



# CITY OF FALLS CHURCH

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April 13, 2020

Dear City of Falls Church Property Owner and/or Manager:

Our City is a community that is very much concerned about the safety and sustained housing of all of its residents. In fact, the Council vision states that we will “create and maintain a diverse supply of housing that supports an inclusive and welcoming community”. The economic uncertainty of Coronavirus (COVID-19) is a shared one and is weighing on the minds of many City households and may be impacting their ability to afford rent.

With this in mind, City staff reached out to the City property managers and have been pleased to find that many are already making arrangements with tenants for rent relief. Your continued concern for tenants is encouraged and appreciated as we navigate the uncertainty of this time which is likely to last for months.

In order to assist, the City encourages the voluntary recommendations to help keep our community housed:

- Ask tenants who will not be able to pay their April, May or June rent on time to submit a written request for relief which includes a general description of their hardship or household situation as it relates to COVID-19.
- Offer an installment payment plan to those who seek relief that allows tenants who will miss April, May and June rent an opportunity to make up the amount over the next twelve months, with no fees or penalties.
- Waive late fees and/or penalties for those paying April, May or June rent partially, or in increments, at any time(s) during the month, as they are able.
- Do not submit eviction proceedings. The Virginia Supreme Court has suspended all non-essential, non-emergency proceedings, including evictions, through April 26, 2020.  
[https://cdn.ymaws.com/members.vasheriff.org/resource/resmgr/images/coronavirus/2020\\_0327\\_sev\\_order\\_extending](https://cdn.ymaws.com/members.vasheriff.org/resource/resmgr/images/coronavirus/2020_0327_sev_order_extending)

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- Refer tenants who may be struggling to the City's Housing and Human Services Department for emergency assistance at 703-248-5005 (TTY 711) or [HHS@fallschurchva.gov](mailto:HHS@fallschurchva.gov).
- As of now, the City's Affordable Dwelling Unit (ADU) Program and emergency rental assistance remain in operation. Refer residents to 703-248-5005 (TTY 711) or [HHS@fallschurchva.gov](mailto:HHS@fallschurchva.gov).

For your information, the Federal Cares Act instituted a 60-day foreclosure moratorium for multifamily property owners (landlords with mortgages backed by HUD, Fannie Mae and Freddie Mac). As a result, property owners may possibly be able to delay their mortgage payments for up to 60 days, which would assist in their rent loss. See <https://www.congress.gov/bill/116th-congress/senate-bill/3548/text>

For the latest information about the virus and resources that the City and others are providing locally, please consult our website at [www.fallschurchva.gov](http://www.fallschurchva.gov).

Thank you for steps you have already taken and for considering this request. Our goal is not to cause undue hardship for you but to make sure that we as a community do everything we can to make sure that our vulnerable populations are taken care of during this uncertain time.

Sincerely,



Wyatt Shields  
City Manager

City of Falls Church is committed to the letter and spirit of the Americans with Disabilities Act. To request a reasonable accommodation for any type of disability, call 703-248-5005, (TTY 711).