



# Portland Housing Bureau

Mayor Ted Wheeler • Director Shannon Callahan

421 SW 6th Avenue, Suite 500  
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portlandoregon.gov/phb

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

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](mailto:assetmanagement@portlandoregon.gov) with additional questions.

### CARES ACT 120-Day Eviction Moratorium

- No evictions are allowed for non-payment of rent in HOME assisted projects beginning 3/27/20 through 7/24/20
- 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 1284](#)) and the City of Portland's ([Ordinance 189890](#)) Eviction Moratorium. Please click [here](#) for an FAQ on these Ordinances.*

### HOME Program Income Documentation Waiver

- 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
- This waiver is in effect from 4/20/20 through 12/31/20
- Self-certified income must take into consideration all income, including any unemployment and/or emergency benefits the applicant will receive
- **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**



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## 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 12/31/20
- HOME inspections must be performed with 120-days of the end of the waiver period
- If your project had an inspection of a HOME project scheduled with PHB in 2020 and it has not yet been cancelled and/or rescheduled, please send an email to [megan.grillo@portlandoregon.gov](mailto:megan.grillo@portlandoregon.gov)
- This waiver does not apply to the requirement to perform initial inspections of rental properties upon completion of construction or rehabilitation

**For more information on any of the above, please go to our website and review the following:**

- [HUD Memo - Availability of Waivers and Suspensions of the HOME Program Requirements COVID-19](#)
- [HOME Program Covid-19 Eviction Moratorium FAQ](#)
- [HOME Program Covid-19 Suspensions and Waivers Webinar](#)