



LANDLORD COMPENSATION FUND

OVERVIEW: RENTAL RELIEF FUNDS FOR LANDLORDS

Oregon's Landlord Compensation Program is designed to provide relief to residential landlords who have been unable to collect tenant rent due to tenant hardships. The Oregon Legislature has provided \$150 million in one-time funds for this voluntary program to assist landlords in keeping financially stressed tenants in their homes.

CRITERIA:

Landlords can directly apply for these resources through an online application portal. Landlords whose applications are accepted will receive 80% of unpaid rent they are owed by qualified tenants (from April 2020 on). They will be required to forgive the remaining 20% of unpaid rent. Oregon Housing and Community Services will score each application based on:

- The number of rental units owned
- The higher percentage of unpaid debt (debt to collection ratio)

TIMELINE:

OHCS will hold an information session for interested parties on January 29th to lay out details on the application process. The program will launch in February. As soon as the date is finalized details will be provided on our website and sent out to the email update list on the [Landlord Compensation Fund landing page](#). Our plan is to launch the application in early February so that the first round will be able to encompass unpaid rents through February.

APPLICATION PROCESS:

OHCS will open an application monthly beginning in early February through June or when funds run out, whichever is first. To access Landlord Compensation Program grants, rental unit owners will submit electronic applications for all their rental properties. Landlords will need to include rent rolls that identify the monthly rent owed and monthly rent paid as well as contact information for all tenants. Landlords will be required to issue a building wide notice of the application to tenants and must include completed Declaration of Financial Hardship form from tenants with their application in order for the rent-owed to be covered, blank forms and template notices will be provided by OHCS. Once a landlord's application has been submitted,

OHCS will give tenants the opportunity to review and affirm the information submitted regarding rent owed for their unit. Following application review and scoring, OHCS will recommend landlord portfolios for funding and assign each project site to their local Public Housing Authority. The local Public Housing Authority will verify property ownership, confirm tax information, make direct payments to landlords, and inform tenants that their rent has been forgiven. Tenant notification letters will include rent forgiven and a contact information for OHCS. If information appears incorrect, tenants will be asked to contact the agency. Landlords will be notified if they have been selected for funding before the next application round opens.

APPLICATION NEXT STEPS:

Prior to the application portal opening it may be helpful to gather documentation. Property owners will be asked to provide:

- Rental information for all tenants from April 1, 2020 through date of application
- Signed program agreement
- IRS W-9 form for all properties
- Tenant Declaration of Financial Hardship to establish program eligibility for each tenant with rent owed.
- Confirmation that the building wide notice was sent to all tenants

Further details and specifics about required forms and next steps will be answered in the January LCF webinar prior to the application portal opening in early February.

QUESTIONS:

Please visit the new [Landlord Compensation Program landing page](#) on the Oregon Housing and Community Services website. As soon as information becomes available, OHCS will update the website with Frequently Asked Questions and links to the application portal, webinars and other resources. If you have additional questions that are not covered in the FAQ or have feedback or concerns, please email HCS.LCF@oregon.gov. To report potential Landlord Compensation Fund program fraud or concerns: HCS.Internal.Audit@oregon.gov.

ADDITIONAL RESOURCES:

For legal questions or information about the current eviction moratorium please visit [Oregon Law Center](#) or consult with an attorney. If you are a tenant experiencing financial hardship or are in need of other forms of assistance, please call 2-1-1 or visit 211info.org to be connected to your [local community action agency](#).