

HB 3417 A STAFF MEASURE SUMMARY
Senate Committee On Housing and Development

Carrier: Sen. Jama

Action Date: 05/08/23
Action: Do pass the A-Eng bill.
Vote: 4-0-0-1
Yeas: 4 - Anderson, Jama, Patterson, Sollman
Abs: 1 - Knopp
Fiscal: Has minimal fiscal impact
Revenue: No revenue impact
Prepared By: Kevin Rancik, LPRO Analyst
Meeting Dates: 4/26, 5/8

WHAT THE MEASURE DOES:

Expands eligibility for financial assistance to landlords, from Oregon Housing and Community Service’s Housing Choice Landlord Guarantee Program, to include mitigation of damages caused by tenants receiving rental assistance from rehousing initiatives adopted in specified sections of enrolled House Bill 5019 (2023). Aligns, for purposes of Housing Choice Voucher program, definitions of “landlord” and “tenant” with those terms used in Oregon Residential Landlord and Tenant Act. Declares emergency, effective on passage.

ISSUES DISCUSSED:

- Expansion of program to cover rehoused tenants
- Funding sources for program
- Issues facing those recently rehoused

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

Oregon Housing and Community Services (OHCS) administers the Housing Choice Landlord Guarantee Program. Under the program, OHCS provides financial assistance to landlords to cover costs associated with unpaid rent and damages caused by tenants participating in the federal Housing Choice Voucher Program, also known as Section 8. 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. Sections 4, 5, and 11 of House Bill 5019 (2023) appropriated funds to OHCS for the 2021-2023 and the 2023-2025 biennia to support rapid rehousing initiatives in designated homelessness emergency areas and in the Oregon Balance of State (OR-505) continuum of care. The Balance of State continuum of care includes parts of Eastern Oregon, the Columbia River Gorge, and portions of Southern Oregon and the southern coast.

House Bill 3417 A expands OHCS’ Housing Choice Landlord Guarantee program eligibility to include reimbursement to landlords for damage caused by tenants receiving rental assistance under specified rehousing initiatives.