



Portland Housing Bureau

SB 608 Protecting Renters

Presented to the Rental
Services Commission

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History

- SB 608 was signed into law on February 28th, 2019, by Governor Brown
- First state-wide rent stabilization in the nation
- For years, elected leaders had heard from constituents who were concerned that no cause evictions and extreme rent increases were harming communities, displacing vulnerable residents, and contributing to the homelessness crisis



Purpose

- SB 608 provides basic protections against no cause evictions and extreme rent increases.
 - Provides protection from no cause evictions after the first year of tenancy
 - Provides statewide protection from extreme economic evictions by **limiting rent increases to no more than 7% plus the consumer price index percentage (CPI)**
 - CPI refers to the annual 12-month average change in the Consumer Price Index for All Urban Consumers, as published by the Bureau of Labor Statistics
- Allowable increase is published every year by September 30th for the following year by the Office of Economic Analysis



Exemptions



New Construction

Housing where the certificate of occupancy was issued within the past 15 years



Regulated Affordable Housing (HB 3113)

The rent increase does not increase the tenant's portion of the rent more than the 7% + CPI amount within a 12-month period

The rent increase is not required due to program eligibility requirements or due to a change in the tenant's income

2023 Allowable Rent Increase, Effective Jan 1st, 2023

$$7\% + 7.6 = 14.6\%$$

A rent increase more than 10% within a 12-month period triggers
Mandatory Relocation Assistance within the City of Portland

Restrictions on Rent Control

ORS 91.225: Local Rent Control Prohibited

Action:

Restricts the ability to establish rent control measure to the role of the State.

"the Legislative Assembly declares that the imposition of rent control on housing in the State of Oregon is a matter of statewide concern."

"...a city or county shall not enact any ordinance or resolution which controls the rent that may be charged for the rental of any dwelling unit."

Allowable Rent Increases

7% and CPI Breakdown

Year	CPI Change	Base	Maximum Allowable Increase
2019	3.3%	7.0%	10.3%
2020	2.9%	7.0%	9.9%
2021	2.2%	7.0%	9.2%
2022	2.9%	7.0%	9.9%
2023	7.6%	7.0%	14.6%