



**Oregon Housing Opportunities (OHOP) in Partnership Temporary Policies
related to COVID-19 Response – effective 4/15/20 unless otherwise noted**

Federal and State guidance, as well as community needs are constantly evolving. As needs for policy revisions arise, OHOP and HIV Community Services will respond as quickly as possible.

Initial HQS Inspections

While in-person inspections are inadvisable due to social distancing measures, or until 3/31/22 (whichever comes first), initial inspections must be conducted virtually.

- Live stream video will be utilized when possible; a combination of photos and phone check-ins are acceptable when live video is not an option; photos and videos will be deleted, as inspection is provisional.
 - If visual inspection is not available, HCs can conduct inspections by phone only, ensuring that all HQS questions are answered to the best of the HC and client's ability.
- The Housing Coordinator will schedule a time to physically inspect the unit on or before 6/30/22.
 - At physical re-inspection, Housing Coordinator will revise as necessary and re-sign HQS with physical inspection date. Next inspection will be due in alignment with client recertification date.
 - Inspections which were conducted via phone only, with no visual documentation will be prioritized.

Annual HQS Inspections

Annual inspections will be postponed during COVID-19 response. When inspections are due:

- Housing Coordinator will call or otherwise connect with client to inform them of postponed inspection and ask about immediate needs; will follow-up with supervisor and team and/ or case managers and/ or landlords about needs as necessary.

Initial and Annual HQS Inspections Follow-up

Process for completing in-person inspections which were virtual or postponed due to health & safety measures

OHOP Housing Coordinator (HC) must be fully vaccinated (prescribed dose + 2 week wait period) before conducting in-person inspections. HC should receive consent to enter client's home when scheduling inspection via email, text or verbally (in order of preference). If client does not consent, OHOP team will conference to determine next steps on a case-by-case basis.

HCs and clients will wear masks during visits and maintain social distancing to the maximum extent possible. HCs will wash their hands with soap & water or alcohol-based sanitizer before entering and after exiting client homes, and will ask clients to do the same, ensuring clients understand the intent is to protect client and community health.



When in-person inspections resume, priority will be given to initial inspections which were done virtually, clients whose safety and security may be of concern, and clients located in counties which may be difficult to reach in later months.

By 6/30/22, HCs will aim to have completed in-person inspections for all clients, including initial inspections which were virtual, and annual which were postponed.

Inspection forms will be dated with the in-person inspection dates; however, the next inspection will be due when the next recertification is due, to re-align these two requirements.

If an inspection cannot be completed by 6/30/22, HC will complete form **HQS Postponement due to COVID-19 Response (after 6/30/22)** for manager approval.

Initial Certifications and Annual Recertifications

Housing Coordinator will mail certifications to clients who will fill out, sign, and mail back in enclosed self-addressed envelope.

If physical or electronic **signatures** cannot be obtained, Housing Coordinator may sign on client's behalf, noting client agreement over the phone or email.

Initial Assessment

From date of referral, Housing Coordinators will complete an initial assessment and send to the Central Waitlist within one month (extended from two weeks). No Policy Exception is needed. If longer than one month is needed, Housing Coordinator will submit a Policy Exception.

Housing Search

Housing Searches will be extended beyond the 120-day limit per Policy Exception submitted by Housing Coordinator, in 30- to 60- day increments.

Housing Coordinators will remain in contact with landlords and property management companies to stay abreast of available units and move-in abilities. They will also remain in contact with clients throughout their search, especially with clients who are unsheltered or in unsafe or unhealthy living situations.

Rent Reasonableness Standard

For OHOP clients in or entering the housing search as of 4/15/20, or for whom rent is increased above FMR after this date, the rent reasonableness standard may be used rather than FMR and paid by eligible HUD grant funds until 3/31/22, per approval from Housing Coordinators majority and Program Manager.



Note that per HUD rent reasonableness policy, rent charged for a unit must be reasonable in relation to rents currently being charged for comparable units in the private unassisted market and must not be in excess of rents currently being charged by the owner for comparable unassisted units.

Hotel/Motel Stays – Effective 6/1/20

This service is available until Oregon's HOPWA-F-CV grant is fully spent.

OHOP will provide relocation and temporary lodging services through hotel/motel stays or short-term rentals for COVID response. Vacation rentals Airbnb and VRBO are also permitted. Payment for hotel/motel stays will be for the purpose of isolation and quarantine to support the health of a PLWH who is vulnerable to COVID-19.

Services are funded through CARES Act grant and will be available until funds are expended.

OHOP will fund short term hotel/motel stays for:

- a) unhoused HOPWA-eligible individuals or households with an urgent need to stabilize their health and wellness, *or*
- b) current OHOP clients (receiving TBRA) or their household member, regardless of HIV status, who need to quarantine separately from their household per the recommendation of their medical provider, *or*
- c) unhoused individuals or households with an urgent need to stabilize their health and wellness, or who need to quarantine separately from their household per the recommendation of their medical provider, who are HOPWA-ineligible but Ryan White eligible.

OHOP Eligibility – Effective 11/15/20

OHOP eligibility is extended to all clients and households who are HOPWA-ineligible but Ryan White eligible, with income at or below 80% AMI. HOPWA-ineligible clients will be placed in OHOP's Secure program.

OHOP Re-referral Eligibility – Effective 11/15/20

All OHOP clients who have been terminated from services due to program violations will be eligible for re-referral after a period of 6 months from date of termination. If clients have received two terminations due to program violations, they will be eligible for re-referral after a period of 12 months (1 year). Under no circumstances will a terminated client be in-eligible for re-referral. Referrals must meet requirements outlined in OHOP Policies & Procedures.



Oregon Statewide Supportive Community Re-entry (OSSCR) Eligibility – Effective 8/1/21

At the time of enrollment, OSSCR-eligible clients must be returning to the community following release from incarceration within the prior five years, or have a criminal history which currently acts as a barrier to their ability to obtain and retain stable housing. Eligibility is documented through referral by a state or local corrections agency by whom the client is currently incarcerated, through a criminal history background check, or other documentation provided by client (such as release paperwork). The applicant must be a citizen of the United States or legal immigrant.