

SB 278 STAFF MEASURE SUMMARY

Senate Committee On Housing and Development

Prepared By: Devin Edwards, LPRO Analyst

Meeting Dates: 2/9

WHAT THE MEASURE DOES:

Alters limits on Rent Guarantee Program Fund payments from maximum of \$5,000 per landlord to maximum of \$5,000 per eligible tenant.

ISSUES DISCUSSED:

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

Housing and Community Services Department (OHCS) administers the Rent Guarantee Program, a program designed to provide financial assistance to landlords and incent leasing to low-income tenants. Landlords who have a tenant vacate or evicted due to lease noncompliance within the first 12 months of tenancy may apply to receive payments to cover losses from unpaid rent, eviction, and property damage.

The Rent Guarantee Program currently disburses funds on a per-landlord basis, up to \$2,000 for unpaid rent and up to \$5,000 in total financial assistance. To apply, landlords must sign a Rental Guarantee Program agreement with a participating program provider. To access OHCS funds, program providers must deliver tenant readiness education to tenants who meet the following eligibility criteria: total household annual income of less than 60% of area's median income based on household size, experiencing housing barriers and instability such as poor credit or criminal history, and Oregon residency.

Senate Bill 278 would shift total financial assistance payment qualifications from a per-landlord to a per-tenant basis, allowing a maximum of \$5,000 per eligible tenant.