



Update on Implementation of HB 2639

Training

Template

- Pair the local housing authority with a seasoned Section 8 landlord/procedures and the level of flexibility vary with each housing authority
- Jill put together a great power point which she has allowed us to share with other Housing Authorities and they tweak to match their policies
- Usually a couple of hours long with a robust question and answer period
- Multifamily NW has collaborated on numerous trainings with Homeforward, both with seasoned landlords as well as our legal counsel. They have been well attended and in some cases sold out. We have also done trainings in Washington County, Clackamas County, Salem, Eugene and Bend. We have a training scheduled in Corvallis and are in the process of setting up training with the Housing Authority in northeast Oregon.
- Panel for the Housing Authorities in Bend: Jill, John VanLandingham, Sybil Hebb and Deborah participated in discussing issues and unanswered questions.

Power Point with Sybil's outline of the bill

Unanswered Questions

1. Language in the bill states "timely inspections" HUD allows for 15 days but that is not going to be considered timely by most landlords. So at what point can the landlord move on? It depends.
2. Housing Authority will match the customary lease length and market standard of the unit or dwelling. Does that mean that if you always have rented that unit/dwelling month to month and that Housing Authority only does year leases that the landlord can move on to the next application? It depends.
3. Most Landlords typically require that the resident be able to show income of 3x the stated rent. So for a Section 8 voucher holder they would never qualify. If it is 3x the voucher what if that is \$15 or 0. How can you have a different requirement for one group of renters than another? Looking at a formula that can be applied for everyone but would not automatically have a disparate impact on voucher holders.

Next Steps

1. Informal group has been meeting
2. A joint FAQ is being worked on
3. Statewide Stake holder group has been formed