**HUD Tenants’ Rights - The CARES Act and NY State Law**

Legal Services of the Hudson Valley is a nonprofit organization that provides free civil legal representation and services to poor and underserved members of the Hudson Valley community. Legal Services has prepared this flyer to provide information to Section 8 Housing Choice Vouchers and Public Housing participants with up-to-date information during the coronavirus pandemic.

**Temporary Suspensions of Evictions:**

* New York State has banned the eviction of any tenant who is in a non-payment proceeding and owes rent for and had a Covid related financial hardship from March 7th through whenever the Governor lifts all restrictions on the sizes of gatherings.
* In addition, landlords of covered properties, including Housing Authorities, are required to issue a 30-day notice to vacate in order to begin an eviction against a tenant, which cannot be served before July 24, 2020.
* The Housing Authority or your landlord can still terminate assistance and evict for drug abuse, criminal activity, lease violations, fraud, repeated minor violations, other good cause, etc. These evictions are subject to New York State local courts being open and accepting new lease violation cases, which has been happening in some courts as of July.

* Rent is still due during this time period and will accumulate if unpaid.

**Unable to Pay Rent?**

* Voucher and public housing participants should request an interim recertification of income with the housing authority as soon as possible. Rent can be readjusted to reflect changes in income due to job loss. Whenever it is at all possible, be prepared to provide the PHA with written documentation as to the loss or decrease in income.
* Due to a loss in household income and the resulting interim reexamination, rent adjustments may cover previous months.  Voucher participants should also be mindful that they may not pay more than whatever their monthly portion of the contract rent (the amount that is not covered by their subsidy); to do so may result in the loss of their Section 8 Housing Choice Voucher.

**Need Help?**

* Legal Services can assist in accessing any benefits you may be entitled to.
* If you are not sure if you are covered by the CARES Act or need assistance with a housing issue, you can contact Legal Services of the Hudson Valley for assistance.

Contact Legal Services of the Hudson Valley if you need help with your Public Housing tenancy or Housing Choice Voucher (Section 8 Voucher).  We continue to provide services but are doing so remotely.   If you need assistance with a legal issue, please contact us by calling your local office:

* Yonkers: (914) 376-3757, press 0 for the operator
* Mount Vernon: (914) 813-6811
* White Plains: (914) 949-1305, press 0 for the operator or ext. 100 or ext. 127
* Peekskill: (914) 402-2192 ext. 193 or ext. 159
* Spring Valley: (845) 476-3831 ext. 180 or ext. 162
* Poughkeepsie: (845) 471-0058 ext. 400
* Newburgh: (845) 569-9110 ext. 200 or ext. 212
* Goshen: (845) 495-4305 ext. 231
* Kingston: (845) 331-9373 ext. 500
* Monticello: (845) 495-4305 ext. 231