



Housing Authority of Clackamas County

Landlord News

Spring 2016

Keeping Clackamas County Landlords Informed

NEWS AND UPDATES

Big Changes for Landlords under STATE Law effective upon Governor's signature (pretty much immediately):

Tenants in Oregon are now protected from rent increases in the first year of tenancy. *Landlords cannot increase the rent during the first year of tenancy* on a month-to-month lease. This applies to month-to-month initial lease terms only.

Landlords are now required to give a 90-day notice before a rent increase. Portland residents have had this protection as part of the state of emergency declaration, but now landlords across the state must also comply.

NEWS FROM SECTION 8

IRS May Require withholdings for Landlords who do not have the proper information for 1099 reported to HACC

Did you know if your 1099 is not correct it is your responsibility to correct by properly completing a W9? The IRS can and has required the Housing Authority to start making withholdings for Landlords who have not provided proper name, address and tax identification numbers. So your payments information must match the IRS records. Please keep that in mind when Properties change hands or if your last 1099

showed an error – do not ignore it, send a corrected W9.

We have forms available on our website under Landlord Information with the following form packet options:

- Change of Ownership Packet
- Change of Property Management
- Change of Bank Accounts

These packets include the W9 and Direct Deposit forms and can be accessed at:

<http://www.clackamas.us/housingauthority/landlords.html>

Mobility Agreement between Multnomah and Clackamas County Ended

The agreement which allowed Section 8 families to use their vouchers in both Multnomah and Clackamas County has ended. Under this agreement HomeFoward families were allowed to lease up in Clackamas County and Clackamas County Section 8 families were allowed to lease up in Multnomah County. This is no longer allowed. Landlords already leasing to families from the outside agency are not going to be fiscally impacted, but there will be a transition of who pays your rent. Each landlord impacted will be getting notifications from the Housing Authorities to cross families over to their proper jurisdictions Housing Authority. The untying of this agreement will take a year to

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complete. Landlords will be notified when we are working with your renter. This will require some paperwork be completed and new inspections.

OTHER HOUSING ANNOUNCEMENTS AND PROGRAMS

Right to Recycle

Clackamas County residential curbside garbage and recycling service includes weekly garbage, mixed recycling and glass collection. Landlords are required to provide access to curbside collection service and if you have garbage service, recycling is included. Clackamas County has educational materials for recycling available for landlords with one to four units. Additional free services are available to owners and property managers of multifamily communities such as apartments, condominiums, townhouses, retirement communities or mobile home parks with 5 or more units to meet the unique needs of this type of housing. No matter the residential living situation residents have the right to recycle.

Recycling for Multifamily residents in Clackamas County

If you don't have recycling service at your multifamily community or you're interested in updating your current recycling program, we can help. Clackamas County is committed to enhancing recycling at multifamily communities and working with property managers in doing so.

Our FREE resources and assistance for property managers include:

- On-site recycling evaluations
- Coordination with your garbage and recycling collection company to start or update your on-site recycling program

- Updated recycling signs for enclosures and stickers to identify collection containers
- Recycle guides for move-in packets and other educational flyers
- Information for resident newsletters
- Educational displays and presentations for residents at community gatherings

Did you know that recycling reminders to residents can increase recycling by almost 20 percent? Contact us today!

I look forward to hearing from you.

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Questions, Comments, Submissions

Questions, comments and submissions for HACC's Landlord Newsletter can be directed to: Toni Karter, Housing Services Manager at 503-650-3139 or hacc@clackamas.us