



location
147 s. main avenue
warrenton or 97146

mailing
po box 1149
warrenton or 97146

office 503-861-0119
fax 503-861-0220

toll free 1-888-887-4990
tdd 1-800-927-9275

www.nwoha.org

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In efforts to alleviate any burden placed on our tenants and landlords, NOHA is implementing the following policies, pursuant to the authority provided under the Coronavirus Aid, Relief and Economic Security (CARES) Act (Public Law 116-136), Effective immediately, the Northwest Oregon Housing Authority will be implementing the following temporary waivers to our Housing Choice Voucher program. These changes will remain in effect until July 31st, 2020.

- 1. Annual and Interim Reexaminations** – If EIV or third-party verification is not available, NOHA will accept tenant self-certification of income to complete re-exams and interim income changes. This can be done over the phone. During the allowable period of availability, NOHA may consider self-certification as the highest form of income verification to process annual reexaminations. This may occur over the telephone (but must be documented by NOHA staff with a contemporaneous written record), through an email or postal mail with a self-certification form by the tenant, or through other electronic communications.
- 2. Briefing for New Voucher Holders** - The regulation requires when the PHA selects a family to participate in either the HCV or PBV program, the PHA must give the family an oral briefing. HUD is waiving this requirement and as an alternative requirement allowing the PHA to conduct the briefing by other means such as a webcast, video call, or expanded information packet.
- 3. Term of Voucher** - The regulation provides that at its discretion, NOHA may grant a family one or more extensions of the initial voucher term in accordance with the administrative plan. HUD is waiving the requirement that the extension(s) must be accordance with the NOHA's administrative plan in order to allow the NOHA to provide extensions even though it has been unable to formally amend its policy in the administrative plan.
- 4. Initial Inspections** – HUD is waiving this requirement and providing an alternative. In order to place a unit under HAP contract and commence making payments, the NOHA may rely on the owner's certification that the owner has no reasonable basis to have knowledge that life threatening conditions exist in the unit or units in question instead of conducting an initial inspection. In order to place the unit under HAP contract and start making payments, NOHA may rely on the owner's certification that the owner has no reasonable basis to have knowledge that life threatening conditions exist in the unit or units in question instead of conducting an initial inspection.