

HB 3417 -1 STAFF MEASURE SUMMARY

House Committee On Housing and Homelessness

Prepared By: Claire Adamsick, LPRO Analyst

Meeting Dates: 3/28, 3/30

WHAT THE MEASURE DOES:

Directs Oregon Housing and Community Services, in coordination with the Governor, to temporarily expand Housing Choice Landlord Guarantee Program to include landlords who provide rental housing to tenants receiving rental assistance from a program administered by OHCS, by housing authorities, or by the Governor. Repeals provisions of Act January 2, 2026. Declares emergency, effective on passage.

FISCAL: May have fiscal impact, but no statement yet issued

REVENUE: No revenue impact

ISSUES DISCUSSED:

- Retention of current landlord participants and expansion to new participants
- Statewide reach of program
- Calculation and documentation of damages caused by tenant under current program
- Program is tenant-based, not unit-based

EFFECT OF AMENDMENT:

-1 Replaces the measure. Directs Oregon Housing and Community Services to expand Housing Choice Landlord Guarantee program to include, tenants who have received rental assistance under the Housing Choice Voucher Program or from a rehousing initiative adopted in specified sections of enrolled House Bill 5019 (2023). Aligns, for purposes of Housing Choice Voucher program, definition of “landlord” and “tenant” with those terms used in Oregon and Landlord Tenant Act. Declares emergency, effective on passage.

BACKGROUND:

The Housing Choice Landlord Guarantee Program, administered by Oregon Housing and Community Services provides financial assistance to landlords to cover costs associated with damages incurred during the occupancy of tenants who participate in the federal Housing Choice Voucher Program, also known as Section 8, including property damage and unpaid rent. Housing authorities facilitate landlords’ participation in the program, and a Statewide Housing Choice Advisory Committee evaluates program participation and effectiveness for landlords and tenants.

House Bill 3417 directs OHCS to expand the Housing Choice Landlord Guarantee fund to include landlords of tenants who receive rental assistance from a program administered by OHCS, by housing authorities, or by the Governor.