evictions **for 120 days, March 27, 2020 through July 24, 2020.**

Owners are to provide tenants with information about their due process rights the HOME Program and/or state/local laws. Owners are encouraged to provide as much flexibility as possible for tenants with respect to repayment of delinquent rent payments after the expiration of the moratorium.

HOME Program

The eviction moratorium applies to HOME-assisted projects. During moratorium, an owner cannot initiate eviction proceedings; charge fees, penalties or other charges to tenant related to nonpayment of rent; nor allow fees, penalties, or charges to accumulate due to nonpayment of rent; other fees, not related to nonpayment of rent may be charged and allowed to accumulate.

Owners may evict tenants for violations of permitted lease terms other than nonpayment of rent or other fees, penalties, and charges.

Please locate the HOME Program Eviction Moratorium FAQs at this location:

<https://www.hudexchange.info/programs/home/covid-19>

CDBG, NSP, and CDBG-DR

The eviction moratorium applies to covered properties and all their dwelling units such as those with a federally back mortgage loan or federal backed multifamily mortgage loan—any project that received CDBG, NSP, or CDBG-DR assistance through a loan made by the grantee or subrecipient and is in

repayment or a period of affordability and is secured by a first or subordinate lien on residential real property—temporary financing excluded

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Owners may evict tenants for violations of permitted lease terms other than nonpayment of rent or other fees, penalties, and charges.

Please locate the CDBG Eviction Moratorium Q and A's at this location:

<https://www.hudexchange.info/programs/cdbg/disease/>

Please visit the HUD