



Housing Authority of Clackamas County

Landlord News

September 2023

Keeping Clackamas County Landlords Informed

Government Shutdown May Impact Rent Payments.

A federal shutdown may go into effect while Congress works on a Continuing Resolution to fund the government. October, November and December 2023 payments will be frontloaded by HUD and will be available to public housing authorities (PHAs), there should be no abnormality in payments for these months. However, if the shutdown continues past December 2023, there may be delays in the Housing Authority's disbursements of Housing Assistance payments to landlords. Payments will be caught up when funding is made available. Please note as part of the Housing Assistance Payment (HAP) Contract there are tenant protections which state:

- **The Housing Authority will not be obligated to pay late payment penalties since the payment delay is due to factors beyond the control of the Housing Authority [Housing Assistance Contract Form HUD-52641, Part B, Section 7.a.3.{iii}].**

- **Landlords may not request that tenants pay the delayed payments on the Housing Authority's behalf [24 CFR 982.451(b){iii}].**
- **Landlords may not move to evict tenants based on our not paying our portion of rent [24 CFR 982.451(b) {iii}]. [Housing Assistance Contract Form HUD-52641, Part C, Section 5.d. and Tenancy Addendum Section 5.d.]**

The government shutdown does not excuse Tenants from making their portion of rent. Tenants must continue to pay their portion of rent and landlords should accept their portion as usual.

Questions, Comments, Submissions

Questions, comments and submissions for HACC's Landlord Newsletter can be directed to: Kati Tilton, Housing Authority Operations Manager at 503-650-3436 or ktilton@clackamas.us