

Housing Authority of the City of Luling
800 East Milam St.
Luling, TX 78648

[DATE]

[FNAME] [LNAME]
[TENANTADD1]
[TENANTCITY], [TENANTSTATE], [TENANTZIP]

Dear [FMHFNAME],

We are hearing that many tenants have misinterpreted what they have seen on the news regarding evictions and are thinking they do not have to pay rent during the pandemic. **THIS IS NOT TRUE**

The Texas Supreme Court issued an emergency order suspending residential eviction proceedings through April 19, 2020, unless there is a threat of physical harm or criminal activity.

We're not sure exactly where the residents are getting the idea that they don't have to pay rent--whether it was from the original press release regarding suspension of foreclosures with respect to HUD-backed mortgages or the state issued moratorium on evictions. BUT, nothing has been issued that would preclude business as usual with respect to rent payment and obligations. You should respond to any loss of income, whether it be because of the pandemic or any other reason, as you always do, and with hardship agreements if necessary.

For a change of rent to occur, you must follow the required guideline as always:

1. **YOU MUST FILL OUT A CHANGE OF INCOME FORM** for rent to change the following month of your income loss. Because of the situation you can pickup the paper work from the office at the payment window or we will mail you a copy to be filled out and returned promptly to the office. You can put the information in the drop box on the Oak Street side which has a camera on the box.

2. If your rent can be changed and does go down, a letter will be sent to you on your new rent amount. If you feel that your circumstance requires more assistance, you can ask for the Minimum Rent Hardship Exemption.

Please see your lease for specific information

****FYI**** Remember when your income increases you must report the change within 10 days of the increase. The housing authority checks new hire and income discrepancy reports monthly and if found that there has been an increase in income and not reported this could constitute a fraud.

Please stay at a social distance, wash your hands frequently and be observant of those around you. Please check on your elderly neighbors by notes on their door with a knock, a phone call or any other inventive way to let them know that they are not alone and they are ok. Together we will beat this virus invasion.

Executive Director

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housingauthorityofthecityofluling.org