

Technical Advisory



Oregon Housing and Community Services

Interim OHCS Inspection and Monitoring Policies

3/16/2020

In response to concerns related to COVID-19, OHCS is implementing the following interim policies for inspections and monitoring. OHCS's interim policy changes seek to minimize the spread of COVID-19 and protect the health of tenants, owners / operators, management agents, and OHCS staff.

OHCS Compliance Inspections and MORs:

- OHCS has currently suspended in person file and physical inspections through April 2020
- Electronic file inspections will continue as usual

Annual Income Recertifications for LIHTC:

- OHCS will allow a 60 day delay on Annual Income Recertification's (through May 17th), in order to allow property management to implement practices for meeting this requirement in a way that limits the need for personal contact. Management entities must submit an explanation of this delay in recertification and bring all units into compliance following this 60 day period.
- This does not apply to initial income certifications, which are expected to be done as required per program regulations.
- This does not apply to HUD Section 8, owners and agents are urged to work with tenants to adjust rent payments or enter in forbearance agreements to lessen the impact of COVID-19 prevention measures.
- NOTE: to-date no IRS guidance has been issued on this question OHCS will update this guidance as new information is provided.

Annual Certification of Continuing Program Compliance:

- OHCS is on target to conduct this compliance review for the portfolio; no due date adjustments are being recommended.

As we have additional information on these topics, it will be added to this document. We are investigating requirements regarding construction and other inspections; we will make updates to this document with more information in the coming days.

If you have any questions related to this Affordable Rental Housing Advisory, beginning on 3/17/2020 you will be able to send such questions to ARH.HCS@oregon.gov

In addition to this General Guidance, OHCS has prepared:

- [General Interim Guidance on COVID-19](#)
- [Interim OHCS Fund Solicitation Policies](#)

