



Housing Choice Landlord Guarantee

Oregon Housing and Community Services

Background Information

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. The program was expanded to include those tenants who were rehoused under the Governor's Executive Order 23-02 and expanded by 24-02 and extended by 25-01 to address homelessness.

The program can reimburse landlords for an amount in excess of \$500, but not more than \$20,000 for:

- Unpaid rent (limited to 3 months)
- Unpaid utilities for which the tenant was responsible
- Up to 30 days of vacancy loss/lease break fee to mitigate loss while unit is under repair
- Late fees
- Property damage that exceeds normal wear and tear
- Other costs related to lease violations by a tenant

Funding for this program is limited, dependent upon state budget appropriation and available on a first-come, first-served basis. If the program depletes of funds before receipt of any new appropriation, landlords with submitted applications will be notified in writing and applications received by OHCS will be retained for a period of three years. If new funds are received, applications will be again processed in the order that they were received. There is no guarantee that new funds will be made available.

Eligibility Requirements

Landlords must have leased to tenants through the HUD Housing Choice Voucher Program, also known as Section 8 or through a rental assistance program from a rehousing initiative under the [Executive Order 23-02](#) and [Executive Order 24-02](#) (extended through [Executive Order 25-01](#)).

Qualifying damages must have been incurred from occupancy that began after July 1, 2014 if the tenant received a Housing Choice Voucher, or after January 10, 2023 if the tenant's occupancy was pursuant to a rental agreement executed from a Rehousing Initiative. Evidence of damages must

be satisfactorily described and documented in an application for assistance. Eviction costs and legal fees for eviction are excluded.

Providers using a Rehousing Initiative to place literally houseless tenants into permanent housing must submit to OHCS a Rehousing Certification within 30 days from the date of move-in.

Apply for Assistance

A landlord must submit an application, with all supporting documentation, for program assistance to Oregon Housing and Community Services after a tenant has vacated and within one year following the later date that (a) the tenancy terminates; (b) the landlord obtains possession of the dwelling unit; or (c) payments from the Housing Choice Voucher Program to the landlord terminate, for Housing Choice Voucher tenants.

The application is available online at <https://app.smartsheet.com/b/publish?EQBCT=c6e839a87fea4020acddbc2902115019>. OHCS will process complete applications within forty-five (45) days.

Landlords are required to submit supporting documentation with their application, which includes:

- Proof of Housing Choice Voucher, if applicable
- Executed rental/lease agreement
- Move-in condition report signed by landlord and tenant
- Move-out condition report
- Tenant ledger showing the previous 24 months of rental history
- Notice sent to tenant for unpaid balances being claimed (security deposit accounting).
- Copies of all repair invoices/receipts/bill/statements
- Before and after photos of damages with description
- W-9 form.

Contact

Applicants cannot apply directly for a specific funding source; however, to talk with someone about housing resources and services available in your local area or county, contact your local community action agency at: <https://caporegon.org/find-services/>.

Information is also available through <http://www.211info.org> or by call “211”

If you would like this information in a different language, please email Language.Access@hcs.oregon.gov.