



COVID-19: Temporary Eviction Moratorium

Why this policy is important

On March 8, 2020, Oregon Governor Kate Brown declared a State of Emergency related to Coronavirus. On March 11, 2020, the Multnomah County Chair signed Executive Rule No. 388, declaring an emergency for the entire County, to address the continued spread of the COVID-19 virus.

Home Forward provides affordable housing to people earning low-incomes in Multnomah County and leases commercial spaces to various commercial tenants. Residents of affordable housing and commercial tenants are being economically impacted by COVID-19 and may be unable to pay rent during this public health emergency.

Who needs to know and understand this policy?

Home Forward Property Management, Third Party Property Management, Home Forward residents and commercial tenants.

How long is this temporary policy in effect?

This temporary policy is in effect until the later of May 31, 2020 or the end of Multnomah County's State of Emergency related to COVID-19.

What is the desired outcome of this policy?

To prevent evictions for non-payment of rent due to the economic impacts of COVID-19.

Topic	Date Effective/Revised
Temporary Eviction Moratorium.....	March 17, 2020
Late Fee Waiver.....	March 17, 2020
Interim Income Certification Requests.....	March 17, 2020
Data Collection.....	March 17, 2020

Temporary Eviction Moratorium

Home Forward has put a moratorium on evictions for tenants (residential and commercial) who can't pay their rent due to the economic impacts of COVID-19. Residents of Home Forward properties should call or e-mail their property manager if they are worried about not being able to pay their rent due to COVID-19.

Eligibility

To get a temporary waiver of rent, tenants must call or e-mail their property manager and provide evidence that the loss of income was related to COVID-19. We want to make this as simple as possible for tenants, given the challenges of this public health emergency and restrictions on in-person meetings.

Examples of evidence include, but are not limited to:

- Pay stub showing loss of monthly income;
- Layoff notice from employer;
- Reduction in work hours or termination as a result of COVID-19;
- Self-certification of need to stay home from work without paid sick leave;
- Communication from clients or customers citing COVID-19 as a reason for reducing or cancelling purchase orders, requests for services-for-hire, or other profit generating contracts;
- Letter from a school or other government-issued documentation declaring a school closure related to COVID-19;
- Letter from a medical doctor recommending rest at home, self-quarantine, hospitalization, or similar measures for tenant or a family member, related to COVID-19.

Tenants must resume paying monthly rent on the later of June 1, 2020 or the end of Multnomah County's State of Emergency related to COVID-19.

Repayment Plans

Eligible tenants will be asked to enter into a repayment plan (for up to 12 months) for any unpaid rent accrued during the eviction moratorium.

If Home Forward receives reimbursement for unpaid rent from the local, state, or federal government, Home Forward will waive unpaid rent to the greatest extent possible based on the amount of reimbursement received.

Late Fee Waiver

Eligible tenants will not be charged late fees for nonpayment of rent due to the economic impacts of COVID-19.

Interim Income Certification Requests

Home Forward residents living in subsidized homes and voucher holders can have their rent adjusted if they lose income. Home Forward is committed to expeditiously processing interim income certification requests to ensure that the tenant's portion of rent reflects the tenant's current income.

Residents of subsidized homes should call or e-mail their property manager if they have lost income, to begin the interim income certification process.

Voucher holders should call or e-mail their case manager if they have lost income to begin the interim income certification process.

Data Collection

For the purpose of sharing information with decision makers about the economic impact of COVID-19 on households earning low-incomes, Home Forward is collecting data about the amount of unpaid rent that accrues during the eviction moratorium. Home Forward's property management and contracted Third Party Property Management Companies must:

- Collect and save supplemental evidence provided by residents;
- Compile and save repayment plans entered into with residents and commercial tenants;
- Estimate total unpaid rent, as a result of the moratorium, at the end of each month and share estimates with Home Forward's Executive Director.