



Portland Housing Bureau

Legislative Update & Landlord Incentives

Presented to the Rental
Services Commission

Breonne DeDecker, Manager, RSO

Justin Barrieault, Housing Program Coordinator, RSO

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Agenda



Updates on Key Legislation



Rent Control Legislation



Landlord Incentives



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Updates on Key Legislation

House Bill 2001

Signed March 29, 2023

Important requirements and changes made by HB 2001 include, in part:

- When serving a notice of termination for nonpayment of rent per ORS 90.394, HB 2001 increases notice period from 72-hours to 10-days or from 144-hours to 13-days
- Requires the landlord to deliver a copy of a newly created notice when serving the tenant with any termination notice related to non-payment, whether under ORS 90.392 or ORS 90.394. This notice will be posted on the [website of the Oregon Judicial Department](#). This notice is in addition to any other notices required by ORS 90 and Portland City Code
- Extends the time a tenant is able to cure the nonpayment cited in a termination issued under ORS 90.392 or ORS 90.394 up to the first appearance in court.
- Requires the landlord to reasonably participate with rental assistance programs.

HB 2001 defines 'nonpayment' as nonpayment of a payment that is due to a landlord, including a payment of rent, late charges, utility or service charges or any other charges or fee as described in the rental agreement. As defined under HB 2001, 'nonpayment' does not include payments owed by a tenant for damages to the premises.



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Rent Control Legislation

Restrictions on Rent Control

ORS 91.225: Local Rent Control Prohibited

Action:

Restricts the ability to establish rent control measure to the role of the State.

"the Legislative Assembly declares that the imposition of rent control on housing in the State of Oregon is a matter of statewide concern."

"...a city or county shall not enact any ordinance or resolution which controls the rent that may be charged for the rental of any dwelling unit."



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Landlord Incentives

Overview of Incentives

Function

- Maintain Unit Affordability
- Partner with Local Housing Authority
- Rent to Target Populations
- Maintenance and Rehabilitation

Techniques

Examples of monetary incentives include:

- Direct Payments to Landlords
- Tax Incentives
- Access to a Damage and Mitigation Fund

Examples of non-monetary incentives include:

- Pre-inspection certification good for 60 days
- Free online rental listing and tenant placement assistance
- Mediation Services

Incentive

Maintain Affordable Housing

- Predominately take the form of tax incentives: tax abatements or tax exemptions.
- Often geared to new developments.
- Individual agrees to keep an agreed upon number of units affordable for a specified amount of time or to put the property under rent regulation that slows escalation of rent levels.
- Can be coupled with maintenance/rehabilitation incentives.



Oregon's Low Income Housing Tax Credit (LIHTC) Program

The LIHTC program provides tax credits for developers to:

- Construct,
- Rehabilitate, or
- Acquire and rehabilitate qualified low-income rental housing

These development projects include multifamily and single-family rental housing units. Eligible applicants include both for-profit and nonprofit sponsors. Oregon Housing and Community Services (OCHS) issues these credits through a competitive Notice of Funds Availability (NOFA) process.



Incentive: Rent to Target Populations

Oftentimes through a partnership with the local Housing Authority

These populations can include:

- The homeless or chronically homeless
- DV Survivors
- Individuals with evictions on record, or who are experiencing other barriers to securing housing
- Individuals/families with very low income
- Housing Choice Voucher Recipients

Possible access to funding, including

- Rent guarantee funds
- Damage mitigation funds
- Security deposit assistance
- Vacancy funds



Los Angeles County Landlord Incentive Program



The Los Angeles County Development Authority's (LACDA) Homeless Incentive Program (HIP) offers monetary incentives to encourage landlords to rent their available units to LACDA's homeless Section 8 voucher holders.

These incentives include:

- Sign-on bonus
- Application fee assistance
- Damage mitigation
- Vacancy loss payments
- On-time payment guarantee

San Diego Landlord Engagement and Assistance Fund



The San Diego Landlord Engagement and Assistance Fund provides incentives to landlords who choose to rent to individuals exiting homelessness.

These incentives include:

- Payments of \$500 for the first apartment rented, and \$250 for each additional unit
- Access to a contingency fund
- Application and credit check assistance
- Security deposits/utility assistance (average of \$1,500 security deposits and \$100 in utility assistance per household)
- Pre-inspection certification good for 60 days
- Free online rental listing and tenant placement assistance
- Landlord liaison



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Questions/Comments?