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Eviction Protection

Public housing tenants are somewhat protected from losing their shelter -- public housing authorities are local government agencies largely subsidized by HUD and they would likely provide patchwork aid until HUD resumes full operations. Payments covering tenants holding individual vouchers will continue to be covered.

Tenants in contract housing who could face eviction would receive Tenant Protection Vouchers, a temporary solution to give those evicted an opportunity to find alternative housing.

But HUD officials caution about hysterical assumptions on evictions saying states have mechanisms in place that require landlords to give tenants a breather of anywhere from 30 days to 90 days to six months or more before an eviction can take place.

There are about 21,150 landlord contracts in place and their January and February payments are already locked in without interruption.

The flap over displacement erupted Jan. 4 in a message from the Office of Multifamily Housing Programs telling 1,150 landlords who were on the brink of signing new contracts to dip into their reserves to pay the bills until the contract office resumed operations.

Delays on renewing those contracts had been stalled while the Federal Housing Administration's Office of Multifamily Programs waited months for the Senate to confirm Brian Montgomery as the new FHA administrator capable of signing off on the new contracts.

HUD has called in extra staff to help complete new contracts for the 1,150 landlords. But while money won't be available to fulfill the new contract obligations until HUD has FY 2019 spending authorization in place, HUD tells those landlords to use their reserves. Many were unaware of how to use reserves since they had not previously encountered the dilemma of a long-term shutdown. HUD has since explained that since contract properties are privately owned and financed, owners have reserve funds at their disposal to cover costs in the event of a shutdown.

Info: See HUD's latest message to landlords at www.cdpublications.com/docs/9600, 1/11/19