



COVID-19: Temporary Eviction Moratorium

Last Updated: February 1, 2021

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. Since the State and County declared a State of Emergency in March, they implemented and extended moratoriums on eviction for nonpayment of rent.

Starting February 1, 2021, Multnomah County renters who sign and return a “Declaration of Financial Hardship for Eviction Protection” form to their landlord stating that they are unable to afford their rent will be protected by Oregon’s statewide eviction moratorium (HB4401). The statewide eviction moratorium makes it unlawful for landlords to evict people who are unable to pay their rent and for landlords to evict renters without cause but renters must sign and return the declaration of financial hardship in order to be protected by the moratorium for not paying current or future months rent after February 1, 2021.

Home Forward seeks to provide our residents with stronger eviction protection than the State eviction moratorium by not requiring tenants to return a signed statement of financial hardship to be protected from eviction for nonpayment of rent between March 2020 and June 30, 2021.

Who needs to know and understand this policy?

Home Forward Property Management, Third Party Property Management, Home Forward residents.

How long is this temporary policy in effect?

This temporary policy is in effect between March 2020 and June 30, 2021.

What is the desired outcome of this policy?

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

Topic	Date Effective/Revised
Temporary Eviction Moratorium.....	February 1, 2021
Interim Income Certification Requests.....	February 1, 2021
Data Collection.....	February 1, 2021

Temporary Eviction Moratorium

Home Forward is implementing a moratorium on evictions for residents who are unable to pay their rent due to the economic impacts of COVID-19 until June 30, 2021. Residents of Home Forward properties should communicate with their property manager if they are worried about not being able to pay their rent due to impacts COVID-19.

Eligibility

Home Forward residents do not need to do anything to be protected from eviction for nonpayment of rent between March 30, 2020 and June 30, 2021.

However, residents still owe rent and continue to be responsible for any unpaid rent. In alignment with the State eviction moratorium, residents must resume paying their full monthly rent on July 1, 2021.

Home Forward does not have the legal authority to extend these protections to voucher holders who live in the private market. If voucher holders are unable to pay their rent, they need to sign and return a “Declaration of Financial Hardship” to their landlord to be protected under the State Eviction Moratorium. Consistent with the above, Home Forward will extend these protections to tenant-based voucher holders residing in a property owned or managed by Home Forward, including those Home Forward properties managed by contracted Third Party Property Management Companies.

Interim Income Certification Requests

Home Forward residents living in subsidized homes and voucher holders can have their rent adjusted if they experience a loss of 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 a subsidized home should communicate with their property manager if they have experienced a loss of income to begin the interim income certification process.

Voucher holders should communicate with their case manager if they have experienced a loss of 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;
- Estimate total unpaid rent as a result of the moratorium at the end of each month; these estimates will be shared with Home Forward’s Executive Director.