

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 as a result of their occupancy.

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.

- Property damage must have been incurred from occupancy that began after July 1, 2014;
- Unpaid rent and property damage was caused as a result of, and during, a tenant's occupancy, pursuant to a rental agreement under the Housing Choice Voucher Program;
- Damage to property exceeds normal wear and tear and was depreciated for the term of tenant's occupancy; and
- Expenses for repairs are in excess of \$500, but not more than \$5,000.

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 or lease-break fees (does not include the costs of eviction);
- Property damage that exceeds normal wear and tear and has been depreciated for the term of the tenant's occupancy;
- 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. The damages to the residence must exceed normal wear and tear, and must have occurred from occupancy that began after July 1, 2014.

A landlord must submit an application, with all supporting documentation, for program assistance to Oregon Housing and Community Services 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 applications within forty-five (45) days.

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.