



## CDC Eviction Moratorium Summary

### What is the CDC Moratorium?

The CDC Moratorium is a Government order that prevents landlords from evicting a renter if they meet certain eligibility criteria. The order is in effect from September 4th 2020 until December 31st 2020 and protects renters who cannot pay their rent due to income loss. This income loss does not have to specifically be caused by COVID-19. **Renters are still liable to pay their rent through the duration of the order.** This order only applies to evictions relating to unpaid rent, charges and fees. Landlords can still use the eviction process for evictions not related to the non-payment of rent.

**Renters have to take certain steps to use the order and must take action to avoid being evicted.**

### Eligibility:

- You have used your “best efforts” to obtain government rental assistance;
- You do not expect to earn more than \$99,000 in 2020 (or \$198,000 if you are married and filed a joint tax return), or you did not need to report income to the federal government in 2019, or you received an Economic Impact Payment this year
- You have been experiencing a “substantial” loss of household income because of a layoff or reduced work hours, or you have “extraordinary” out-of-pocket medical expenses (defined as an unreimbursed medical expense that exceeds 7.5% of your adjusted gross income for the year)
  - You have been making your best effort to make partial rent payments as close to the full amount due as possible; and
  - Being evicted would cause you to become homeless or you would have to move in with a friend or family member (live “doubled up”).

### What do renters have to do to use the order?

- Provide their landlord with a written declaration (Below)
- Apply for rental assistance
- Make partial payments if possible

**Written Declaration:** Renters have to send [this declaration](#) to their landlord.

Renters can also use the [Moratorium declaration generator for tenants](#) to generate the declaration automatically:

Declaration in non-english versions: [Spanish](#), [Simplified Chinese](#), [Traditional Chinese](#), [Tagalog](#), [Vietnamese](#), and [Arabic](#).

**It is recommended that the renter sends the declaration by certified mail to ensure a receipt.**

As per a HUD update on 10/09/20, a landlord may still proceed to court to file for an eviction through the moratorium., However, the landlord cannot enforce the eviction until the moratorium lifts on 01/01/2021. A renter should seek support/counsel if their landlord tries to enforce eviction.

#### **Rental Assistance:**

[SSVF \(Supportive Services for Veteran Families\)](#) - Any veteran who is at risk of eviction should be referred to SSVF for assessment. SSVF received additional funds and waivers to increase Eviction Prevention. No eviction order is needed - only evidence of rental arrears.

For non-veterans or veterans who do not qualify for SSVF, a list of known rental assistance programs in Arizona can be found [here](#).

#### **Partial Payments:**

If renters are able, they should pay as much of their rent as possible towards partial payments.

#### **Other useful resources:**

The National Low Income Housing Coalition has released an FAQ for renters on the new eviction moratorium called "[National Eviction Moratorium: FAQ for Renters](#)". This document is also available in [Spanish](#).

CLS Eviction moratorium resources -

[https://drive.google.com/drive/folders/1HgiMZ5\\_NvfEA2wS2U6quNwJ1287dK2zx](https://drive.google.com/drive/folders/1HgiMZ5_NvfEA2wS2U6quNwJ1287dK2zx)

A summary of the CDC moratorium for from the Crisis Response

Network:<https://docs.google.com/document/d/1WyXkLYN26CzeejvFARbGiCIKz2exT96H0pWhwzNmYCM/edit>