

**HB 2944 A STAFF MEASURE SUMMARY**  
**House Committee On Human Services and Housing**

**Carrier:** Rep. Kotek

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**Action Date:** 03/16/17

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

**Vote:** 9-0-0-0

**Yeas:** 9 - Gorsek, Keny-Guyer, Meek, Nearman, Noble, Olson, Piluso, Sanchez, Stark

**Fiscal:** Has minimal fiscal impact

**Revenue:** Has minimal revenue impact

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**WHAT THE MEASURE DOES:**

Requires landlord to prove amount of damages to be eligible for funds pursuant to the Housing Choice Landlord Guarantee Program starting September 1, 2017. Repeals requirement for tenant to repay Housing Choice Landlord Guarantee Program for assistance paid to landlord. Declares emergency, effective on passage.

**ISSUES DISCUSSED:**

- Structure of Housing Choice Landlord Guarantee Program
- How landlords access the Housing Choice Landlord Guarantee Program
- Court procedures of Housing Choice Landlord Guarantee Program

**EFFECT OF AMENDMENT:**

Repeals requirement for tenant to repay Housing Choice Landlord Guarantee Program for assistance paid to landlord. Becomes operative September 1, 2017. Declares emergency, effective on passage.

**BACKGROUND:**

The Housing Choice Landlord Guarantee Program was established to provide financial assistance to landlords mitigating damages caused by tenants participating in the Housing Choice Voucher Program, also known as Section 8. Landlords are eligible if they leased to a Section 8 tenant and obtained a judgement in small claims court against the tenant for damages. Financial assistance for damages may be awarded in a partial amount or up to \$5,000 for property damage exceeding normal wear and tear, loss of rental income, and attorney fees.

House Bill 2944 A requires proof of the amount of damages before a landlord is eligible for financial assistance through the Housing Choice Landlord Guarantee Program. The measure also repeals the requirement for tenants to repay the Housing Choice Landlord Guarantee Program for assistance paid to landlords.