



Kate Brown, Governor

HUD Contract Administration Section

www.ohcs.oregon.gov

December 21, 2015



SECTION 8 PROGRAM UPDATES

The HUD Contract Administration staff wish you a very happy and safe holiday season.

The State Offices are closed Friday, December 25, 2015 to observe Christmas Day, and Friday, January 1, 2016 to observe New Year's Day.

PORTLAND ORDINANCE TITLE 30 CHAPTER 30.01

The Portland City Council voted in additional protections for tenants that have a Rental Agreement for Premises covered by the Residential Landlord and Tenant Act. Owners/management agents with properties in the project-based Section 8 program within the Portland city limits are required to give to their tenants 90 days written notice of rent increase if the tenant rent will increase by 5 percent or more over a 12 month period.

Existing HUD policy is to provide tenants with 30 days notice of rent increase, provided they comply with the program requirements during the recertification process. To comply with the new City of Portland ordinance, owners will need to change the timing of the annual income recertification process from the requirement outlined in the HUD Handbook 4350.3 REV-1.

To comply with both the Portland policy and HUD regulations, the first reminder notice should be sent to the residents 180 days before the effective date of the annual certification, and the tenants should be advised to complete the certification process 90 days before the effective date of the 50059. HUD Handbook 4350.3

REV-1 5-16.B.1 states that verifications are valid for 120 days from the date of receipt by the owner, not 120 days from the effective date of the 50059.

OHCS will continue to monitor for compliance with HUD policy; and enforcement of the City of Portland ordinance will be handled by the City of Portland.

FAIR HOUSING IN OREGON

Please see the informational website at

<http://www.oregon.gov/ohcs/pages/equal-access-to-housing-in-oregon.aspx>

HUD REGION X WEBSITES

The HUD Region X website has lots of good information that pertains to Oregon affordable housing owners. There have been many updates since the last OHCS memo was sent. To keep up on the latest information, click the links below:

<http://portal.hud.gov/hudportal/HUD?src=/states/shared/working/r10/mf/w/hatsnew>

<http://portal.hud.gov/hudportal/HUD?src=/states/shared/working/r10/mf/x/mfhsgmanageinfo>

INDUSTRY TRAINING OPPORTUNITIES

- Many training opportunities can be found online by using one of the search engines. Examples include, but are not limited to, Oregon AHMA training classes and Conference, Quadel Consulting, and NCHM.
- The following link will take you to a Calendar of Events on the HUD RHIIP website (go to RHIIP Support and Training at the bottom of the page):
http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/rhiip/mfhrhiip

If you have problems with any of the links in this memo, try the following:

- 1. First, hold down the Ctrl key and click on the link, or***
- 2. If #1 did not work, highlight the link and copy/paste it into the browser address bar.***
- 3. OHCS Section 8 memos are posted to the OHCS website at***
<http://www.oregon.gov/ohcs/Pages/hca-communication-memos.aspx>.
(There is a delay in posting the new memos.)