

SB 690-1
(LC 3496)
5/5/25 (RH/RLM/ps)

Requested by Senator REYNOLDS

**PROPOSED AMENDMENTS TO
SENATE BILL 690**

1 In line 2 of the printed bill, after “health” insert “; creating new pro-
2 visions; amending ORS 90.395, 105.136 and 458.390; and declaring an emer-
3 gency”.

4 Delete lines 4 through 10 and insert:

5 **“SECTION 1. (1) The Department of Human Services, in collab-**
6 **oration with the Oregon Health Authority, shall establish a pilot pro-**
7 **gram to provide medium-term rental assistance to eligible individuals**
8 **described in subsection (2) of this section. The department shall choose**
9 **two or three regions within this state in which to operate the program.**

10 **“(2) To be eligible to receive rental assistance under subsection (1)**
11 **of this section, an individual must:**

12 **“(a) Be pregnant at the time that the individual applies for assist-**
13 **ance;**

14 **“(b) Be eligible for medical assistance, as defined in ORS 414.025;**

15 **“(c) Be experiencing, or at risk of experiencing, homelessness; and**

16 **“(d) Meet any additional criteria established by the department by**
17 **rule.**

18 **“(3) Under the program, the department shall:**

19 **“(a) Provide or coordinate the provision of housing assistance pay-**
20 **ments for participants, including but not limited to 12 months of**
21 **rental assistance;**

1 “(b) Provide or coordinate the provision of housing-focused case
2 management services; and

3 “(c) Engage with housing authorities or other relevant entities in
4 each of the participating regions to explore options for making long-
5 term rental assistance available to program participants at the con-
6 clusion of the program, including but not limited to expedited access
7 to tenant-based federal rent subsidy payments under the Housing
8 Choice Voucher Program authorized by 42 U.S.C. 1437f.

9 “(4) The Oregon Health Authority shall collaborate with the de-
10 partment in developing program policies regarding connecting pro-
11 gram participants with available benefits or resources provided by the
12 authority.

13 “(5) The department, in collaboration with the authority, shall
14 conduct or contract with a third party to conduct an evaluation of the
15 impact of the program on participants’ economic stability, health and
16 well-being.

17 “SECTION 2. Section 1 of this 2025 Act is repealed on September 28,
18 2027.

19 “SECTION 3. The Department of Human Services shall submit a
20 report, in the manner provided in ORS 192.245, on the outcomes of the
21 pilot program established under section 1 of this 2025 Act, and may
22 include recommendations for legislation, to the interim committees
23 of the Legislative Assembly related to public health not later than
24 December 1, 2027.

25 “SECTION 4. Section 3 of this 2025 Act is repealed on January 2,
26 2028.

27 “SECTION 5. Section 6 of this 2025 Act is added to and made a part
28 of ORS chapter 90.

29 “SECTION 6. (1) As used in this section, ‘health-related social needs
30 housing supports’ mean housing supports approved for the demon-

1 stration project under 42 U.S.C. 1315 by the Centers for Medicare and
2 Medicaid Services.

3 “(2) A rental agreement may not be terminated for nonpayment,
4 as defined in ORS 90.395, if the tenant:

5 “(a) Is pregnant or not more than 12 months postpartum;

6 “(b) Is a member of a coordinated care organization, as defined in
7 ORS 414.025;

8 “(c) Has applied to the Oregon Health Authority to receive health-
9 related social needs housing supports;

10 “(d) Meets the criteria established by the authority to receive
11 health-related social needs housing supports; and

12 “(e) Provides actual notice to the landlord that the tenant meets
13 the criteria under paragraphs (a) to (d) of this subsection and, in re-
14 sponse to reasonable requests from the landlord, provides sufficient
15 documentation or evidence that the tenant meets the criteria.

16 “SECTION 6a. Section 6 of this 2025 Act is repealed on September
17 28, 2027.

18 “SECTION 7. ORS 90.395 is amended to read:

19 “90.395. (1) As used in this section:

20 “(a) ‘Nonpayment’ means the nonpayment of a payment that is due to a
21 landlord, including a payment of rent, late charges, utility or service charges
22 or any other charge or fee as described in the rental agreement or ORS
23 90.140, 90.302, 90.315, 90.392, 90.394, 90.560 to 90.584 or 90.630.

24 “(b) ‘Nonpayment’ does not include payments owed by a tenant for dam-
25 ages to the premises.

26 “(2) A landlord shall deliver a copy of the notice posted on the website
27 of the Judicial Department under ORS 105.136 along with:

28 “(a) Any notice of termination for nonpayment; and

29 “(b) Any summons for a complaint seeking possession based on nonpay-
30 ment given by the landlord or service processor, including a summons deliv-

1 ered under ORS 105.135 (3)(b).

2 “(3) A court shall enter a judgment dismissing a complaint for possession
3 that is based on a termination notice for nonpayment if the court determines
4 that:

5 “(a) The landlord failed to deliver the notice as required under subsection
6 (2) of this section;

7 “(b) The landlord caused the tenant to not tender rent, including as a
8 result of the landlord’s failure to reasonably participate with a rental as-
9 sistance program; [or]

10 “(c) The tenant has tendered or caused to be tendered rental assistance
11 or any other payment covering the nonpayment amount owed under the ter-
12 mination notice for nonpayment[.]; **or**

13 **“(d) The tenancy may not be terminated for nonpayment under**
14 **section 6 of this 2025 Act.**

15 “(4) Notwithstanding ORS 105.137 (4), if a claim for possession is dis-
16 missed under subsection (3)(c) **or (d)** of this section and the payment was
17 tendered, **or evidence relating to section 6 of this 2025 Act was provided,**
18 after the action was commenced, the tenant is not entitled to prevailing
19 party fees, costs or attorney fees.

20 “(5) Notwithstanding ORS 90.302, a landlord may charge a tenant for fil-
21 ing fees paid under ORS 105.130, if the complaint for possession is dismissed
22 under subsection (3)(c) **or (d)** of this section. Payment of the fees is not a
23 prerequisite for dismissal under subsection (3)(c) **or (d)** of this section.

24 **“SECTION 8.** ORS 90.395, as amended by section 7 of this 2025 Act, is
25 amended to read:

26 “90.395. (1) As used in this section:

27 “(a) ‘Nonpayment’ means the nonpayment of a payment that is due to a
28 landlord, including a payment of rent, late charges, utility or service charges
29 or any other charge or fee as described in the rental agreement or ORS
30 90.140, 90.302, 90.315, 90.392, 90.394, 90.560 to 90.584 or 90.630.

1 “(b) ‘Nonpayment’ does not include payments owed by a tenant for dam-
2 ages to the premises.

3 “(2) A landlord shall deliver a copy of the notice posted on the website
4 of the Judicial Department under ORS 105.136 along with:

5 “(a) Any notice of termination for nonpayment; and

6 “(b) Any summons for a complaint seeking possession based on nonpay-
7 ment given by the landlord or service processor, including a summons deliv-
8 ered under ORS 105.135 (3)(b).

9 “(3) A court shall enter a judgment dismissing a complaint for possession
10 that is based on a termination notice for nonpayment if the court determines
11 that:

12 “(a) The landlord failed to deliver the notice as required under subsection
13 (2) of this section;

14 “(b) The landlord caused the tenant to not tender rent, including as a
15 result of the landlord’s failure to reasonably participate with a rental as-
16 sistance program; **or**

17 “(c) The tenant has tendered or caused to be tendered rental assistance
18 or any other payment covering the nonpayment amount owed under the ter-
19 mination notice for nonpayment.[: or]

20 “[*(d) The tenancy may not be terminated for nonpayment under section 6*
21 *of this 2025 Act.*]

22 “(4) Notwithstanding ORS 105.137 (4), if a claim for possession is dis-
23 missed under subsection (3)(c) [*or (d)*] of this section and the payment was
24 tendered[, *or evidence relating to section 6 of this 2025 Act was provided,*] af-
25 ter the action was commenced, the tenant is not entitled to prevailing party
26 fees, costs or attorney fees.

27 “(5) Notwithstanding ORS 90.302, a landlord may charge a tenant for fil-
28 ing fees paid under ORS 105.130, if the complaint for possession is dismissed
29 under subsection (3)(c) [*or (d)*] of this section. Payment of the fees is not a
30 prerequisite for dismissal under subsection (3)(c) [*or (d)*] of this section.

1 **“SECTION 9. The amendments to ORS 90.395 by section 8 of this**
2 **2025 Act become operative on September 28, 2027.**

3 **“SECTION 10. ORS 105.136 is amended to read:**

4 “105.136. (1) The Judicial Department, in consultation with the Housing
5 and Community Services Department, shall supply and may regularly update
6 the notice required under ORS 90.395 (2) and 105.135 (2)(d). The notice must
7 be in substantially the following form:

8 “

9 THIS IS AN IMPORTANT NOTICE OF WHERE TO GET HELP IF YOU
10 ARE FACING POTENTIAL EVICTION FOR NONPAYMENT.

11
12 For information in Spanish, Korean, Russian, Vietnamese or Chinese, go
13 to the Judicial Department website at _____.

14
15 You must comply with deadlines identified in a notice of nonpayment, or
16 you risk losing your housing.

17
18 Rental assistance and support services may be available. Dial 2-1-1 or go
19 to www.211info.org or contact a local service provider at _____.

20
21 **If you are pregnant or have given birth within the last year, and**
22 **are eligible for certain programs through the Oregon Health Author-**
23 **ity, you may be protected from eviction under section 6 of this 2025**
24 **Act. You must notify your landlord, and you may need to provide ev-**
25 **idence of your eligibility.**

26
27 Low-income tenants may be able to receive free or low-cost legal advice
28 by contacting a legal aid organization. Go to _____ to find an office
29 near you.

1 The Oregon State Bar provides information about legal assistance pro-
2 grams at _____.

3 “ _____

4 “(2) The Judicial Department shall translate the completed form under
5 subsection (1) of this section into the Spanish, Korean, Russian, Vietnamese
6 and Chinese languages and shall display links to the English and translated
7 forms prominently on the department’s website.

8 “(3) Each form on the Judicial Department website under subsection (2)
9 of this section must include a statement in English, Spanish, Korean,
10 Russian, Vietnamese and Chinese indicating that the form and translations
11 can be found on the Judicial Department website and providing the web ad-
12 dress where the forms may be found.

13 **“SECTION 11.** ORS 105.136, as amended by section 10 of this 2025 Act,
14 is amended to read:

15 “105.136. (1) The Judicial Department, in consultation with the Housing
16 and Community Services Department, shall supply and may regularly update
17 the notice required under ORS 90.395 (2) and 105.135 (2)(d). The notice must
18 be in substantially the following form:

19 “ _____

20 THIS IS AN IMPORTANT NOTICE OF WHERE TO GET HELP IF YOU
21 ARE FACING POTENTIAL EVICTION FOR NONPAYMENT.

22
23 For information in Spanish, Korean, Russian, Vietnamese or Chinese, go
24 to the Judicial Department website at _____.

25
26 You must comply with deadlines identified in a notice of nonpayment, or
27 you risk losing your housing.

28
29 Rental assistance and support services may be available. Dial 2-1-1 or go
30 to www.211info.org or contact a local service provider at _____.

1 *[If you are pregnant or have given birth within the last year, and are eli-*
2 *gible for certain programs through the Oregon Health Authority, you may be*
3 *protected from eviction under section 6 of this 2025 Act. You must notify your*
4 *landlord, and you may need to provide evidence of your eligibility.]*

5
6 Low-income tenants may be able to receive free or low-cost legal advice
7 by contacting a legal aid organization. Go to _____ to find an office
8 near you.

9
10 The Oregon State Bar provides information about legal assistance pro-
11 grams at _____.

12 “ _____
13 “(2) The Judicial Department shall translate the completed form under
14 subsection (1) of this section into the Spanish, Korean, Russian, Vietnamese
15 and Chinese languages and shall display links to the English and translated
16 forms prominently on the department’s website.

17 “(3) Each form on the Judicial Department website under subsection (2)
18 of this section must include a statement in English, Spanish, Korean,
19 Russian, Vietnamese and Chinese indicating that the form and translations
20 can be found on the Judicial Department website and providing the web ad-
21 dress where the forms may be found.

22 **“SECTION 12. The amendments to ORS 105.136 by section 11 of this**
23 **2025 Act become operative on September 28, 2027.**

24 **“SECTION 13. (1) The Housing and Community Services Depart-**
25 **ment shall establish a rehousing program to quickly move families**
26 **that meet the eligibility requirements under subsection (2) of this**
27 **section to permanent, stable and safe housing.**

28 **“(2) Under the program, the department shall provide rental as-**
29 **sistance and supportive services to families that:**

30 **“(a) Have a member who is pregnant or not more than 12 months**

1 **postpartum or who has a child who is under the age of one year; and**

2 **“(b) Are experiencing, or are at risk of experiencing, homelessness.**

3 **“(3) The department may contract with third parties to provide the**
4 **services described in subsection (2) of this section.**

5 **“SECTION 14.** ORS 458.390 is amended to read:

6 **“458.390. (1)** The Housing and Community Services Department shall im-
7 plement a long-term rental assistance program that is available to individ-
8 uals who are younger than 25 years of age and who are, or have recently
9 been:

10 **“(a)** Homeless;

11 **“(b)** In any substitute care program, as defined in ORS 326.575;

12 **“(c)** Incarcerated or detained in a correctional facility or detention facil-
13 ity as defined in ORS 419A.004; or

14 **“(d)** Residing in a facility for dependency treatment or rehabilitation or
15 for mental health treatment.

16 **“(2)** The department shall choose three or four regions in which to oper-
17 ate the program, which must include at least one urban area, one rural area
18 and one coastal area.

19 **“(3)** In designing the program, the department shall consult with:

20 **“(a)** The Oregon Housing Stability Council;

21 **“(b)** The Department of Human Services, including department staff op-
22 erating programs or services for eligible foster children or former foster
23 children and the department’s advisory committee on runaway and homeless
24 youth under ORS 417.799 (6);

25 **“(c)** Housing authorities;

26 **“(d)** Community-based social service providers serving the population of
27 eligible recipients of the program;

28 **“(e)** Culturally specific youth providers; and

29 **“(f)** The Community Action Partnership of Oregon.

30 **“(4)** The Housing and Community Services Department shall collect data

on program participants receiving rental assistance, including:

“(a) Demographic data, including race.

“(b) Program subsidy amounts.

“(c) Length of tenancies and instances of rehousing or homelessness.

“(d) Types of housing, including roommates or family living situations.

“(e) Access to, and utilization of, other support systems, including education, workforce training, health insurance and primary care providers.

“(5) The department may contract with housing authorities, community action agencies or community-based social service and housing providers to deliver rental assistance and to collect and report data under the program.

“(6) The department shall adopt rules to prioritize, in the event that a waiting list for the program is implemented, providing assistance to families that have a member who is pregnant or not more than 12 months postpartum or who has a child who is under the age of one year.

“SECTION 15. In addition to and not in lieu of any other appropriation, there is appropriated to the Department of Human Services, for the biennium beginning July 1, 2025, out of the General Fund, the amount of \$5,000,000, for the purpose of carrying out the provisions of section 1 of this 2025 Act.

“SECTION 16. In addition to and not in lieu of any other appropriation, there is appropriated to the Housing and Community Services Department, for the biennium beginning July 1, 2025, out of the General Fund, the amount of \$15,000,000, for the purpose of carrying out the provisions of section 13 of this 2025 Act.

“SECTION 17. This 2025 Act being necessary for the immediate preservation of the public peace, health and safety, an emergency is declared to exist, and this 2025 Act takes effect on its passage.”.