



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT

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MAYOR

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OFFICE OF HOUSING STABILITY
ELLEN SHACHTER DIRECTOR

June 2022

IMPORTANT: New responsibilities under the Amended Housing Stability Notification Act - Effective July 13, 2022

Dear Somerville property owner,

If you rent out a residential property in Somerville, we are writing to you about new requirements under the Amended Housing Stability Notification Act, Ordinance No. 2022-06. In addition, we are writing to let you know about resources you may find helpful for you and your tenants as the COVID eviction moratorium sunsets on June 30, 2022. As always, if you have questions or need help, please call us at 617-625-2581, Ext. 2581, or submit a referral online at somerillema.gov/ohs, where you can also find more information and resources.

Housing Stability Notification Act Amended – Changes effective July 13, 2022

- The Housing Stability Notification Act (HSNA), Ordinance No. 2019-19, ensures residents know their rights and where to seek help.
- This ordinance was amended by the City Council and signed into law by Mayor Ballantyne on April 28, 2022. The new law becomes effective July 13, 2022.
- The HSNA requires landlords and foreclosing owners to provide a notice of basic housing rights and resources at the *end* of a tenancy. These notices are available in multiple languages on the Office of Housing Stability website at somerillema.gov/ohs.
- **Starting July 13**, a separate notice of tenant rights and resources must be provided to new tenants at the *beginning* of a tenancy:
 - ✓ Applies to all tenancies whether oral or written, regardless of length.
 - ✓ Must be given to the tenant either in hand or by certified mail and by email, if known, within five days of the start of the tenancy.



- ✓ Must be provided in the tenant's primary language, if known, if the language is Spanish, Portuguese, Haitian Creole, or Nepali.
- ✓ The new notice, with translations, will be available by July 13 at somervillema.gov/ohs.

Somerville Eviction Enforcement Moratorium ends June 30, 2022

- Somerville's COVID eviction moratorium ends June 30, 2022. Until then, the physical removal of Somerville residents is prohibited in most cases, even if a court gives permission to evict.
- Eviction is costly and stressful for landlords *and* tenants. We're here to help you find other solutions. There are funds available for tenants who need rental assistance and funds available for qualifying owner-occupants to cover lost rent, mortgage arrears, and other home-related expenses. We encourage you to reach out to us so we can help you and your tenants access financial assistance and other services.

With regards,



Ellen Shachter
Director of the Office of Housing Stability

