

Landlord Compensation Fund

Webinar: What to Expect

1/29/2021

Oregon Housing & Community Services

Materials from this webinar will be recorded and posted to the OHCS website tomorrow:

<https://www.oregon.gov/ohcs/housing-assistance/Pages/landlord-compensation-fund.aspx>

Accessibility Questions should be directed to: HCS.LCF@oregon.gov



Presentation Overview

- Welcome
 - Julie Cody, Director of Affordable Rental Housing at Oregon Housing & Community Services
- Oregon Context & the Eviction Moratorium
 - Sybil Hebb, Director of Legislative Advocacy at Oregon Law Center
- Landlord Compensation Fund – Program Overview
 - Resources, Timing, Monthly Application Cycle, Application Documentation, Application Scoring, Local Housing Authority Role
- Questions submitted via email to HCS.LCF@oregon.gov



Welcome

- Julie Cody, Director of Affordable Rental Housing at Oregon Housing & Community Services



Oregon Context & the Eviction Moratorium

- Sybil Hebb, Director of Legislative Advocacy at Oregon Law Center

Reference document also available on program page here: <https://www.oregon.gov/ohcs/housing-assistance/Pages/landlord-compensation-fund.aspx>

Oregon Landlord
Compensation Fund

How to protect yourself from eviction during COVID-19



The 2021 statewide eviction protections are different from last year's. The new protections are not automatic.

The new protections apply to tenants who have had financial problems during the pandemic. **If you qualify, you must give your landlord a signed declaration of financial problems to prevent eviction.** A declaration you can use is on the back of this document.

What to Know:

Eviction Protections & Back Rent

Evictions for non-payment of current or back rent are not allowed until July 1, 2021 if:

- You can't pay rent because of **financial problems**; and
- You give a **declaration** form to your landlord (see reverse of this page).

Back Rent:

- If you **don't give a declaration to the landlord**, back rent from April 1, 2020 through December 31, 2020 is due March 31, 2021.
- If you have **given the landlord a declaration form**, you have until June 30, 2021 to pay any back rent from April 1, 2020 through June 30, 2021.

Fees:

- Late fees, collections, and reports to the credit bureau **are not allowed** for all periods covered by the moratorium.

Qualifying Financial Problems

Read the form on the back of this page to see if you qualify. Do not sign the form if the statement does not apply to you.

What to Know:

Rent Assistance

There are **two kinds of rent assistance**, available starting in February. One you apply for yourself. One your landlord applies for. If you are having trouble paying your rent, you should consider these options:

- Tenant applies:** Go to www.211info.org for information. If you qualify, payments will be made directly to your landlord.
- Landlord applies:** Your landlord may apply to the Compensation Fund for money to cover your back rent. You must give the landlord a declaration form (see reverse of this page) before the landlord can apply for funds. If your landlord gets funding from this program, you will get a notice informing you that your rent has been paid.

Be aware that unless your rent has been paid, **your back rent will be due** on March 31st, 2021, or (if you give your landlord a declaration form) on June 30, 2021.

Remember: If you have suffered financial problems during the pandemic, and you haven't been able to pay all your past, present, or future rent, you should get a signed declaration of financial hardship to your landlord **as soon as possible**.

For more information and an FAQ on the 2021 eviction protections, go to:

www.oregonlawhelp.org

Oregon
Law Center

Landlord Compensation Fund Overview

- **Resources:** \$150,000,000 from Oregon Legislature
 - Monthly Application Round; until June 2021 or when funds run out
 - February will commit up to \$50 million to applications
- **Owner/Landlord initiated application**
 - Residential property; will need to share program notice with tenants
 - Current Tenants
 - 80% payment for eligible tenant owed rent; 20% must be forgiven
- **Monthly application**
 - To open early each month; applicants will be notified before the next application opens if they have been selected for funding
 - Application to remain open for 10-15 days
 - Web-based Application Portal



Landlord Compensation Fund Overview

- **Web-based Application Portal:**

- Landlord must apply for all residential properties that share the same Ownership:
 - Person, Company, LLC, would all count as an “owner”
- Owner must initiate the application, but may establish access to their application for property manager etc to help upload needed information into the system

REGISTER

First Name *

Last Name *

Your Email *

MY ROLE

✓ Select your role...

Property Owner

Property Manager

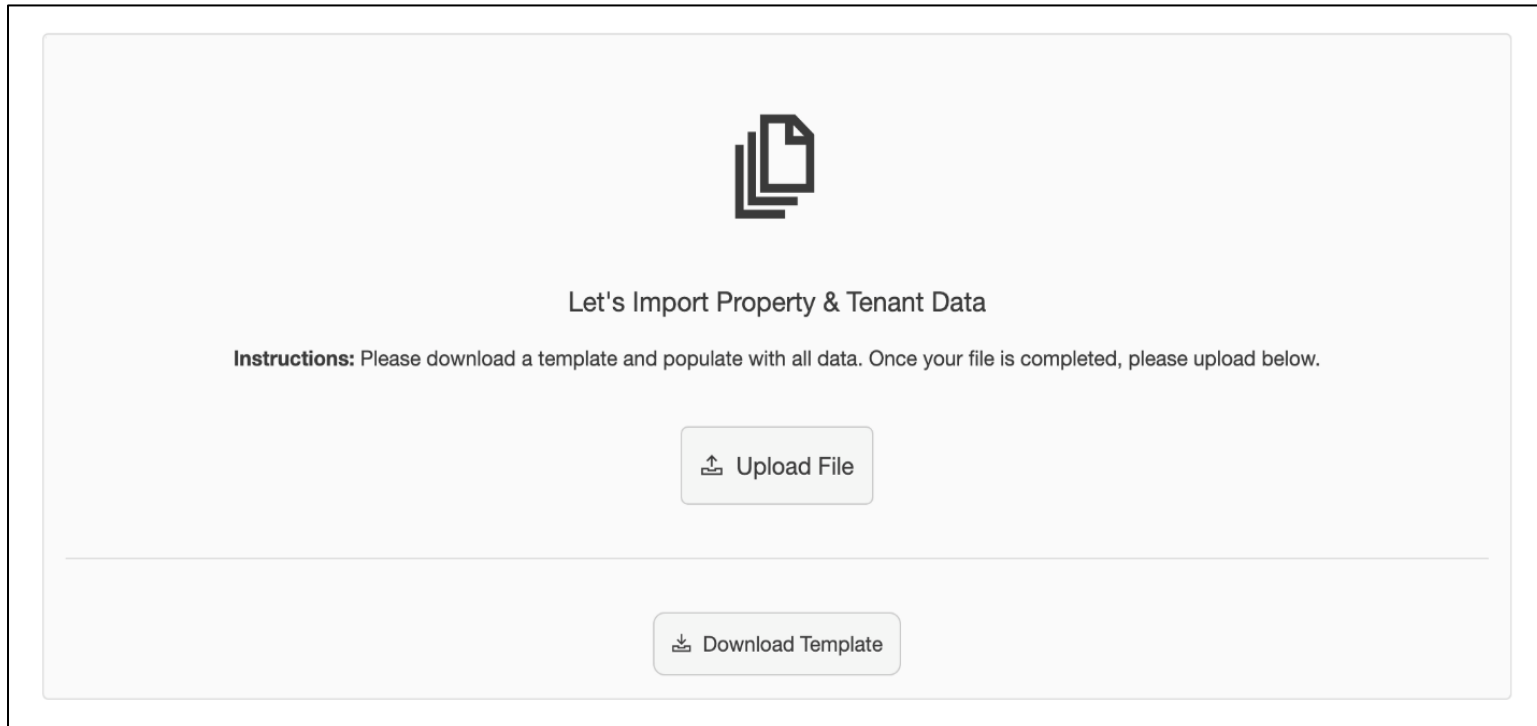
Property Administrator


REGISTER

LCF Application Documentation

- **Required Documentation:**

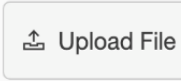
- Monthly rent rolls from April 2020 – application date
 - Template form for upload – available on the LCF website






Let's Import Property & Tenant Data

Instructions: Please download a template and populate with all data. Once your file is completed, please upload below.

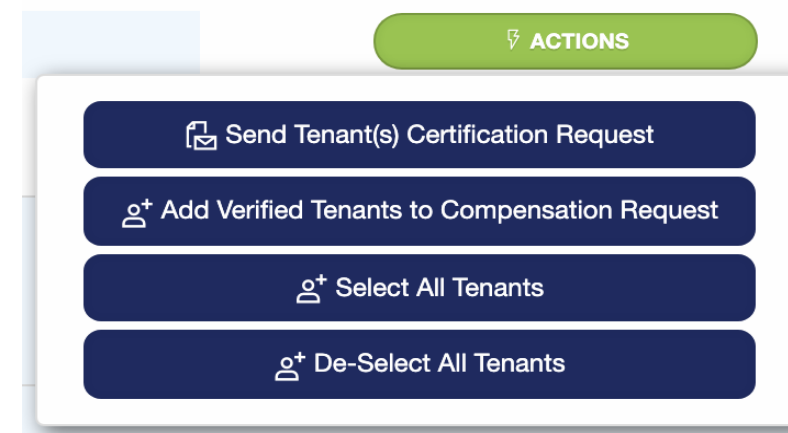




LCF Application Documentation

- **Required Documentation:**

- Monthly rent rolls from April 2020 – application date
 - Template form for upload – available on the LCF website
- IRS form W-9 to be used to verify ownership
- Tenant basic contact information: address, email, phone
- Tenant Declaration of Financial Hardship
 - Form available now on the LCF website
 - Will need to be attached to unit in the system;
- Once submitted, tenants will be provided the opportunity to review information submitted for their unit



LCF Application Scoring

- **Size of portfolio:**

- 1-4 units = 25 points
- 5-10 units = 20 points
- 11-40 units = 15 points
- 41-100 units = 10 points
- 101-500 units = 5 points
- 501+ units = 0 points

- **Percent of rent owed that was paid from current tenants since April 2020:**

- 0 – 50% = 50 points
- 50.1-60% = 45 points
- 60.1-65% = 40 points
- 65.1-70% = 35 points
- 70.1-75% = 30 points
- 75.1-80% = 25 points
- 80.1-85% = 20 points
- 85.1-90% = 15 points
- 90.1-92.5% = 10 points
- 92.6-95% = 5 points
- 95.1%+ = 0 points

Local Housing Authorities

- Partnering with a network of 20 Housing Authorities across the state.
- Once an application is selected for funding, the projects will be assigned to their Local Housing Authority:
 - Verify property ownership using local assessor records along with provided information on ownership in the IRS form W-9
 - Provide written letter notice to tenants of the funding to clear their past-due rent from April 2020 - application
 - Will do electronic transfer or issue paper check for final payment and issue 1099 to ownership entity; payment process may take a couple weeks

Funding Round in 30 days

30 day Landlord Compensation Fund Cycle

1- LCF OPEN	2	3	4	5	6	7	
Round 1: Web-Based Application Open							
8	9	10	11	12	13	14	
Web-Based Application Open							
15	16	17	18	19	20	21	
CLOSED	OHCS Application Review and Scoring						
22	23	24	25	26	27	28	
Final Day for Tenant Submissions	Award Decisions	Owner Notification			Housing Authority Owner Verification begins		
		Housing Authority Owner Verification begins					
29	30	1	2	3			
Round 2: Web-Based Application Open							
Round 1 Housing Authority Tenant Notification & Landlord Payment Process begins							

What to Expect Next?

- Email notice will be sent out when the application opens in the first 2 weeks of February
 - Application will remain open for 2 weeks
 - Tenant forms and Rent Roll template excel file is already posted on the program webpage:
 - <https://www.oregon.gov/ohcs/housing-assistance/Pages/landlord-compensation-fund.aspx>
 - Once open we will have an application system tutorial
- Questions should be sent via email to HCS.LCF@oregon.gov
 - Will be posting a “Frequently Asked Questions” today, will continue to add content on a weekly basis

Questions

- During webinar: submit questions via chat
- Otherwise, please submit questions to HCS.LCF@oregon.gov

