

Technical Advisory



Oregon Housing and Community Services

April 14, 2020

Re: HUD Published 2020 MTSP Income and Rent Limits, Partner Calls, COVID-19 Response updates

Partners and Stakeholders –

COVID-19 Response: As the impacts of COVID-19 are being felt in your communities, we know you are also working to determine the impact for development and in the daily work of managing your multi-family housing portfolio. As time goes on, we are all hoping to get clearer measurements of concerns about development and expenditures timelines as well as revenues and expenses for each of your properties. Additionally, we know that today we need to do all we can to ensure the safety of our affordable rental housing tenants, partners, service providers and staff.

We are committed to doing whatever we can to help and support you in those efforts. To that end, we have added some updates to our [INTERIM OHCS INSPECTION AND MONITORING POLICIES](#) document to add information about initial tenant income certification calculations and the use of reserve accounts. We have also recently completed a preliminary check in with developers, lenders, and investors to learn more about the anticipated impact on the pipeline of affordable housing. We will continue to check in with partners (see below for upcoming partner calls information) and have published a summary of our recent developer [survey here](#).

As always, you can find this and other OHCS guidance through our agency [COVID-19 response webpage](#) as well as at these links:

- [GENERAL INTERIM GUIDANCE ON COVID-19](#)
- [INTERIM OHCS INSPECTION AND MONITORING POLICIES](#)
- [INTERIM OHCS FUND SOLICITATION POLICIES](#)





Partner Calls: In order to have more regular communication during the COVID-19 pandemic, we will host the following partner calls in order to provide latest updates as well as get feedback on areas where we may help in response.

- **Owners and Manager Partner Call: Monday April 20th, from 3 – 4 pm**
Phone: 631-992-3444 (or toll free: 877-273-4202); conference room number 4460912#.
- **Developer Partner Call: Monday April 27th, from 3 – 4 pm**
Phone: 631-992-3444 (or toll free: 877-273-4202); conference room number 4460912#.

HUD Published 2020 MTSP Income and Rent Limits: Governor Brown has issued an eviction moratorium through [executive order 20-13](#); this will serve to protect residents from being displaced through this crisis. In the coming weeks we will continue to understand what federal and state resources may be made available to help through this time, as we must all recognize that an eviction moratorium itself is not relief from your obligation to pay rent.

For our affordable housing portfolio, please remember that most OHCS funding sources require rent increases to be submitted to OHCS for approval before implementation. In addition, be advised that on March 31st 2020 **HUD published the 2020 MTSP Income and Rent limits** which are now available on the OHCS website listed by County at:

<https://www.oregon.gov/ohcs/Pages/research-income-rents-limits-lihtc-2020.aspx>

Per Revenue Ruling 94-57, LIHTC owners will have until May 15, 2020 to implement these new MTSP income/rent limits (45 days from their effective date). The 2020 HOME limits have not been published as of today.

If you have any questions about this advisory, or would like to raise other questions, please submit them via email to HCS.ARH@oregon.gov

Sincerely,

Julie V. Cody

Director for Affordable Rental Housing

