



Dear <Landlord>,

At Home Forward, our Housing Choice Voucher participants' and residents' housing security is our primary concern. You may have heard about some of the steps that Home Forward, Multnomah County, the Governor, and Congress have taken to prevent households from losing their housing during the COVID-19 public health emergency. At Home Forward, we have enacted a moratorium on evictions for nonpayment of rent for loss of income related to COVID-19, including the waiving of related late fees, until at least May 31, 2020 for the properties that we own. We are also expediting our processes to adjust the tenant portion of rent and increase our Housing Assistance Payment if a Home Forward resident or voucher program participant experiences a loss of income.

As landlords in Multnomah County, we are all subject to the eviction moratoria enacted by the County, State, and Federal Government. Under the federal CARES Act, which was enacted on March 27, landlords of Section 8 tenants are not allowed to serve eviction notices for nonpayment of rent until July 26, 2020, and must then provide 30 days of notice prior to filing a new eviction case for nonpayment of rent.

Additionally, under the Multnomah County Moratorium, which was enacted on March 17, residential landlords must:

- Not evict tenants who are unable to pay rent because their income has been substantially impacted by COVID-19;
- Waive late fees for impacted tenants;
- Provide tenants with 6 months to repay any unpaid rent after the County's State of Emergency is lifted.

Finally, under the Governor's Executive Order #20-13, effective on April 1, residential landlords may not give a termination notice or start an eviction case without cause or for nonpayment of rent, fees, utilities, or other charges. Landlords are also required to waive late fees associated with nonpayment of rent.

In addition to the requirements of the ordinance, we are asking that Landlords serving voucher holders join us by:

- Providing tenants with 12 months to pay unpaid rent accrued during the State of Emergency, once it is lifted;
- Adjusting the repayment timeline if the hardship persists;
- Pausing rent increases until after the State of Emergency is lifted.

This public health emergency has necessitated that we come together to do what we can to protect everyone's health and safety, and having a place to call home is fundamental to individual and public health. We appreciate your partnership in providing housing to households earning low-incomes in Multnomah County.

Take good care of yourself and your loved ones, and please call us if you have questions.
Thank you.

Sincerely,

Home Forward