

# Rights and Resources For Tenants At Risk of Losing Housing Amid COVID 19



Community Legal Services



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# Community

Legal Services

Advocate. Litigate. Educate.

# SERVICE AREA

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- Maricopa County
- Yavapai County
- Mohave County
- La Paz County
- Yuma County





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# AGENDA

## For Tenants

- Governor's Executive Order 2020-14
- Cares Act
- Navigating Justice Court
- Resources

## For Homeowners

- Governor's Agreement with Banks
- Cares Act
- Resources

## Questions?

# Governor's Executive Order 2020-14

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- Just stops Constable or Sheriff from locking you out
- Tenants must still pay rent. Landlords can still get judgments against tenants
- Judgments on your record can impact finding housing

# What do I Have to Do to Stop from being Locked Out?

Give to your landlord/property manager notice if any of the following circumstances apply:

1. You have been diagnosed with COVID-19 and must be quarantined;
2. You have been ordered to self-quarantine by a medical professional because of your symptoms as defined by the Centers for Disease Control;
3. Someone in your household has been diagnosed with COVID-19 and you must be quarantined;
4. You have a health condition, as defined by the Centers for Disease Control, that makes you more at risk for COVID-19 than the average person;
5. You have suffered a substantial loss of income as a result of COVID-19, such as job loss, reduced pay or compensation, your work place closed, an obligation to miss work to care for a home-bound school-age child, or other circumstances.
6. When you give or mail the Tenant COVID-19 Notice to your landlord/property manager, attach any supporting documents available for one or more of the above listed situations.

TENANT COVID-19 NOTICE FOR POSTPONEMENT OF LOCK OUT BECAUSE OF  
GOVERNOR DUCEY'S EXECUTIVE ORDER 2020-14  
REQUIRING TEMPORARY DELAY OF EVICTION ENFORCEMENT

(Until July 25, 2020)

Date: \_\_\_\_\_

Landlord Name: \_\_\_\_\_

Landlord Address: \_\_\_\_\_

Tenant Name: \_\_\_\_\_

Tenant Address: \_\_\_\_\_

This is notice that any eviction from the above address may not be enforced by a constable or sheriff because of one or more of the following circumstances I am currently experiencing:

- I have been diagnosed with COVID-19 and must be quarantined.
- I have been ordered to self-quarantine by a medical professional based on my symptoms defined by the Centers for Disease Control.
- Someone in my household has been being diagnosed with COVID-19 and I must be quarantined.
- I have a health condition, as defined by the Centers for Disease Control, that makes me more at risk for COVID-19 than the average person.
- I suffered a substantial loss of income as a result of COVID-19, such as job loss, reduced pay or compensation, my work place closed, an obligation to miss work to care for a home-bound school-age child, or other circumstances.

I have enclosed supporting documents available to me about one or more of the above circumstances.

Despite my circumstances, I know that the terms in my lease agreement continue to be in effect.

\_\_\_\_\_  
Tenant Signature

- This notice was sent by email to the landlord's email address: \_\_\_\_\_ (landlord's email) on \_\_\_\_\_ (keep copy of email)
- This notice was sent by text to the landlord's phone number: \_\_\_\_\_ (landlord's phone number) on \_\_\_\_\_. (keep copy of text)
- This notice was sent by regular mail on: \_\_\_\_\_
- This notice was sent by Certified Mail/Return receipt requested – tracking number: \_\_\_\_\_
- This notice was hand-delivered to (name/title): \_\_\_\_\_
- Date and time of hand-delivery: \_\_\_\_\_

**KEEP SEVERAL COPIES OF THIS COMPLETED NOTICE FOR YOUR RECORDS**

# Tenant COVID-19 Notice for Postponement of Lock Out Because of Governor Ducey's Executive Order 2020-14 Requiring Temporary Delay of Eviction Enforcement

# More TIPS

- Courts in Arizona are handling hearings differently. If you receive a summons, you should call the court to confirm your court date and find out if the court has a special manner (like by telephone) it wants to hear your case. This information may also be on the court's website.
- If you gave the Tenant COVID-19 Notice to your landlord/property manager and the constable still comes to your unit, give the Tenant COVID -19 Notice and documentation to the constable. If the constable still intends to lock you out of the unit, you may want to call an attorney immediately like Community Legal Services.

# CARES ACT PROTECTION FOR TENANTS

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- Applies to Tenants in Many Federalized Subsidized Programs and who live in Properties with Federal Subsidized Mortgages
- Landlords cannot charge these tenants late fees or file eviction complaints against them for nonpayment of rent
- Applies for 120 days after March 27



**Landlords May Not File Evictions for Nonpayment Rent or Charge Late Fees  
Against Tenants Living in Federal Subsidized Housing**

The **CARES Act** states your landlord cannot file for eviction if you do not pay your rent or charge you late fees beginning March 27 if:

- **You live in subsidized housing.** This applies to federal housing programs, including:
  - Public housing
  - Section 8 Housing Choice Voucher program
  - Section 8 project-based housing
  - Section 202 housing for the elderly
  - Section 811 housing for people with disabilities
  - Section 236 multifamily rental housing
  - Section 221 (d)(3) Below Market Interest Rate (BMIR) housing
  - HOME
  - Housing Opportunities for Persons with AIDS (HOPWA)
  - McKinney-Vento Act homelessness programs (42 U.S.C. § 11360, et seq.)
  - Section 515 Rural Rental Housing
  - Sections 514 and 516 Farm Labor Housing
  - Section 533 Housing Preservation Grants
  - Section 538 multifamily rental housing
  - Low-Income Housing Tax Credit (LIHTC)
- Or your landlord has a **federally backed mortgage on the property you reside.**

**WARNING:** you can still be evicted for other reasons besides nonpayment of rent.

If your landlord files an eviction action against you or charges you late fees and one of the above conditions apply to you, you may want to call Community Legal Services for free legal assistance before your eviction hearing at 602-258-3434, Monday- Friday 8:00 am – 3:00 pm.

305 S. 2nd Ave., Phoenix, AZ 85003 • Phone 602-258-3434

# Notice to Subsidized Housing Tenants

# TIPS FOR TENANTS UNDER CARES ACT

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- Tell judge of your subsidized program if have to go to eviction hearing
- Call CLS, DNA or SALA
- Keep paying rent

# Rental Assistance: <https://housing.az.gov/>



Arizona  
Department  
of Housing

Leading with Solutions

Search

- ABOUT
- GENERAL PUBLIC
- MANUFACTURED HOUSING
- HOUSING PARTNERS
- DOCUMENTS & LINKS
- TRAINING & EVENTS
- ONLINE SERVICES
- PORTALS
- ESPAÑOL

## Save Our Home AZ – Foreclosure Assistance

Take the on-line assessment and fill out an application.

[Read More >](#)



### SAVE OUR HOME - FORECLOSURE ASSISTANCE



[Self-Assessment On-Line Application](#)

[Returning Applicant Log-In](#)

[Visit Save Our Home AZ](#)

### EVICION PREVENTION ASSISTANCE



[LEARN MORE ABOUT](#)

[EVICION PREVENTION ASSISTANCE PROGRAMS](#)

[Governor Ducey's Executive Order 2020-14:](#)

[Postponement of Eviction Actions](#)

### PROGRAMS FOR HOMEBUYERS



The State of Arizona currently administers two homebuyer programs providing a set amount of assistance to credit-worthy renters who can qualify for a mortgage but do not have the funds for the down payment or closing costs. See how we can help.

# Area Median Income (AMI) Table

## Rental Assistance Program - Maximum Household Income Allowed

County	Household Size (persons)							
	1	2	3	4	5	6	7	8 or more
Apache	\$34,666.67	\$39,583.33	\$44,541.67	\$49,500.00	\$53,458.33	\$57,416.67	\$61,375.00	\$65,333.33
Cochise	\$38,833.33	\$44,416.67	\$49,958.33	\$55,500.00	\$59,958.33	\$64,375.00	\$68,833.33	\$73,250.00
Coconino	\$53,500.00	\$61,125.00	\$68,750.00	\$76,416.67	\$82,500.00	\$88,625.00	\$94,750.00	\$100,833.33
Gila	\$36,250.00	\$41,458.33	\$46,625.00	\$51,791.67	\$55,958.33	\$60,083.33	\$64,250.00	\$68,375.00
Graham	\$42,916.67	\$49,041.67	\$55,166.67	\$61,291.67	\$66,208.33	\$71,125.00	\$76,000.00	\$80,916.67
Greenlee	\$42,916.67	\$49,041.67	\$55,166.67	\$61,291.67	\$66,208.33	\$71,125.00	\$76,000.00	\$80,916.67
La Paz	\$34,666.67	\$39,583.33	\$44,541.67	\$49,500.00	\$53,458.33	\$57,416.67	\$61,375.00	\$65,333.33
Maricopa	\$51,041.67	\$58,333.33	\$65,625.00	\$72,916.67	\$78,750.00	\$84,583.33	\$90,416.67	\$96,208.33
Mohave	\$38,166.67	\$43,583.33	\$49,041.67	\$54,500.00	\$58,875.00	\$63,208.33	\$67,583.33	\$71,958.33
Navajo	\$34,791.67	\$39,750.00	\$44,750.00	\$49,708.33	\$53,666.67	\$57,666.67	\$61,625.00	\$65,583.33
Pima	\$44,750.00	\$51,125.00	\$57,500.00	\$63,916.67	\$69,000.00	\$74,125.00	\$79,250.00	\$84,333.33
Pinal	\$51,041.67	\$58,333.33	\$65,625.00	\$72,916.67	\$78,750.00	\$84,583.33	\$90,416.67	\$96,208.33
Santa Cruz	\$34,791.67	\$39,750.00	\$44,750.00	\$49,708.33	\$53,666.67	\$57,666.67	\$61,625.00	\$65,583.33
Yavapai	\$46,250.00	\$52,875.00	\$59,500.00	\$66,083.33	\$71,375.00	\$76,666.67	\$81,958.33	\$87,250.00
Yuma	\$35,625.00	\$40,708.33	\$45,791.67	\$50,916.67	\$54,958.33	\$59,041.67	\$63,125.00	\$67,208.33

# Mortgage Protections: State and Federal

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- Governor's Agreement with Banks that they will not foreclose
- Federally backed mortgages: no foreclosures for 60 days
- Federally backed mortgages receive 180 days forbearance if requested

Mortgage assistance: <https://housing.az.gov/>

The screenshot displays the Arizona Department of Housing website. At the top left is the ADOH logo with the tagline "Leading with Solutions". The main navigation bar includes links for ABOUT, GENERAL PUBLIC, MANUFACTURED HOUSING, HOUSING PARTNERS, DOCUMENTS & LINKS, TRAINING & EVENTS, ONLINE SERVICES, PORTALS, and ESPAÑOL. A search bar is located at the top right. The main content area features a large banner for "Eviction Prevention" with a graphic of a family under a house. Below the banner, there are three columns of information:

- SAVE OUR HOME - FORECLOSURE ASSISTANCE**: Includes a logo for "SAVE OUR HOME AZ" and links for "Self-Assessment On-Line Application", "Returning Applicant Log-In", and "Visit Save Our Home AZ".
- EVICION PREVENTION ASSISTANCE**: Includes a logo for "Eviction Prevention" and links for "LEARN MORE ABOUT EVICION PREVENTION ASSISTANCE PROGRAMS", "Governor Ducey's Executive Order 2020-14: Postponement of Eviction Actions", and "Postponement of Eviction Actions".
- PROGRAMS FOR HOMEBUYERS**: Includes a photo of a couple holding a "SOLD" sign and text stating: "The State of Arizona currently administers two homebuyer programs providing a set amount of assistance to credit-worthy renters who can qualify for a mortgage but do not have the funds for the down payment or closing costs. See how we can help."

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## HOW TO REACH US??

- ▶ Telephone (602) 258-3434
  - \* Applications 8am-3pm in Maricopa County
- ▶ [www.azlawhelp.org/accesstojustice.cfm](http://www.azlawhelp.org/accesstojustice.cfm)
- ▶ [www.clsaz.org/](http://www.clsaz.org/)

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THANK YOU



**Community**  
Legal Services

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305 South Second Ave. Phoenix, AZ 85003

[clsaz.org](http://clsaz.org)