

Housing Choice Landlord Guarantee Program

Program Fact Sheet

Program Summary

The Housing Choice Landlord Guarantee Program provides financial assistance to landlords to mitigate damages caused by Housing Choice Voucher (also known as Section 8) tenants as a result of their occupancy.

CONTACT:

Individuals with questions about the program should contact:

Email: landlord.guarantee@oregon.gov

Ph: 1-800-453-5511 (choose option 8).

Services Provided

A landlord may apply for financial assistance to reimburse them for qualifying damages. Program assistance is limited to reimbursement for those amounts covered in a final judgment. Program assistance may include expenses related to property damage, unpaid rent, or other damages satisfactorily described and documented in an application from the landlord to Oregon Housing and Community Services.

- Property damage must have been incurred from occupancy that began after July 1, 2014;
- Property damage was caused as a result of a tenant's occupancy, pursuant to a rental agreement under the Housing Choice Voucher Program at the time the damage was incurred;
- Damage to property exceeds normal wear and tear and was depreciated for the term of tenant's occupancy; and
- Expenses for repairs are in excess of \$500, but not more than \$5,000 per application.

The program can pay for:

- Attorney fees, court costs, and interest (but does not include eviction costs or associated fees);
- Loss of rental income during the time required for repairs to with respect to qualifying property damage;
- Unpaid rent and utilities for which the tenant was responsible;
- Late fees or lease-break fees;
- Property damage that exceeds normal wear and tear and has been depreciated for the term of the tenant's occupancy;
- Other costs related to lease violations by a tenant such as repair labor, materials, disposal fees, etc.

Eligibility Requirements

To be eligible for the program, landlords must have leased to tenants through the HUD Housing Choice Voucher Program, also known as Section 8. The damages to the residence must exceed normal wear and tear, and must have occurred from occupancy that began after July 1, 2014.

A landlord must first obtain a judgment against a tenant from a court in an Oregon county, in which either the tenant or the property is located.

- The judgment must be from a circuit court, a small claims department of a circuit court, or a justice court (note: a small claim judgment is not the same as a Forcible Entry Detainer (FED) or eviction judgment);
- The time frame for appeal of the judgment must have expired without appeal or the judgment must otherwise not be subject to further judicial review.

A landlord must submit an application for program assistance to Oregon Housing and Community Services within one year of obtaining a judgment against a qualified tenant.

After receiving assistance, a landlord must file a satisfaction of judgment within thirty (30) days in the amount of any program assistance received from the department in the court from which the judgment against the tenant was obtained. A copy of this filed satisfaction of judgment must be delivered to Oregon Housing and Community Services within forty (30) days of the landlord's receipt of the program assistance.

To Apply for Assistance

The application is available online at

<https://app.smartsheet.com/b/form/361882fd2bad4484bd07a13c5729d4b5>

After submission of the application, OHCS will notify applicants if the application is incomplete within ten (10) days. OHCS will process applications and payments to landlords within forty-five (45) days.

Program Funding

The Housing Choice Landlord Guarantee Program is funded through legislatively approved state general funds.