



PROGRAM BULLETIN #20-3103

TO: Developers, Owners and Management Agents representing Owner's interest in Housing Tax Credit Developments

FROM: Robert D. Collier, Senior Vice President of Program Compliance

DATE: March 31, 2020

SUBJECT: Housing Tax Credit Compliance Monitoring Requirement Update: **COVID-19 Evictions**

As the heightened concern continues for COVID-19, Mississippi Home Corporation ("MHC") will continue to navigate the evolving impact COVID-19 will have on Mississippi communities. MHC is working at both the state and national levels on advocacy issues related to housing with the understanding that the shutdown of the Casino and Gaming industry, as well as the Hospitality industry, will hit Mississippi LIHTC (Low Income Housing Tax Credit) renters particularly hard.

On March 27th, 2020, President Trump signed the Coronavirus Aid, Relief, and Economic Security Act ("CARES Act") into law. Coronavirus Aid, Relief, and Economic Security Act, Pub. L. No. 116-136, § 4024, 134 Stat. 281 (2020). The CARES Act places a temporary moratorium on eviction filings regarding properties subject to certain federal programs, which include LIHTC developments. As such, LIHTC developments must comply with the applicable requirements set forth in the CARES Act.

During the one hundred and twenty (120)-day period beginning on the date of enactment of the CARES Act, you may not:

- 1. Make, or cause to be made, any filing with the court of jurisdiction to initiate a legal action to recover possession of the covered dwelling from the tenant for nonpayment of rent or other fees or charges; or**
- 2. Charge fees, penalties, or other charges to the tenant related to such nonpayment of rent.**

In addition, you may not:

- 1. Require the tenant to vacate the covered dwelling unit before the date that is thirty (30) days after the date on which you provide the tenant with a notice to vacate; and**
- 2. Issue a notice to vacate for nonpayment of rent or other fees or charges until after the expiration of the one hundred and twenty (120)-day period beginning on the date of enactment of the CARES Act.**

Though we are in uncertain times, what remains constant is MHC's commitment to enhance Mississippi's long-term economic viability by financing safe, decent, and affordable housing. Though many of our employees are working remotely and in shifts, MHC's staff stands ready and able to assist through phone and email communications.