

## SB 278 -2 STAFF MEASURE SUMMARY

### House Committee On Rules

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**Prepared By:** Claire Adamsick

**Meeting Dates:** 6/14, 6/15

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#### **WHAT THE MEASURE DOES:**

Alters limits on Rent Guarantee Program Fund payments from maximum of \$5,000 per landlord to maximum of \$5,000 per eligible tenant.

#### **ISSUES DISCUSSED:**

#### **EFFECT OF AMENDMENT:**

-2 Replaces the measure. Prohibits landlords from delivering a termination notice for nonpayment or from taking action for possession based on termination notice for nonpayment if a tenant has provided the landlord with documentation that tenant has applied for rental assistance. Requires landlords to inform tenant of tenant right to protect against eviction for nonpayment upon delivering tenant notification of termination for nonpayment on or after July 1, 2021. Allows landlords to initiate or continue eviction action 60 days from the time that tenant has delivered documentation through reasonable methods as described by this Act. Clarifies court judgement process based on appropriate landlord and tenant participation in notification and provision of information as described by this Act. Allows tenant to obtain injunctive relief if a landlord fails to comply with notification requirements as provided by this Act. Requires Judicial Department to translate and provide notice forms in Spanish, Korean, Russian, Vietnamese, and Chinese on the department's website. Requires Housing and Community Services Department, local governments and public bodies, and any subgrantees to provide dated receipt of application for rental assistance to each tenant applicant. Repeals provisions of this Act on March 1, 2022. Declares emergency, effective July 1, 2021.

#### **BACKGROUND:**

Oregon Housing and Community Services Department (OHCS) administers the Rent Guarantee Program (Program) to provide financial assistance to landlords who lease or rent to low-income tenants who have successfully completed required training. Landlords who evict tenants for noncompliance or have a tenant vacate within the first 12 months of tenancy may apply with Program providers to receive payments to cover losses from unpaid rent, eviction, and property damage. OHCS disburses funds to Program providers who deliver tenant readiness education to individuals whose total annual household income is less than 60 percent of area's median income based on household size, who are experiencing housing barriers and instability such as poor credit or criminal history. Program funds are currently available on a per-landlord basis, up to \$2,000 for unpaid rent and up to \$5,000 in total financial assistance.

Senate Bill 278 makes financial assistance available on a per-tenant basis, rather than a per-landlord basis, to allow a maximum of \$5,000 per eligible tenant.