

SB 1533-1
(LC 97)
2/7/20 (RLM/ps)

Requested by SENATE COMMITTEE ON HOUSING AND DEVELOPMENT

**PROPOSED AMENDMENTS TO
SENATE BILL 1533**

1 In line 2 of the printed bill, after “tenancies” insert “; amending ORS
2 456.608”.

3 Delete lines 4 through 29 and insert:

4 **“SECTION 1.** ORS 456.608 is amended to read:

5 “456.608. (1) The Housing and Community Services Department shall de-
6 velop and implement the Rent Guarantee Program for the purpose of pro-
7 viding incentives and financial assistance to landlords that rent to low
8 income households by guaranteeing payments to landlords for unpaid rent
9 and for eviction and property damage costs as described in this section. De-
10 partment administration of the program is subject to Oregon Housing Sta-
11 bility Council policy, rules and standards.

12 “(2) A tenant is eligible to participate in the program if the tenant:

13 “(a) Resides in a low income household;

14 “(b) Experiences barriers to obtaining housing, including but not limited
15 to:

16 “(A) Poor credit history or ratings;

17 “(B) A criminal history;

18 “(C) That the tenant has been a ward, as defined in ORS 419A.004, within
19 the past 10 years and is at least 16 years of age and less than 27 years of
20 age; or

21 “(D) A history of housing evictions; and

1 “(c) Successfully completes the tenant training and certification process
2 implemented by the department under subsection (3) of this section.

3 “(3) As part of the program implemented under this section, the depart-
4 ment shall provide training to, and a certification process for, tenants from
5 low income households for the purposes of providing tenants with informa-
6 tion on how to achieve and maintain a successful tenancy and providing re-
7 liable accreditation of tenants to landlords that are considering renting to
8 tenants from low income households.

9 “(4) A landlord may submit a request for financial assistance to the de-
10 partment in accordance with rules adopted by the council. Financial assist-
11 ance to landlords under the program is limited as follows:

12 “(a) Reimbursement for unpaid rent and payment of eviction and damage
13 costs are limited to circumstances involving rental or lease agreements en-
14 tered into with tenants determined to be eligible under subsection (2) of this
15 section;

16 “(b) Financial assistance is limited to reimbursement for unpaid rent and
17 eviction and damage costs incurred during the first 12 months of any single
18 rental or lease agreement;

19 “(c) Reimbursement for unpaid rent is limited to a maximum of \$2,000 per
20 eligible tenant;

21 “(d) Financial assistance paid under the program to a landlord is limited
22 to a maximum of \$5,000 per [landlord] **eligible tenant**; and

23 “(e) Payment of financial assistance is contingent on the landlord’s sub-
24 mission of a complete and accurate reimbursement request, verification of
25 unpaid rent and eviction or damage claims by the department or program
26 provider described in subsection (6) of this section and cooperation with the
27 collection of data to measure program performance outcomes as described in
28 subsection (6) of this section.

29 “(5) Before receipt of payments of financial assistance under the program,
30 a landlord must provide to the department or the program provider described

1 in subsection (6) of this section a report containing information required by
2 rule adopted by the council. The report must contain, at a minimum, the
3 following:

4 “(a) Information regarding eligible tenants with [*which*] **whom** the land-
5 lord entered into tenancy agreements including, but not limited to, the
6 length of tenancy and reason for termination of tenancy, if applicable; and

7 “(b) The amounts of unpaid rent and eviction and damage costs not re-
8 imburged by financial assistance received by the landlord under the program.

9 “(6)(a) The department may contract with a public or private provider to
10 administer the program within an individual county or region of this state
11 and to distribute financial assistance to eligible landlords as provided in this
12 subsection. The department is not subject to the provisions of ORS chapter
13 279A or 279B in awarding a contract under the provisions of this subsection.

14 The department shall, in consultation with the council, establish criteria for
15 proposals, prepare and publish requests for proposals, receive proposals and
16 award contracts to eligible providers. Eligible providers must, at a minimum:

17 “(A) Have experience providing tenant readiness education sufficient to
18 provide tenant training and certification as described in subsection (3) of this
19 section;

20 “(B) Have experience placing persons in low income households into per-
21 manent housing;

22 “(C) Have experience working collaboratively with local landlords and
23 service providers; and

24 “(D) Demonstrate the organizational capacity to administer the program,
25 including the ability to track data and performance measure outcomes and
26 to timely process requests for and payments of financial assistance.

27 “(b) Program providers shall, in accordance with rules adopted by the
28 council:

29 “(A) Provide reports regarding the number of landlords and program eli-
30 gible tenants participating in the program, demographic information about

1 tenants, identified tenant risk factors and the number and amount of re-
2 quests for financial assistance made under the program;

3 “(B) Review and verify requests for financial assistance and make pay-
4 ments in accordance with established department processes for distributing
5 funds; and

6 “(C) Collect data to measure the following program performance out-
7 comes:

8 “(i) Increased housing stability, as measured by the percentage of total
9 program participants who reside in and maintain permanent housing for a
10 minimum of 12 months;

11 “(ii) Increased landlord participation, as measured by the percentage in-
12 crease in the number of landlords participating in the program; and

13 “(iii) Successful tenant readiness education, as measured by the percent-
14 age of tenants successfully completing the tenant training and receiving
15 certification as described in subsection (3) of this section.

16 “(7) Nothing in this section prohibits a landlord from participating in the
17 Housing Choice Landlord Guarantee Program under ORS 456.375 to 456.390
18 or the Housing Choice Voucher Program under 42 U.S.C. 1437f(o).

19 “(8) The department may not pay financial assistance under the Rent
20 Guarantee Program from any source other than available funds in the Rent
21 Guarantee Program Fund established in ORS 456.609. Amounts due and pay-
22 able under the program shall not constitute a debt of the state or a lending
23 of the credit of the state within the meaning of any constitutional or statu-
24 tory limitation.

25 “(9) The department shall submit an annual report to the interim legis-
26 lative committees of the Legislative Assembly related to housing no later
27 than September [15th] **15** of each year regarding the implementation and
28 status of the program, the number of participants in the program, amounts
29 of financial assistance requested and paid and the performance outcomes
30 measured by the program.

1 “(10) The council, in consultation with the department, shall adopt rules
2 to implement the provisions of this section.”.

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