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DATE: May 13, 2020

TO: Properties with Low Income Housing Tax Credits and/or HAP Contracts

FROM: Scott Hanak, Director of Asset Management Department, MHDC

RE: Guidance on COVID-19 (Coronavirus) - Update #5

This update is a reminder of your obligations under the CARES Act with regards to evictions. The CARES Act provides that federally backed projects, such as those receiving federal low-income housing tax credits or project-based Section 8, may not evict tenants for nonpayment of rent. As a reminder, MHDC requires all its properties to abide with all applicable laws and regulations; failure to comply with the CARES Act eviction moratorium would be a violation of federal law and also an event of noncompliance. In the event a property is located in a municipality that has elected to impose a longer moratorium than what was required under the CARES Act, MHDC will require the property to comply with the most stringent applicable requirement.

MHDC strongly encourages property owners to ensure that tenants receive notice of their rights under the CARES Act. Each property must elect to either notify residents or certify to MHDC compliance with the CARES Act. Failure to select one of these options is an event of noncompliance. Properties that will certify compliance should do so in accordance with guidelines previously issued by MHDC in Covid-19 Asset Management Update #4 dated April 17, 2020. For properties that elect to notify tenants of their rights, please notify MHDC how the notice will be distributed and please use the following language:

Dear Residents:

The CARES Act establishes a moratorium on evictions and other penalties due to the nonpayment of rent for 120 days from March 27, 2020 on certain properties, including, but not limited to, those financed in whole or in part by the federal low-income housing tax credit and those with project-based Section 8. This moratorium is in addition to any other rights or protections that tenants may have under applicable local laws or regulations.

MHDC thanks you for your continued patience as we work together to provide safe, decent, and affordable housing for Missouri. This work is even more important during this health crisis.

Previously issued Asset Management updates are available here:
[Covid-19 Asset Management Update #1](#) dated March 13, 2020.
[Covid-19 Asset Management Update #2](#) dated March 19, 2020.
[Covid-19 Asset Management Update #3](#) dated March 26, 2020
[Covid-19 Asset Management Update #4](#) dated April 17, 2020