## Senate Bill 1557

Sponsored by Senator PATTERSON, Representatives LIVELY, NERON, Senator JAMA; Representatives GRAYBER, REARDON, REYNOLDS, SMITH G (Presession filed.)

## SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure as introduced.

Requires Housing and Community Services Department to administer affordable housing preservation rental assistance pilot program for tenants of housing being withdrawn from publicly supported housing. Increases statutory damages owed to tenant with rental assistance for retaliation against or unlawful ouster of tenant. Requires department to contract with specified housing authorities to administer pilot program.

Requires department and housing authorities to report on pilot program to appropriate interim committee of Legislative Assembly before convening of 2023 regular legislative session. Appropriates moneys to Housing and Community Services Department for pilot program.

A BILL FOR AN ACT

Sunsets January 2, 2024.

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Declares emergency, effective on passage.

## Relating to housing rental assistances; and declaring an emergency. 2 Be It Enacted by the People of the State of Oregon: 3 SECTION 1. Section 2 of this 2022 Act is added to and made a part of ORS 456.255 to 4 5 456.265. SECTION 2. (1) The Housing and Community Services Department shall administer an 6 affordable housing preservation rental assistance pilot program that provides rental assist-7 ance on behalf of low income households, as defined in ORS 456.270, who: 8 9 (a) Are tenants of publicly supported housing; 10 (b) Remain tenants of housing after the housing has been withdrawn from publicly sup-11 ported housing; and 12 (c) Are not receiving other public tenant-based assistance. 13 (2) The amount of rental assistance: (a) Must be calculated at least annually. 14 (b) Is equal to the difference between the current rent minus the rent on the date that 1516 the tenant's housing was last publicly supported housing. (c) Is payable directly to the tenant's landlord under a contract with the landlord. 17(3) Rental assistance is not transferable for use on any other housing of the tenant or 18 19 to any other tenant. 20 (4) This section does not authorize a landlord to increase rents by an amount that is prohibited under ORS 90.323 (3). 2122 (5) Notwithstanding the limitations on damages provided in ORS 90.375, if a landlord acts 23in violation of ORS 90.385 (1), a tenant receiving rental assistance under this section is en-24 titled to recover the greater of: (a) Three times the tenant's monthly rent; or 2526 (b) Three times any actual damages sustained by the tenant as a result of the violation.

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(6) The department shall contract with the Salem Housing Authority and Washington 1 2 County to administer the affordable housing preservation rental assistance pilot program 3 described in this section. SECTION 3. Before the date of the convening of the 2023 regular session of the Legisla-4 tive Assembly as specified in ORS 171.010, the Housing and Community Services Department, 5 Salem Housing Authority and Washington County shall provide a report to an appropriate 6 interim committee of the Legislative Assembly in the manner provided in ORS 192.245 on the 7 affordable housing preservation rental assistance pilot program administered under section 8 9 2 of this 2022 Act. SECTION 4. Sections 2 and 3 of this 2022 Act are repealed on January 2, 2024. 10 SECTION 5. In addition to and not in lieu of any other appropriation, there is appropri-11 12ated to the Housing and Community Services Department, for the biennium ending June 30, 2023, out of the General Fund, the amount of \$900,000, to administer the affordable housing 13 preservation rental assistance pilot program required under section 2 of this 2022 Act. 14 15 SECTION 6. This 2022 Act being necessary for the immediate preservation of the public 16 peace, health and safety, an emergency is declared to exist, and this 2022 Act takes effect 17on its passage. 18