

HOUSE AMENDMENTS TO HOUSE BILL 3417

By COMMITTEE ON HOUSING AND HOMELESSNESS

April 3

- 1 In line 2 of the printed bill, after “program;” insert “amending ORS 456.375 and 456.378;”.
- 2 Delete lines 4 through 14 and insert:
- 3 “**SECTION 1.** If House Bill 5019 becomes law, ORS 456.378 is amended to read:
- 4 “456.378. (1) The Housing and Community Services Department shall develop and implement the
- 5 Housing Choice Landlord Guarantee Program for the purpose of providing financial assistance to
- 6 landlords to mitigate damages caused by tenants [*as a result of occupancy under*] **who have received**
- 7 **rental assistance:**
- 8 “(a) **Under** the Housing Choice Voucher Program; **or**
- 9 “(b) **From a rehousing initiative under section 4, 5 or 11, chapter ___, Oregon Laws 2023**
- 10 **(Enrolled House Bill 5019).**
- 11 “(2) Landlords that are eligible for assistance under the Housing Choice Landlord Guarantee
- 12 Program must submit an application in the form and format prescribed by the department. Assist-
- 13 ance is limited to reimbursement for only those amounts that are related to property damage, unpaid
- 14 rent or other damages:
- 15 “(a) Caused [*as a result of the tenant’s occupancy under the Housing Choice Voucher Program*]
- 16 **by tenants described in subsection (1) of this section;**
- 17 “(b) That exceed normal wear and tear; and
- 18 “(c) That are in excess of \$500 but not more than \$5,000 per tenancy.
- 19 “(3) A landlord must submit an application for assistance to the department within one year
- 20 following the later of the date that:
- 21 “(a) The tenancy terminates;
- 22 “(b) The landlord obtains possession of the dwelling unit; or
- 23 “(c) Payments from the Housing Choice Voucher Program to the landlord terminate.
- 24 “(4) The department may contract with a public or private provider for the administration of the
- 25 Housing Choice Landlord Guarantee Program. The department is not subject to the provisions of
- 26 ORS chapter 279A or 279B in awarding a contract under the provisions of this subsection. The de-
- 27 partment shall establish by rule procedures for inviting proposals and awarding contracts under this
- 28 subsection.
- 29 “(5) The department shall adopt rules to implement the provisions of this section, including but
- 30 not limited to prescribing additional qualifications and requirements that must be met by landlords
- 31 and the form of application that must be submitted to the department to receive assistance under
- 32 the program.
- 33 “**SECTION 2.** ORS 456.375 is amended to read:
- 34 “456.375. As used in ORS 456.375 to 456.390:
- 35 “(1) ‘Housing Choice Voucher Program’ means the federal tenant-based assistance program es-

1 tablished under 42 U.S.C. 1437f(o).

2 “(2) ‘Landlord’ [*means an owner of a dwelling unit that has entered into an agreement with a*
3 *housing authority to receive tenant-based assistance payments under the Housing Choice Voucher*
4 *Program and that has entered into a rental or lease agreement with a tenant]* **and ‘tenant’ have the**
5 **meanings given those terms in ORS 90.100.**

6 “[*(3) ‘Tenant’ means an individual or a family who is eligible to receive tenant-based assistance*
7 *payments under the Housing Choice Voucher Program and who has entered into a rental or lease*
8 *agreement with a landlord.*].”

9 In line 15, delete “4” and insert “3”.

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