

HB 2101 A STAFF MEASURE SUMMARY
Senate Committee On Housing and Development

Carrier: Sen. Jama

Action Date: 04/27/21
Action: Do pass the A-Eng bill.
Vote: 4-1-0-0
Yeas: 4 - Anderson, Golden, Jama, Patterson
Nays: 1 - Linthicum
Fiscal: Fiscal impact issued
Revenue: No revenue impact
Prepared By: Devin Edwards, LPRO Analyst
Meeting Dates: 4/22, 4/27

WHAT THE MEASURE DOES:

Replaces requirement for landlords to obtain circuit court judgment to receive funds from the Housing Choice Landlord Guarantee Program, with requirement to submit an application to Oregon Housing and Community Services (OHCS). 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:

- Fiscal impact
- Geographic reach of Rent Guarantee Program
- Tenant education

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

House Bill 2101 A adjusts two distinct low-income housing assistance programs: the Housing Choice Landlord Guarantee Program and the Rent Guarantee Program.

The Housing Choice Landlord Guarantee Program provides financial assistance to landlords to cover costs associated with damages incurred during the occupancy of tenants who participate in the federal Housing Choice Voucher Program, also known as Section 8, including property damage and unpaid rent. 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 that landlords must obtain a court order before receiving financial assistance with a requirement that they apply with Oregon Housing and Community Services (OHCS) instead. Applications must be submitted within a year of: the end of the tenancy, repossession of the dwelling unit, or the 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 training to encourage a successful tenancy. Landlords who rent to tenants who have successfully completed training 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 occupancy. Since the program's inception, more than 2,000 tenants in 23 counties across Oregon have graduated, and 74 landlords have participated. House Bill 2101 A lifts 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.