

HUD Announces Moratorium On Certain Foreclosures And Evictions

March 19, 2020

(Last updated March 19, 2020)

On Wednesday, March 18, in an effort to mitigate the continuing economic impact of the COVID-19 pandemic, the Department of Housing and Urban Development (“HUD”) announced a moratorium through the end of April on certain foreclosures and evictions. This moratorium on foreclosures applies to homeowners whose mortgages are insured by the Federal Housing Administration. The suspension on evictions affects only those living in HUD-owned properties. In addition, the federal housing financing agency suspended foreclosures for homeowners with mortgages backed by Fannie Mae or Freddie Mac.

There is not currently an “all stop” nationwide moratorium on all residential and commercial evictions and foreclosures, although many housing advocates and attorneys are encouraging such a nationwide suspension. Dallas County, Texas, has taken action related to evictions. In Amended Order of County Judge Clay Jenkins issued March 18, 2020, section 6, Judge Jenkins advised all Dallas County Justices of the Peace to “suspend eviction hearings and writs of possession for at least the next sixty days to prevent renters from being displaced.”

Some other states and municipalities have instituted a ban on evictions, including the states of Kansas (until May 1) and New York and Maryland (until further notice) and the following cities and counties:

Austin, Texas (through April 1)

San Antonio, Texas (through April 1)

Orlando, Florida

Seattle, Washington

Newark, New Jersey

Charleston, South Carolina

Detroit, Michigan

Philadelphia, Pennsylvania

Cleveland, Ohio

Los Angeles, California

San Jose, California

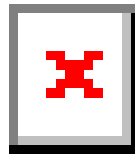
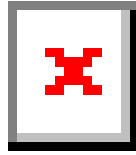
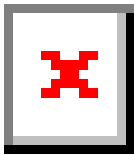
San Francisco, California

San Diego, California

Miami Dade County, Florida

This list is changing daily. Carrington Coleman's list will be kept up to date.

Please consult one of the real estate attorneys below before initiating any foreclosure or eviction procedures, either commercial or residential:



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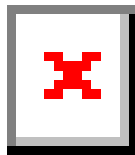
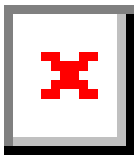
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