

April 15, 2020

Dear CHD Rental Tenants and Loan and Mortgage Holders:

In response to the negative economic impacts of COVID-19, effective April 8, 2020 the Oneida Business Committee passed the resolution -Suspension of Collection of Rent, Leases, Mortgages, and Utilities.

NOW THEREFORE BE IT RESOLVED, that the Oneida Business Committee declares that individual home rental payments, mortgage payments, business lease payments, and utility payments are suspended until July 30, 2020 and shall not be collected or presented for collection.

BE IT FURTHER RESOLVED, all departments collecting these types of payments are ordered to stop collections, provided that, individuals or businesses may continue to make payments during this period if they choose to do so.

#### **CHD Rental Programs**

The following CHD rental programs have a regular rent due date of the 15<sup>th</sup> of each month:

- Income Based Program
- Income Based Rent-to-Own Program
- General Rental Program
- Elder Apartment Program

In accordance with the above stated resolution rental tenants are not required to make rent payments for the months of April, May, June, and July 2020. The rent for these months is forgiven and will not be collected.

For Income Based Rental and Income Based Rent-to-Own Programs, changes in household income still need to be reported so tenant records can be maintained accurately in the event of a HUD audit.

Voluntary rent payments made in April, May, June and/or July, will remain on your account and become a credit that will be used toward rent owed once the resolution has expired and regular rent payments begin in August 2020.

### **CHD Loan & Mortgage Programs**

Loan and Mortgages have a regular due date of the 1<sup>st</sup> of the month, with a 10 day grace period.

In accordance with the above stated resolution, mortgagees are not required to make payments for the months of May, June, and July 2020. Mortgages/loans for these months is forgiven and will not be collected. Payments can still be made during this time and can be applied to either principle or future payments if desired.

All payroll deduction transactions are being suspended effective April 22<sup>nd</sup>, 2020. **Escrow payments which consist of homeowner's insurance and taxes, will still need to be submitted for the forgiven time period and can be made via money order, check or called into the front office. A separate letter will be mailed to each mortgagee with escrow amounts.**

For those making voluntary payments, CHD is only accepting payments per phone, via mail, and the drop box located at the front of CHD's Office Building. If utilizing the drop box, please make sure your payments are in an envelope with your name and address clearly written on the exterior of the envelope.

Through July 2020 CHD will:

- Suspend Annual Renewals and Annual Inspections, please refer to your current agreement as the terms will still apply
- Not evict or terminate due to nonpayment of rent and/or utilities
- Postpone foreclosures currently in motion
- Not foreclose based on nonpayment of mortgage (**mortgage payments are still due to prevent future foreclosure**)

**Emergency work orders (heating, plumbing, electrical, flooding, and appliance failure) can be called into CHD at 920-869-2227 as needed.**

Thank you for your patience during this challenging time.

**Comprehensive Housing Division Management & Staff**