



Portland Housing Bureau

HOME Program Covid-19 Guidance Summary from the Portland Housing Bureau

Updated 10/1/2021

HUD has provided guidance on the CARES ACT and certain suspensions and waivers related to HOME Program compliance during the emergency created by Covid-19.

PHB has compiled a summary below of changes affecting HOME projects and is using this notice to inform you of this information. For more information, please visit the links provided or send an email to assetmanagement@portlandoregon.gov with additional questions.

Onsite Inspections of HOME Projects

- The requirement to physically inspect HOME projects and files every 3-years has been waived for project's whose inspection is required before 12/31/2021
- HOME inspections must be performed with 180-days of the end of the waiver period
- This waiver does not apply to the requirement to perform initial inspections of rental properties upon completion of construction or rehabilitation

Waiver for Inspections of TBRA Units

- The requirement that units occupied by TBRA tenants must be annually reinspected is waived, and expanded to include initial Housing Quality Standards (HQS) inspections required to occur from the April 10, 2020 Memo through 12/31/2021
- Reasonable efforts shall be made to address any tenant-reported health and safety issues during the waiver period
- For further detailed guidance regarding TBRA inspections, please see **Revision to Waiver for Inspections of TBRA Units** section of the 9/27/2021 HUD Memo

CARES ACT 120-Day Eviction Moratorium – EXPIRED 7/24/2020

- No evictions are allowed for non-payment of rent in HOME assisted projects beginning 3/27/20 through 7/24/2020
- No fees or penalties related to non-payment of rent will be assessed during this period
- The moratorium applies to all HOME assisted multi-family projects that are;
 - Within their Period of Affordability (POA)
 - Outside their POA but are still repaying HOME funds loaned to the project

NOTE: Non-HOME units in HOME Assisted projects may or may not be affected by the moratorium. HUD has this issue under legal review and will provide an update when available. Non-HOME units are covered under Multnomah County's ([Ordinance 1287](#)) and the City of Portland's ([Ordinance 189890](#)) Eviction Moratorium, **which both expired 2/1/2021**. Please click [here](#) for an FAQ on these Ordinances

HOME Program Income Documentation Waiver – EXPIRED 9/30/2021

- This waiver permits the use of self-certification of income for initial Tenant Income Certifications in HOME projects and applies to:
 - Individuals and families that have lost employment or income either permanently or temporarily due to the COVID-19 pandemic and who are applying for admission to a HOME rental unit or a HOME tenant-based rental assistance program
 - Homeless individuals and families who are applying for admission to a HOME rental unit or a HOME tenant-based rental assistance program
 - Individuals and families residing in a HOME project if the recertification of tenant income every sixth year of the projects' period of affordability occurs on or before 9/30/2021.
- This waiver is in effect from 4/20/20 through 9/30/2021
 - Self-certified income must take into consideration all income, including any unemployment and/or emergency benefits the applicant will receive. Please note: Federal Pandemic Unemployment Compensation (FPUC), which was temporary and expired 7/31/2020, is not to be included in income determination.
 - Property Manager/Owner must document the applicant/resident file when this waiver has been used
- **Property Manager/Owner must conduct on-site rent and income reviews within 90-days after the waiver period (and the waiver period has now expired 9/30/2021)**

For more information on any of the above information, or to access the full HUD Memo, please use the following links:

- [HUD Memo 9/2021 – Revision, Extension, and Update of 12/2020 Memo: Availability of Waivers and Suspensions of the HOME Program Requirements COVID-19](#)
- [HUD Memo 12/2020 – Revision, Extension, and Update of 4/2020 Memo: Availability of Waivers and Suspensions of the HOME Program Requirements COVID-19](#)
- [HUD Memo 4/2020 - Availability of Waivers and Suspensions of the HOME Program Requirements COVID-19](#)
- [HOME Program Covid-19 Eviction Moratorium FAQ](#)