

APARTMENT ASSOCIATION OF GREATER DALLAS COVID-19 RESPONSE

Member Resources

As we continue to deal with the impact of COVID-19 and its impact on jobs and the economy, it's important that we work together as a community to continue providing safe and reliable housing to our residents. At the same time, we recognize that most rental properties are owned by individuals and small businesses that have financial obligations, including mortgages, utilities, payroll, insurance and taxes.

We have included information on best practices and sample resident communications ahead of April 1, as well as other member resources to help navigate through these uncertain times.

EVICCTIONS

The Texas Supreme Court issued an order suspending evictions in Texas. **The order delays any residential evictions until after April 19, with limited exceptions in cases where a renter poses an imminent threat of physical harm to others or engages in criminal activity.** The Texas Supreme Court order applies to all counties in TX, unless they have a more specific order.

During this time, residents can still be issued a notice to vacate by the property manager for non-payment of rent.

Note: Dallas County Judge Clay Jenkins issued an order suspending evictions in the county for 60 days until May 18. All Writs of Possession currently pending shall not be enforced by any means for at least 60 days and no Writ of Possession can be issued for any eviction case for 60 days.

See attached FAQ on the Texas Supreme Court Order on Evictions.

WORKING WITH RESIDENTS DIRECTLY AFFECTED BY COVID-19

AAGD STRONGLY ENCOURAGES RENTAL PROPERTY OWNERS AND MANAGERS TO WORK WITH RESIDENTS IMPACTED BY COVID-19 TO:

- ⦿ Waive late fees
- ⦿ Work out payment plans
- ⦿ Take other actions to help keep people in their homes

The Texas Apartment Association (TAA) has created standardized forms to assist property owners/managers and their residents with these issues:

- [Notice of Temporary Waiver of Late Fees](#)
- [Payment Plan Agreement](#)

AAGD encourages our members to use these forms and work with their residents whenever possible on payment plans and waivers of fees. **See attached "Prepare for April 1: Communicating with Residents Regarding Rent Flexibility and Rent Obligations" and sample resident letter ahead of April 1.**

Additionally, property managers may ask impacted residents to provide documentation from an employer or other documentation showing that the resident has been impacted by COVID-19. If the resident is self-employed, request a copy of the first page of their current or prior year tax return or alternative documentation showing occupation as self-employed.

SAFETY PROTOCOLS IN THE EVENT OF A POSITIVE COVID-19 RESULT ONSITE

If a property manager becomes aware that a resident has tested positive for COVID-19, the property may report that information to their local health department and advise the resident to follow the guidance provided by their healthcare provider and other public health officials.

A notice to the community may go out in the event a resident or employee with a confirmed case and should be a business decision made with appropriate local counsel. Extreme caution is advised if choosing to make a disclosure because of privacy laws, and the person's identity to include name or unit number should not be disclosed.

AMENITIES AND RESIDENT SERVICES

During this crisis, rental communities are following CDC recommendations to practice social distancing and take measures to limit spread of the virus.

AS A RESULT, PROPERTIES ARE ENCOURAGED TO:

- ⦿ Close select or all amenities
- ⦿ Close office to non-employees
- ⦿ Conduct virtual tours
- ⦿ Limit repairs to emergency situations only

We recommend that you consult the [World Health Organization](#), [the Centers for Disease Control and Prevention](#), [the Texas Department of State Health Services](#) and your local public health authorities for information and tips on minimizing your risk, recognizing symptoms and suggested treatments for COVID-19.

We are proud of the diversity of our membership, and we are confident that by working as a unified community, we will navigate these challenging circumstances together. If you have any questions on these or other issues, please email COVID19@aagdallas.com

Disclaimer: The information provided in this document does not, and is not intended to, constitute legal advice; instead, all information in this report is for general informational purposes only. Information in this document may not constitute the most up-to-date legal or other information.