

SB 278 A STAFF MEASURE SUMMARY

House Committee On Human Services and Housing

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Meeting Dates: 4/29

WHAT THE MEASURE DOES:

Extends eligibility for Rent Guarantee Program under Oregon Housing and Community Services (OHCS) to individuals between 16 and 27 years of age who were wards of the juvenile court within the past ten years. Removes requirement that providers enter information into the homeless management information system maintained by OHCS. Clarifies reports required by providers must include information regarding the number of program-eligible tenants participating in program.

ISSUES DISCUSSED:

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

Rent Well is a tenant education course taught by certified instructors throughout the Portland metropolitan area that helps participants be successful renters. Topics covered in the course include understanding landlord expectations, budgeting, effective communication with landlords and neighbors, maintaining a rental unit, and successful move-in and move-out procedures. Participants in the Rent Well course include individuals who have poor or no credit, past evictions, no rental history, or criminal history and who are low-income, at risk of homelessness or currently homeless. When a participant has completed the Rent Well course, they receive a certificate to present to landlords when applying for rental housing. Landlords accepting Rent Well tenants can register for the Rent Well Landlord Guarantee Fund, which may cover damages, unpaid rent, or eviction costs.

In 2017, House Bill 2724 directed Oregon Housing and Community Services (OHCS) to develop and implement the Rent Guarantee Program to provide tenants from low-income households with training certification to achieve successful tenancy. Senate Bill 278 A extends eligibility for the Rent Guarantee Program under OHCS to individuals between 16 and 27 years of age who were wards of the juvenile court within the past ten years. The measure also removes the requirement that providers enter information into the homeless management information system maintained by OHCS and clarifies that the reports required by providers must include information regarding the number of program-eligible tenants participating in the program.