

Portland Metro Area	Home Forward	The PHA prefers an initial lease term of at least one (1) year; however, the PHA may approve a shorter initial lease term if the PHA determines that: <ul style="list-style-type: none"> • Such shorter term would improve housing opportunities for the tenant; • Such shorter term is the prevailing local market practice; and • A lease term of less than six (6) months must be approved in writing by the Rent Assistance Department Director or Assistant Director.
	Clackamas County	HACC Policy HACC will not approve an initial lease term of less than one (1) year. Owners and tenants may request a waiver of this policy in exceptional circumstances.
	Washington County	Generally, the PHA will encourage an initial lease term of no less than one (1) year; however, a shorter lease term may be approved if it is to the benefit of the tenant (i.e. to prevent the tenant from losing a prospective rental unit or from having to move to a different unit).
Mid-Willamette Valley	Marion County	Did not respond
	Salem Housing Authority	Term of Assisted Tenancy The initial term of the assisted dwelling lease must be for at least one year [24 CFR 982.309]. The initial lease term is also stated in the HAP contract. The HUD program regulations permit the SHA to approve a shorter initial lease term if certain conditions are met. SHA Policy SHA will approve an initial lease term of 11+ months. If the lease takes effect on any day other than the first day of the month the term of the initial lease will run from that date through the end of that month plus eleven additional months. For example, if the initial lease begins on January 5th the lease will run through December 31st of that year.
	West Valley Housing Authority	“The lease must specify:The term of the lease (initial term and any provisions for renewal), and” Where we state the policy of the one year lease initial term is on the Tenancy Addendum – Summary page which says the parties agree that the initial term of the Voucher assisted lease shall be approximately one year as completed and designated by WVHA below. However, we would not necessarily deny a shorter term lease if that was proposed by a landlord and tenant. We also let them know that we will accept any mutual termination that would occur prior to a full year and many landlords prefer that option.
	Yamhill County	The initial term of the assisted dwelling lease must be for at least one year [24 CFR 982.309]. The initial lease term is also stated in the HAP contract. The HUD program regulations permit the PHA to approve a shorter initial lease term if certain conditions are met. PHA Policy The PHA will not approve an initial lease term of less than one (1) year.
Southern Willamette Valley	Linn-Benton County	The initial term of the lease, lease addendum, and Housing Assistance Payment (HAP) Contract may be from 1 to 12 months, depending on the agreement that the landlord and participant have made and is reflected on the Rental Agreement/Lease Addendum that has been signed by both parties, and given to the HA for approval. HA may have discretion to limit some participants to a 12 month lease based on previous lease transfer history. A participant family may not move from the assisted unit for at least the first 12 months even if the initial term of the lease is less than 12 months. Exception may be made in cases where a family can demonstrate that there is an extreme need to move early such as domestic violence, disability/health related reasons, or a direct danger to the family if they remain in the unit. During the initial term of the lease, the owner may not raise the rent to owner.
	Lane County	PHA Policy: The PHA will not approve an initial lease term of less than one (1) year. During the initial term of the lease, the owner may not raise the rent to owner [24 CFR 982.309]. Any provisions for renewal of the dwelling lease will be stated in the dwelling lease [HCV Guidebook, pg. 8-22]. There are no HUD requirements regarding any renewal extension terms, except that they must be in the dwelling lease if they exist. The PHA may execute the HAP contract even if there is less than one year remaining from the beginning of the initial lease term to the end of the last expiring funding increment under the consolidated ACC. [24 CFR 982.309(b)]. Initial Term and Lease Renewal [24 CFR 983.256(f) and 983.257(b)] The initial lease term must be for at least one year. Upon expiration of the lease, an owner may renew the lease, refuse to renew the lease for “good cause,” or refuse to renew the lease without good cause. If the owner refuses to renew the lease without good cause, the PHA must provide the family with a tenant-based voucher and remove the unit from the PBV HAP contract.

Housing Authorities were asked to copy and past the portion(s) of their Administrative Plan that articulates their current policy on lease length. Survey period May-June 2014.

Southern Oregon	Jackson County	We do not have any specific lease length requirements. Landlords may choose their own lease length.
	Douglas County	PHA requests an initial lease term of one year, however PHA will consider a shorter term on a case by case basis.
	Josephine County	The initial term of the assisted dwelling lease must be for at least one year [24 CFR 982.309]. The initial lease term is also stated in the HAP contract
	Klamath County	The initial term of the assisted dwelling lease must be for at least one year [24 CFR 982.309]. The initial lease term is also stated in the HAP contract. The HUD program regulations permit the KHA to approve a shorter initial lease term if certain conditions are met.
Central/Eastern Oregon	Housing Works	Housing Works will not approve an initial lease term of less than one (1) year. During the initial term of the lease, the owner may not raise the rent to owner [24 CFR 982.309]. Any provisions for renewal of the dwelling lease will be stated in the dwelling lease [HCV Guidebook, pg. 8-22]. There are no HUD requirements regarding any renewal extension terms, except that they must be in the dwelling lease if they exist. Housing Works may execute the HAP contract even if there is less than one year remaining from the beginning of the initial lease term to the end of the last expiring funding increment under the consolidated ACC. [24 CFR 982.309(b)].
	NE Oregon Housing Authority	The initial term of the assisted dwelling lease must be for at least one year [24 CFR 982.309]. The initial lease term is also stated in the HAP contract. The HUD program regulations permit the PHA to approve a shorter initial lease term if certain conditions are met. PHA Policy: The PHA will not approve an initial lease term of less than one (1) year. During the initial term of the lease, the owner may not raise the rent to owner [24 CFR 982.309]. Any provisions for renewal of the dwelling lease will be stated in the dwelling lease [HCV Guidebook, pg. 8-22]. There are no HUD requirements regarding any renewal extension terms, except that they must be in the dwelling lease if they exist. The PHA may execute the HAP contract even if there is less than one year remaining from the beginning of the initial lease term to the end of the last expiring funding increment under the consolidated ACC. [24 CFR 982.309(b)].
	Umatilla County	Did not respond.
	Mid-Columbia	The initial lease term must be for at least one year.
Oregon Coast	NW Oregon Housing Authority	In the first year of tenancy, the initial lease must be for a term of not less than one year. At the end of the initial one-year term, the lease may take the form of a month-to-month lease agreement at the mutual election of the owner and assisted tenant family.
	Lincoln County	The initial lease term will be of no less than one (1) year; however, a shorter lease term may be approved upon the request of the tenant to increase their opportunity to select a unit that best fits their needs.
	North Bend Coos Curry	The initial lease term must be for at least one year. However, the PHA may approve a shorter initial lease term if the PHA determines that: Such shorter term would improve housing opportunities for the tenant, and Such shorter term is the prevailing local market practice.