

HB 2101 A STAFF MEASURE SUMMARY

Senate Committee On Housing and Development

Prepared By: Devin Edwards, LPRO Analyst

Meeting Dates: 4/22

WHAT THE MEASURE DOES:

Replaces requirement for landlords to obtain prevailing circuit court judgement to receive Housing Choice Landlord Guarantee Program financial assistance with requirement to submit application to Oregon Housing and Community Services. Removes Rent Guarantee Program's \$2,000 limit on reimbursement for unpaid rent per eligible tenant. Alters limit on Rent Guarantee Program Fund payments from maximum of \$5,000 per landlord to maximum of \$5,000 per eligible request.

ISSUES DISCUSSED:

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

The Housing Choice Landlord Guarantee Program provides financial assistance to landlords to cover costs associated with damages incurred during a tenancy, including property damage, unpaid rent, or other damages caused as a result of a tenant's occupancy under the federal Housing Choice Voucher Program, also known as the Section 8 program. Housing authorities facilitate landlords' participation in the program, and a Statewide Housing Choice Advisory Committee evaluates program participation and effectiveness for landlords and tenants. House Bill 2101 A replaces the requirement to obtain a prevailing court judgment against a tenant before receiving financial assistance with a requirement to apply to Oregon Housing and Community Services Department for financial assistance. The application must be submitted within a year of tenancy termination, repossession of a dwelling unit, or termination of Housing Choice Voucher Program payments, whichever occurs later.

Tenants who are low-income, experience poor credit history, criminal history, eviction history, or other barriers to obtaining housing may be eligible for the Rent Guarantee Program. The program provides tenant training to encourage a successful tenancy. Landlords who rent to tenants in the Rent Guarantee Program may submit a request for financial assistance for reimbursement of unpaid rent or payment of eviction and damage costs incurred during the first 12 months of tenancy. Since the program's inception, more than 2,000 tenants in 23 counties across Oregon have graduated from the Rent Guarantee Program, and 74 landlords have participated. House Bill 2101 A removes the \$2,000 limit on reimbursement for unpaid rent per eligible tenant and alters the \$5,000 limit on total financial assistance from a per landlord basis to a per eligible request basis.