

Technical

1. Definition Issues
 - a. Landlord (owner vs property manager)
 - i. Oxford House Example (unclear whether units are gov. subsidized or not)
 - b. Tenant (everyone in the rental unit or just the person paying rent)
 - i. Sublease, co-occupancy, and household, 'rent back'
 - c. No cause eviction
 - d. Rent
 - e. Unit
 - i. Bedroom, ADU, rooms
 - f. Fixed term lease
 - g. Concessions
 - h. Associated housing cost
 - i. Utility cost
 - i. Substantially the same terms
 - i. Duration of lease
 - ii. Convert from fixed term or month-month or face eviction
 - iii. Associated housing cost
 - j. Notice (more so for rules around how to notice)
 - k. 12-month time period for 10% rent increase (from lease, from last rent increase, from ord?)
2. Calculation of Rent Increase
 - a. Is rent increase calculated by monthly or annually cost
 - i. impact of rent concessions
 - b. Do fees that renters voluntarily opt into (pet fee) count toward the 10% associated housing cost (Discretionary fees)
3. Applicability to Government Subsidized Units
 - a. Changes in rent for tenants in subsidized units
 - b. Tenants covered by Uniform Relocation Act
 - c. Rent definitions vary by program
 - d. Program fees with transitional housing and project based and changes therein as they would affect associated housing cost.

Policy

1. Enforcement
 - a. Underutilization of relocation assistance
 - b. Tenants unclear about how to access relocation assistance
 - c. Lack of culturally specific, multi-lingual support
 - d. Lack of consideration of immigrant, refugee legal status; minority households;
 - e. Lack of consideration of learning disabilities
2. Unintended Consequences
 - a. Heightened tensions between landlords and renters

- b. Dissuades landlords from changing a for-cause into a no-cause
 - c. Higher impact on smaller landlords
 - d. Owners selling their properties
 - e. Owners not buying in PDX
 - f. Prevalence of 9.9% rent increases
 - g. Attorney fees
 - h. Landlords sitting on empty units
- 3. Tenant Eligibility
 - a. Lack of AMI limits on relocation assistance
 - b. Tenant should move into comparable unit to justify the cost of relo
- 4. Primary residence year cap too short (3 years too short)
- 5. Non-Landlord Party should pay relo
 - a. Should be applicable to apartment units 6+
 - b. Should require developers to pay relo, not property managers/landlord

Gray Area

- 1. Hardship assessment/provision for landlords unable to pay relocation assistance
 - a. Habitability issues, major rehab
 - b. Financial burden
- 2. Path for landlord to be refunded in the event that relocation assistance is paid and a tenant decides to stay in the unit
- 3. Landlords owning multiple properties as LLCs are exempt
- 4. Process
 - a. Payment timing
 - i. All at once v. partial payment
 - ii. How does relo interface with timing of eviction processes
 - 1. When court is involved (due to charges of retaliatory eviction ect) how does this effect the timeline.
 - 2. What if a no-cause is initiated and during the notice window is turned to a for-cause (due to crime on premises, nonpayment of rent ect.)
 - b. Escrow
 - c. What constitutes as proper notice (for landlord and tenant)
 - i. Time & method in asking for relocation assistance
 - ii. Time & method in asking to stay in unit (can a tenant rescind relo trigger)
 - d. How do we mitigate tenants being paid and not leaving
- 5. Education for tenants about ordinance
 - a. Tax obligations for tenants
 - b. Landlord eligibility (only owns one unit, unit is in city limits)
 - c. Better explanation of process
 - d. How to notice landlord
 - e. Attach info about relo to notices of eviction or rent increase of 10%
- 6. Insufficient time (14 days)

- a. Tenant can't find new housing and notify landlord
 - b. Out of state property managers do not have enough time
- 7. Can relocation assistance be used as a second security deposit (ie held for damages)
- 8. Taxes
 - a. Landlords writing off relo as business expense
 - b. Form questions: 1099, W-9
 - c. Property tax increase, leading to housing cost increase
- 9. If an owner of a duplex and one side is vacant and the side that is rented needs major rehab would they need to pay relocation?
- 10. Lenders require borrowers to occupy dwelling unit no later than 60 days from close of escrow, if its personal residence.