

**HB 2101 A STAFF MEASURE SUMMARY**

Carrier: Rep. Weber

**House Committee On Housing****Action Date:** 03/09/21**Action:** Do pass with amendments. (Printed A-Eng.)**Vote:** 8-0-0-0**Yeas:** 8 - Campos, Fahey, Marsh, Meek, Morgan, Neron, Weber, Zika**Fiscal:** Fiscal impact issued**Revenue:** No revenue impact**Prepared By:** Claire Adamsick, LPRO Analyst**Meeting Dates:** 1/26, 3/9**WHAT THE MEASURE DOES:**

Allows landlords to apply for assistance under the Housing Choice Landlord Guarantee Program by submitting to Oregon Housing and Community Services (OHCS) an application instead of a court judgment. Application must be submitted within one year of tenancy termination, repossession of a dwelling unit, or termination of Housing Choice Voucher Program payments, whichever occurs later. Replaces \$5,000 financial assistance cap for landlords with \$5,000 assistance cap per eligible request in Rent Guarantee Program. Clarifies reporting requirements for housing authorities participating in the Housing Choice Voucher Program.

**ISSUES DISCUSSED:**

- Decreasing utilization of Housing Choice Landlord Guarantee Program
- Potential impact and reach of Rent Guarantee Program through removal of per-landlord financial assistance cap
- Program reach to rural communities
- Request for information about landlord participation rate

**EFFECT OF AMENDMENT:**

Clarifies that housing authorities share responsibility for annual reporting and review procedures regarding each authority's participation in the Housing Choice Voucher Program. For Rent Guarantee Program, clarifies that financial assistance payment cap is applied on a per-request basis.

**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 removes the requirement for landlords to obtain a court judgment before applying for assistance from the Housing Choice Landlord Guarantee Program, and instead requires that landlords submit an application to the Oregon Housing and Community Services Department.

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 replaces a \$5,000 per-landlord cap with a \$5,000 per-request cap for parties participating in the Rent Guarantee Program.