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

The program can reimburse the landlord for:
- Unpaid rent and utilities for which the tenant was responsible;
- Up to 30 days of vacancy loss with respect to repairs for qualifying property damage;
- Late fees (does not include the costs of eviction);
- Property damage that exceeds normal wear and tear;
- Other costs related to lease violations by a tenant.

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 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).

- 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 an Oregon Housing and Community Services Rehousing Initiative; *[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.]*
- Expenses must exceed normal wear and tear; and
- Request for funds must be in excess of $500, but not more than $20,000.

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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.

To Apply for Assistance
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 will be required to submit additional supporting documentation with their application, which includes:
o   Proof of Housing Choice Voucher, if applicable
o   Executed rental/lease agreement
o   Move-in condition report signed by landlord and tenant
o   Move-out condition report
o   Tenant ledger showing the previous 24 months of rental history
o   Notice sent to tenant for unpaid balances being claimed (security deposit accounting).
o   Copies of all repair invoices/receipts/bill/statements
o   Before and after photos of damages with description
o   W-9 form.

Program Funding
Funding for this program is limited, dependent upon state budget allocation and available on a first-come, first-served basis. If the program depletes of funds before receipt of any new allocation, landlords will be notified in writing and applications received by OHCS will be retained. 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.