



Housing Authority of Clackamas County

# Landlord News

January 2021

## Keeping Clackamas County Landlords Informed

### HOUSE BILL 4401 EVICTIONS

The statewide eviction moratorium has again been extended until June 30, 2021. However, the protections for renters under HB 4401 are not automatic. To be protected from eviction for nonpayment after December 31, 2020, renters must fill out and sign a sworn declaration of financial hardship and give it to their landlord in order to be protected. A version of this declaration and more information on HB 4401 can be found here:

<https://oregonlawhelp.org/files/CCDACC15-944D-570E-7F1F-7BBF3DEC0018/attachments/59B11627-9156-48F9-B652-7B7829245B4A/2021-eviction-moratorium-olc-laso-12-29.pdf>

Tenants who receive rental assistance should also notify the Housing Authority if they have had a change of income. This is where we can help property owners. If a tenant is behind on rent due to loss of employment, if they notify the Housing Authority, we can adjust our portion of rental subsidy. So encouraging them to tell the Housing Authority may help both of the tenant and the property get rent paid.

Here is a great article detailing all of HB 4401:

<https://oregonrentalhousing.com/news/9448868>

### HOUSE BILL 4401 MONEY FOR LANDLORDS!

HB 4401 also includes money for landlords to help pay back rent owed. Landlords should contact Oregon Housing and Community Services for information on how to apply. Here is a great article that gives you more detailed information about this opportunity:

<https://oregonrentalhousing.com/news/9446613>

### ASSISTANCE TO TENANTS

All Tenants in Clackamas County that are impacted by COVID-19 may be eligible for rent assistance. Tenants should be encouraged to contact the Coordinated Housing Access Line at 503-655-8575 or request help online:

<https://www.clackamas.us/communitydevelopment/cha>

If Tenants are unable to pay rent they may also need other assistance to pay utilities or need food. Encourage them to connect directly by calling 2-1-1 or email:

[Help@211info.org](mailto:Help@211info.org)

A great resource page is located here:

<https://www.clackamas.us/coronavirus/resources>

## Voucher Program Changes (cont.)

### ASSISTANCE TO PROPERTY OWNERS

There is Federal and Private Mortgage relief for homeowners unable to make their mortgage payments due to the impact of COVID-19. The relief is known as a mortgage forbearance plan. The plan would reduce or suspend mortgage payments for up to 12 months. This assistance is available to homeowners with single-family or condominium mortgages owned by Fannie Mae or Freddie Mac. It is available to owners regardless of whether their property is owner-occupied, a second home, or an investment property.

For more information go to:

<https://www.portland.gov/phb/helpdesk/mortgage-relief-faq#toc-what-help-is-available-for-homeowners-impacted-by-covid-19->

If your mortgage is not backed by the Federal Government, many banks and mortgage servicers are enacting their own deferment programs – call your mortgage servicer for more information. Other resources on actions by banks in Oregon can be found at:

<https://www.oregonbankers.com/coronavirus-response.html>

### HOUSING ASSISTANCE PAYMENT (HAP) CONCERNS, QUESTIONS OR CHANGES NEEDED?

Please email us at:

[Landlordservices@clackamas.us](mailto:Landlordservices@clackamas.us)

### QUESTIONS, COMMENTS, OR SUBMISSION SUGGESTIONS

Questions, comments, and submissions for HACC's Landlord Newsletter can be directed to: [HACC@clackamas.us](mailto:HACC@clackamas.us)