

Housing Counseling Services

- ▶ Non-profit, housing, training, advocacy and referral center
- ▶ FREE services to the community since 1972
- ▶ Help clients resolve and prevent housing obstacles so they can become well-informed housing consumers!

Tenant Protections during Coronavirus Emergency

- ▶ Landlords may not bring eviction cases during the emergency period and for 60 days after
 - ▶ Already scheduled evictions will not take place until after the emergency period
- ▶ Landlords may not charge late fees until 15 days after the emergency period
- ▶ Landlords may not increase rent until 30 days after the emergency period following a 30 day notice. This does not apply to subsidized housing

Tenant Protections during Coronavirus Emergency

- ▶ Utilities may not be shut off (water, gas, electricity, phone, wifi)
- ▶ Landlord has no right to ask about your health status
- ▶ If you need someone to stay with you because you're sick, this is allowed. Notify landlord
- ▶ If building charges amenity fees in addition to rent. Fees must be reimbursed if those amenities have been stopped due to public health emergency

Payment Plan

Landlords in buildings with 5 or more units are required to offer a payment plan

- ❖ Terms of plan are negotiated between landlord and tenant
- ❖ Must be in place for public health emergency plus one year
- ❖ Tenants apply with landlord. Tenant must demonstrate financial burden due to Covid-19
- ❖ If denied for rental payment plan must send complaint to Rental Accommodations Division at DHCD. Will be transferred to OAH.

Protections for Tenants in Subsidized Housing

- ▶ If you live in federally subsidized housing, your landlord cannot file for eviction for nonpayment until August 30, following 30 day notice
- ▶ During the crisis, no one's Rapid Rehousing assistance or housing voucher should be terminated
- ▶ If you receive the \$1,200 relief check, it does not count as income. You do not need to report it to your landlord

Emergency Rental Assistance Program (ERAP)

- ▶ **Eligibility:** must be 30 days behind on rent and meet income guidelines
- ▶ **Limits:** You can apply once per year, for up to 5 months rent, maximum \$4250 (or \$6000 if disabled)
- ▶ **To apply:** For fastest results, apply at dhs.dc.gov
 - ▶ You can also Call 202-667-7339 and leave a message or email erap@housinetc.org

Other Rental Assistance Programs at HCS

- ▶ For Veterans of the US military:
 - ▶ Call 202-667-7366 or email ssvf@housingetc.org
 - ▶ Also available for Prince George's County, Montgomery County, Fairfax and Arlington residents
- ▶ For Individuals living with HIV/AIDS:
 - ▶ Call 202-667-2681 or email mhap@housingetc.org
 - ▶ Also available for Prince George's, Montgomery, Charles, Frederick, and Calvert County Residents

Other Resources

- ▶ If you've lost income due to COVID-19, you may be eligible for Unemployment Insurance: (202) 724-7000 or dcnetworks.org
- ▶ Call Capital Area Food Bank for help finding free groceries near you: (202) 644-9807 or capitalareafoodbank.org
- ▶ If you cannot leave your house and need food or other essential items, you can call the DC Mayor's Hotline at (888) 349-8323

D.C. Housing Code

- ▶ When code violations occur:
 - ▶ Notify your LL and/or management company immediately by phone AND in writing.
 - ▶ Request a housing inspection
 - ▶ Call DCRA at 202-442-9557 (then press 6)
 - ▶ DCRA is currently conducting virtual inspections

Fair Housing

It is against the law to discriminate in housing market based on:

▶ Nationally:

- ▶ Race
- ▶ Color
- ▶ National Origin
- ▶ Religion
- ▶ Sex
- ▶ Disability
- ▶ Familial status

▶ DC:

- ▶ Age
- ▶ Sexual orientation
- ▶ Gender identity
- ▶ Marital status
- ▶ Political affiliation
- ▶ Personal appearance
- ▶ Family responsibilities
- ▶ Matriculation
- ▶ Source of income
- ▶ Place of residence or business
- ▶ Victim of Intra-familial violence

Fair Housing

- ▶ If you experience housing discrimination, you can call the Office of Human Rights to file a complaint
 - ▶ (202) 727-4559
- ▶ You can also call Housing Counseling Services for help filing a complaint
 - ▶ (202) 667-7006

Thank You!

- ▶ Call with questions
 - ▶ Housing Counseling Services
(202) 667-7006
 - ▶ Non-profit organization
 - ▶ All our services are free