

Wheeling Housing Authority



Tenant Notice

Rent payments continue to be due to the housing authority on the first of the month, a late fee will be assessed on the 6th day of the month if not paid and termination will be started on the 14th day of the month per your lease.

There is a new order from the Centers for Disease Control (CDC) and Department of Health and Human Services (DHHS) regarding a rent moratorium. However, public housing residents need to understand the following regarding that moratorium. Please note you must meet all the criteria listed. From the language in the order, "Note this moratorium does not relieve any individual of any obligation to pay rent, make a housing repayment, or comply with any other obligation that the individual may have under a tenancy, lease or similar contract. Nothing in this order precludes the charging or collecting of fees, penalties or interest as a result of the failure to pay rent or other housing payment on a timely basis, under the terms of any applicable contract."

A summary of the qualifications for protection under this order includes:

- 1) **Tenants must file a Declaration.** To claim protection under the Order, tenants must self-execute a Declaration (a sample form is available in the manager's office). The Declaration does not appear to require third party verification or documentary proof. The only requirements are that it be filed under penalty of perjury and indicate:
 - 1) The individual has **used best efforts** to obtain all available government assistance for rent or housing;
 - 2) The individual either: (i) expects to earn no more than \$99,000 in annual income for Calendar Year 2020 (or no more than \$198,000 if filing a joint tax return), (ii) was not required to report any income in 2019 to the U.S. Internal Revenue Service, or (iii) received an Economic Impact Payment (stimulus check) pursuant to Section 2201 of the CARES Act;
 - 3) The individual is unable to pay the full rent or make a full housing payment due to substantial loss of household income, loss of compensable hours of work or wages, a lay-off, or extraordinary out-of-pocket medical expenses;
 - 4) The individual is using best efforts to make timely partial payments that are as close to the full payment as the individual's circumstances may permit, taking into account other nondiscretionary expenses; and
 - 5) Eviction would likely render the individual homeless—or force the individual to move into and live in close quarters in a new congregate or shared living setting—because the individual has no other available housing options.

Remember WHA site managers are here to assist if you are affected by the Covid-19 virus / all documents regarding invoking a declaration are available in the site manager's office.