

A-Engrossed Senate Bill 1557

Ordered by the Senate February 10
Including Senate Amendments dated February 10

Sponsored by Senator PATTERSON, Representatives LIVELY, NERON, Senator JAMA; Representatives GRAYBER, REARDON, REYNOLDS, SMITH G (Pre-session filed.)

SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure.

Requires Housing and Community Services Department to *[administer]* **distribute moneys to specified housing authorities for** affordable housing preservation rental assistance pilot *[program]* **programs** for tenants of housing being withdrawn from publicly supported housing. Increases statutory damages owed to tenant with rental assistance for retaliation against or unlawful ouster of tenant. *[Requires department to contract with specified housing authorities to administer pilot program.]*

Requires department and housing authorities to report on pilot *[program]* **programs** to appropriate interim committee of Legislative Assembly before convening of 2023 regular legislative session.

Appropriates moneys to Housing and Community Services Department for pilot *[program]* **programs**.

Sunsets January 2, 2024.

Declares emergency, effective on passage.

A BILL FOR AN ACT

1
2 Relating to housing rental assistances; and declaring an emergency.

3 **Be It Enacted by the People of the State of Oregon:**

4 **SECTION 1. Section 2 of this 2022 Act is added to and made a part of ORS 456.255 to**
5 **456.265.**

6 **SECTION 2. (1) The Housing and Community Services Department shall distribute mon-**
7 **neys to the Salem Housing Authority and the Housing Authority of Washington County for**
8 **the purpose of administering affordable housing preservation rental assistance pilot pro-**
9 **grams that provide rental assistance on behalf of low income households, as defined in ORS**
10 **456.270, who:**

11 (a) **Are tenants of publicly supported housing;**

12 (b) **Remain tenants of housing after the housing has been withdrawn from publicly sup-**
13 **ported housing; and**

14 (c) **Are not receiving other public tenant-based assistance.**

15 (2) **The amount of rental assistance must be:**

16 (a) **Calculated at least annually.**

17 (b) **No greater than the difference between the current rent minus the rent on the date**
18 **that the tenant's housing was last publicly supported housing.**

19 (c) **Payable directly to the tenant's landlord under a contract with the landlord.**

20 (3) **Rental assistance is not transferable for use on any other housing of the tenant or**
21 **to any other tenant.**

NOTE: Matter in **boldfaced** type in an amended section is new; matter *[italic and bracketed]* is existing law to be omitted. New sections are in **boldfaced** type.

1 **SECTION 2a.** (1) Section 2 of this 2022 Act does not authorize a landlord to increase rents
2 by an amount that is prohibited under ORS 90.323.

3 (2) Notwithstanding the limitations on damages provided in ORS 90.375, if a landlord acts
4 in violation of ORS 90.385 (1), a tenant receiving rental assistance under section 2 of this 2022
5 Act is entitled to recover the greater of:

6 (a) Three times the tenant's monthly rent; or

7 (b) Three times any actual damages sustained by the tenant as a result of the violation.

8 **SECTION 3.** Before the date of the convening of the 2023 regular session of the Legisla-
9 tive Assembly as specified in ORS 171.010, the Housing and Community Services Department,
10 Salem Housing Authority and Housing Authority of Washington County shall provide a re-
11 port to an appropriate interim committee of the Legislative Assembly in the manner provided
12 in ORS 192.245 on the affordable housing preservation rental assistance pilot programs ad-
13 ministered under section 2 of this 2022 Act.

14 **SECTION 4.** Sections 2, 2a and 3 of this 2022 Act are repealed on January 2, 2024.

15 **SECTION 5.** In addition to and not in lieu of any other appropriation, there is appropri-
16 ated to the Housing and Community Services Department, for the biennium ending June 30,
17 2023, out of the General Fund, the amount of \$900,000, to distribute for affordable housing
18 preservation rental assistance pilot programs under section 2 of this 2022 Act.

19 **SECTION 6.** This 2022 Act being necessary for the immediate preservation of the public
20 peace, health and safety, an emergency is declared to exist, and this 2022 Act takes effect
21 on its passage.

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