



STATE OF MICHIGAN

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY  
LANSING

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## Housing Choice Voucher (HCV) Programs COVID-19 Pandemic/CARES Act Notice to Owners April 6, 2020

MSHDA is providing the following guidance to owners participating in MSHDA's Housing Choice Voucher (HCV) and Project-Based Voucher (PBV) programs.

Part 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 property.

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, and almost all multifamily properties currently in repayment of federal funds.

**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](#) that landlords should read. Additional federal responses may be issued that could affect or expand this provision of the Act, and state-issued executive orders must also be obeyed. Landlords with any questions should contact their attorney.