



**MEMO**

**To:** Owners and Managers of MultiFamily Rental Developments  
**From:** Michael DiChiaro *Michael DiChiaro*  
**Date:** March 20, 2020  
**Subject:** Evictions / Tenant Relations

RIHousing continues to monitor the Covid-19 public health crisis and will communicate updates, best practices and recommendations as they become available.

Governor Raimondo announced yesterday that effective immediately, state courts will not process any residential or commercial evictions for the next thirty days. Residents are encouraged to contact Rhode Island Legal Services at 274-2652 X 123 with any questions regarding this order. RIHousing requests that property owners and managers provide this information to all residents in your communities by posting in the lobby or easily accessible public spaces within your buildings.

Furthermore, RIHousing recommends that all affordable, rental housing communities develop a policy related to rent collection during this pandemic. We urge owners and managers to remain flexible with those residents that are impacted financially by this health crisis. Entering into reasonable repayment arrangements without interest or penalty is expected and waivers of late fees for impacted residents should begin immediately. For those developments that have project based rental assistance, we urge you to expedite the processing of interims for families with reductions in income. If you have tenant based or project based voucher families, please advise these families to immediately contact the applicable public housing authority to report the decrease in income.

For those developments financed by RIHousing, requests for release of reserve funds or consideration for debt service relief must include a copy of the above referenced rent collection policy for our review.