



Housing Authority of Clackamas County

# Landlord News

Winter 2017

## Keeping Clackamas County Landlords Informed

### Landlord/Tenant Law in Oregon [www.oregon.gov/ohcs](http://www.oregon.gov/ohcs)

Visit Oregon Housing and Community Services website and search landlord and tenant law for informational links.

The October training “**There’s a Law for That**” filled up quickly. Sign up for the e-newsletter to learn about upcoming trainings.

### Landlord Guarantee Program

The Housing Choice Landlord Guarantee Program is designed to provide financial assistance to landlords to mitigate damages caused by tenants as a result of their occupancy, **beginning after July 1, 2014.**

Program assistance is available for damages that exceed normal wear and tear and are in excess of \$500, but not more than \$5,000 per tenancy.

Refer to the website below for eligibility requirements, qualifying damages and program delivery.

<http://www.oregon.gov/ohcs/Pages/housing-choice-landlord-guarantee-assistance.aspx>

### Utility Allowances

**Our Utility Allowances are changing effective March 1, 2018 and will be available on the Clackamas county website.**

### Renter’s Insurance REMINDER:

Senate Bill 91 ORS 90.222 Reads:

(8) A landlord may ***not*** require a tenant to obtain or maintain renter’s liability insurance if the household income of the tenant is equal to or less than 50 percent of the area median income, adjusted for family size as measured up to a five-person family, as determined by the Oregon Housing Stability Council based on information from the United States Department of Housing and Urban Development. [Note HACC keeps income limits on its website up to date at: <https://www.huduser.gov/portal/datasets/il/il2016/2016summary.odn> ]

(9) A landlord may not require a tenant to obtain or maintain renter’s liability insurance if the dwelling unit of the tenant has been subsidized with public funds:

- (a) Including federal or state tax credits, federal block grants authorized in the HOME Investment Partnerships Act under Title II of the Cranston-Gonzalez National Affordable Housing Act, as amended, or the Community Development Block Grant program authorized in the Housing and Community Development Act of 1974, as amended, project-based federal rent subsidy payments under 42 U.S.C. 1437f and tax-exempt bonds.

- (b) Not including tenant-based federal rent subsidy payments under the Housing Choice Voucher Program authorized by 42 U.S.C. 1437f or any other local, state or federal rental housing assistance.

### **INSPECTION SELF CERTIFICATION**

#### **How it works and what to do**

If your unit has been inspected and is in need of work before it passes inspection, your inspector will send you a letter detailing the work needed and the deadline. If a second on-site inspection is necessary the letter will indicate that. Otherwise, once the repairs are completed both you and the tenant can sign the Self-Certification letter and return it to HACC inspectors via email.

Your letter will give you 30 days to make the repairs before abating the HAP.

If you cannot get repairs done in 30 days ***call your inspector to request an extension*** to avoid getting rent abated!

#### **Changing your rent?**

In addition to sending your notice to your voucher tenant, you must send a copy to the Housing Authority as well. This is the landlord's responsibility and because proper notice is so important do not ask your tenant to do this for you.

HACC needs the Notice sixty days before the effective date for tenants on leases and 90 days for month-to-month tenants.

#### **Notice to Tenants must also be sent to the Housing Authority**

**You can email rent increase notices, termination notices, no cause notices and other notices to:**

[landlordservices@clackamas.us](mailto:landlordservices@clackamas.us)

#### **Mid-month Renewal Dates?**

The Housing Authority has seen a move towards mid-month renewal dates. Unfortunately, HACC only processes changes in lease contracts on the first of the month. If your notice indicates the rent will be changed mid-month HACC will automatically change the date to the first of the following month.

All HACC leases end on the last day of the month. Landlords may not prorate the lease for mid-month dates and cannot charge tenants the higher amount until the Housing Authority effective date.

#### **Change of Ownership or Property Management Company or Bank Accounts?**

Properties change hands frequently, but it is important that you inform the Housing Authority promptly to ensure correct payments and accurate year end 1099s. All the forms are available on our website under Landlord Information. See Direct Deposit Information and choose the forms packet that applies.

**Email these documents to [landlordservices@clackamas.us](mailto:landlordservices@clackamas.us)**

#### **FRAUD REPORTS**

Fraud reports are always welcome and can be anonymous by emailing [hacc@clackamas.us](mailto:hacc@clackamas.us)

#### **Do you have a Property for rent?**

Contact Susan Warneke at 503-650-3142. We will email your listing to families searching for housing.

#### **Questions, Comments, Submissions**

Questions, comments and submissions for HACC's Landlord Newsletter can be directed to: Toni Karter, Housing Services Manager at [tonikar@clackamas.us](mailto:tonikar@clackamas.us)