

End to Massachusetts Eviction Moratorium

What's Next?

October 2020

As it stands now, the Massachusetts Eviction Moratorium will expire on **October 17, 2020**. However, *renters can be temporarily protected by a national order if they follow the guidelines below.*

Temporary Halt in Residential Evictions to Prevent the Further Spread of COVID-19:

- **National** mandate currently in effect: Order Issued by Center for Disease Control (CDC)
- Extends through **December 31, 2020**
- Prevents persons from being evicted or removed from where they are living through December 31, 2020, **but only under these conditions:**
 - Tenants must provide an **executed copy of the CDC Declaration Form** (or a similar declaration under penalty of perjury) to the landlord of the residential property where they live.
 - **Each adult listed on the lease** should complete and provide a declaration.
 - Tenants are **still required to pay rent** and follow all the other terms of their lease and rules of the place where they live.
- Any signer of the Declaration Form (*attached*) must attest to **efforts to obtain all available public assistance for rent housing**. See Massachusetts assistance details below.

Massachusetts Housing Assistance

- **RAFT** (Residential Assistance for Families in Transition)
 - **Key assistance program for low income renters facing eviction** (income less than 50% of median area income)
 - Administered in Bristol County by NeighborWorks Housing Solutions: <https://nhsmass.org/raft-program/>
 - Online application process: <https://www.waitlistcheck.com/login>
 - If unable to complete the form online, call RAFT hotline at 781-422-4204 to assist.
 - **RAFT is now more available** to more renters in response to COVID-19 (bypassing previous documentation requirements). **Please review very important details here:** <https://nhsmass.org/apply-for-raft/> (Scroll to bottom of page for up-to-date changes.)
 - Currently offers up to \$4,000 assistance, but it appears that this **cap is increasing to \$10,000** based on Governor Baker's Eviction Diversion Initiative announced on October 12th. Some background info is here: <https://www.mass.gov/info-details/emergency-housing-assistance-during-covid-19>
- **ERMA** (Emergency Rental and Mortgage Assistance)
 - Assistance program for slightly higher income tier than RAFT (income less than 80% of median area income)
 - Includes rent or mortgage assistance
 - Same information links as those listed above for RAFT.
- **HomeBASE**
 - Housing assistance program for homeless families (<https://www.mass.gov/service-details/homebase>).
 - Administered in Bristol County by NeighborWorks Housing Solutions: <https://nhsmass.org/homebase-program/>
 - Eligibility determined by [Department of Transitional Assistance](#), (area office at 21 Spring Street, Taunton, 508-884-5300)