

**SB 278 A STAFF MEASURE SUMMARY**

**Carrier:** Rep. Piluso

**House Committee On Human Services and Housing**

---

**Action Date:** 05/06/19

**Action:** Do Pass the A-Eng bill.

**Vote:** 7-0-2-0

**Yeas:** 7 - Helt, Keny-Guyer, Meek, Mitchell, Sanchez, Schouten, Williams

**Exc:** 2 - Noble, Zika

**Fiscal:** No fiscal impact

**Revenue:** No revenue impact

**Prepared By:** Amie FenderSosa, LPRO Analyst

**Meeting Dates:** 4/29, 5/6

---

**WHAT THE MEASURE DOES:**

Extends eligibility for Rent Guarantee Program administered by Oregon Housing and Community Services (OHCS), to individuals between 16 and 27 years of age who were wards of the juvenile court within the past ten years. Removes requirement that providers enter information into the homeless management information system maintained by OHCS. Clarifies information required in provider reports.

**ISSUES DISCUSSED:**

- Discretionary participation of landlords
- Number of dwelling units statewide dedicated to youth aging out of foster care (about 20)
- Underutilization of guarantee (one person out of 712 program graduates used guarantee in 2017)
- Tenant education courses provided by local nonprofits
- Limits on amount of money available to landlords

**EFFECT OF AMENDMENT:**

No amendment.

**BACKGROUND:**

In 2017, House Bill 2724 directed Oregon Housing and Community Services (OHCS) to develop and implement the Rent Guarantee Program to provide tenants from low-income households with training certification to achieve successful tenancy. Rent Well is the recognized tenant education course taught by certified instructors throughout the Portland metropolitan area that helps participants be successful renters. Topics covered in the course include understanding landlord expectations, budgeting, effective communication with landlords and neighbors, maintaining a rental unit, and successful move-in and move-out procedures. Participants include individuals who have poor or no credit, past evictions, no rental history, or a criminal history and who are low-income, at risk of homelessness or currently homeless. When a participant completes the Rent Well course, they receive a certificate to present to landlords when applying for rental housing. Landlords that accept Rent Well tenants can register for the Rent Well Landlord Guarantee Fund, which may cover damages, unpaid rent, or eviction costs.

Senate Bill 278 A extends eligibility for the Rent Guarantee Program administered by OHCS to include individuals between 16 and 27 years of age who were wards of the juvenile court within the past ten years. The measure also removes the requirement that providers enter information into the homeless management information system maintained by OHCS and clarifies that they must report on the number of tenants who are eligible to participate in the program.