



Portland Housing Bureau

Mayor Ted Wheeler • Interim Director Shannon Callahan

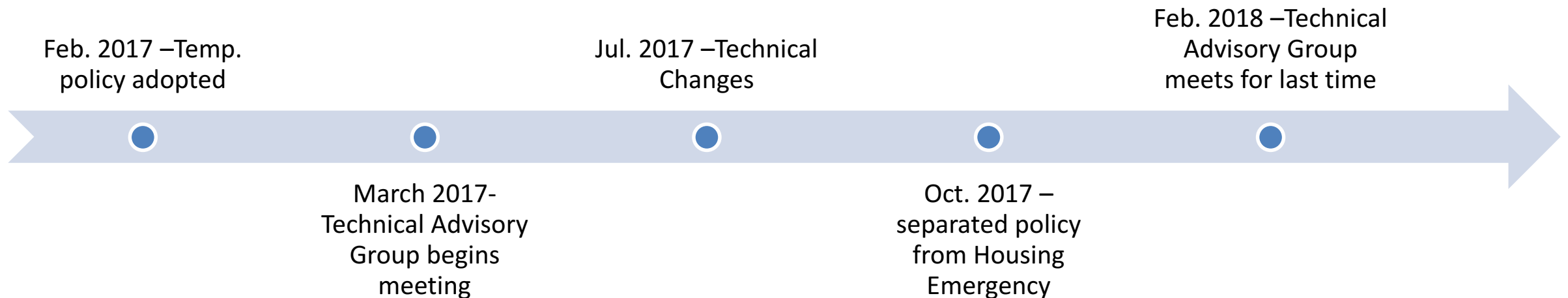
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Permanent Relocation Assistance Policy

Shannon Callahan, *Housing Bureau Director*
February 28, 2018

The Process

- After Council adopted the Relocation Assistance Ordinance in February 2017 the policy was workshopped by the Technical Advisory Group who cited just over 43 policy and technical issues and worked these issues for nearly a year
- After all issues were discussed by the Mayor's Office and Housing Bureau the final policy was developed



The Permanent Policy

Changes & Clarifications:

- Added clarity in code language around payment and notification timelines
- Added requirement for landlord to provide tenant information on relocation assistance and tenant rights will all notices
- Differentiation of 3 mandatory relocation assistance triggering events:
 - No cause eviction
 - Displacing rent increase of 10%+ in 12 months
 - Non-renewal of lease or non-renewal of lease on similar terms

The Permanent Policy

Changes & Clarifications:

- Exemptions include:
 - Owner-occupied duplexes
 - ADU rentals where a landlord lives on site
 - A landlord renting a primary residence during military service
 - Move-in of immediate family member
 - 60+ years of regulated affordable housing
 - Units paying federal relocation assistance
 - Units uninhabitable through no action or inaction of landlord or tenant
 - Units permitted for demolition before being rented for no longer than 6 months

The Permanent Policy Cont.

Changes & Clarifications:

- Added administrative reporting requirements:
 - All landlords must report to the Housing Bureau after paying relocation
 - All landlords must submit applications to the Housing Bureau to be eligible for exemptions
 - Housing Bureau must develop administrative rules and provide staffing for an information line and processing exemptions
 - 2.0 FTE in the Housing Bureau request budget to staff this process, as well as develop a rental registration system

The Exemptions

Landlords would be required to apply for an exemption with the Housing Bureau on the basis of the 11 listed circumstances

LANDLORD EXEMPTIONS	
• Week to week tenancies	• Move-in of immediate family member
• Owner occupied units	• 60+ years of regulated affordable housing
• Owner occupied duplex	• Unit subject to uniform relocation assistance
• ADU with owner's principal residence on site	• Unit uninhabitable through no action or inaction
• Principal residences rented for < 3 years	• Unit permitted for demolition before being rented for less than 6 months
• Principal residences rented during military service	