

HB 3417 A STAFF MEASURE SUMMARY
House Committee On Housing and Homelessness

Carrier: Rep. Dexter

Action Date: 03/30/23

Action: Do pass with amendments. (Printed A-Eng.)

Vote: 10-0-1-0

Yeas: 10 - Boice, Cate, Fahey, Gamba, Hartman, Helfrich, Helm, Javadi, Levy E, Wright

Exc: 1 - Dexter

Fiscal: Has minimal fiscal impact

Revenue: No revenue impact

Prepared By: Claire Adamsick, LPRO Analyst

Meeting Dates: 3/28, 3/30

WHAT THE MEASURE DOES:

Directs Oregon Housing and Community Services to expand Housing Choice Landlord Guarantee program to include tenants who have received rental assistance under the Housing Choice Voucher Program or from a rehousing initiative adopted in specified sections of enrolled House Bill 5019 (2023). Aligns, for purposes of Housing Choice Voucher program, definition of “landlord” and “tenant” with those terms used in Oregon and Landlord Tenant Act. Declares emergency, effective on passage.

ISSUES DISCUSSED:

- Retention of current landlord participants and expansion to new participants
- Statewide reach of program
- Calculation and documentation of damages caused by tenant under current program
- Program is tenant-based, not unit-based

EFFECT OF AMENDMENT:

Replaces the measure.

BACKGROUND:

The Housing Choice Landlord Guarantee Program, administered by Oregon Housing and Community Services (OHCS) 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.

On January 10, 2023, Governor Tina Kotek issued Executive Order, 23-02, declaring a state of emergency due to homelessness in areas of the state that have experienced an increase in unsheltered homelessness of 50 percent or greater since 2017. House Bill 5019 (2023) appropriated funds to OHCS for the 2021-2023 and the 2023-2025 biennium to increase shelter capacity and support rapid rehousing initiatives in designated homelessness emergency areas and in the Oregon Balance of State (OR-505) continuum of care.

House Bill 3417 A directs OHCS to expand the Housing Choice Landlord Guarantee program to include tenants who have received rental assistance under the Housing Choice Voucher Program or from a rehousing initiative adopted in specified sections of enrolled House Bill 5019 (2023).