## ORDINANCE No. 187380 As Amended

Amend Affordable Housing Preservation Code to add Portland Renter Protections (Ordinance; amend Code Chapter 30.01)

The City of Portland ordains:

Section 1. The Council finds:

- 1. The City of Portland has been experiencing record low vacancy rates, which as of the third quarter of 2015 is estimated at 3.2%.
- 2. The City of Portland, as of August 2015, had the highest rental growth in the nation at 15.4% in a one-year period.
- 3. Record high rents coupled with high vacancy rates are creating unprecedented housing uncertainty for many Portland families.
- 4. Portland is experiencing high rates of gentrification and displacement; renters are being priced out or otherwise displaced from their neighborhood.
- 5. Portland renters need more advance notice of a no cause termination of tenancy than the state law minimum notice of 30 days; 30 days is not adequate time for renters find and secure a new rental unit.
- 6. Portland renters need more advance notice of rental increases than the state law minimum notice of 30 days; 30 days is not enough time for renters to budget for the extreme rental increases many families are facing.
- 7. In order to provide tenants enough time to find and secure a new rental unit the minimum written notice of a no cause termination of tenancy should be 90 days.
- 8. In order for tenants to be able to budget for a rent increase a tenant should be given a minimum of 90 days written notice of a rent increase that is more than 5 percent in a 12-month period.

NOW, THEREFORE, the Council directs:

a. City Code Chapter 30.01 Affordable Housing Preservation is amended to add Portland Renter Protections, as provided in Exhibit A.

Passed by the Council: 0CT 1 4 2015

Commissioner Dan Saltzman Prepared by: Shannon Callahan Date Prepared: September 29, 2015

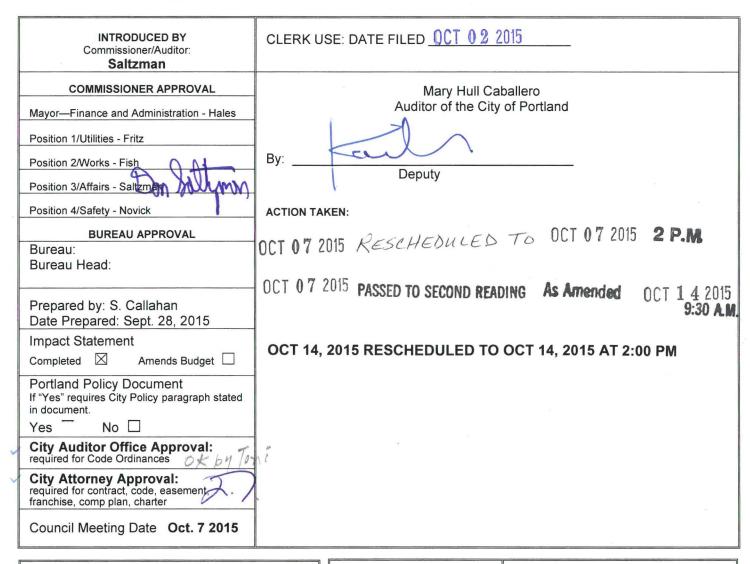
Mary Hull Caballero Auditor of the City of Portland Jusan Jacktus By Deputy

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Title

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AGENDA	FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:		
TIME CERTAIN  Start time:			YEAS	NAYS
Total amount of time needed:(for presentation, testimony and discussion)	1. Fritz	1. Fritz	$\checkmark$	
	2. Fish	2. Fish	$\checkmark$	
	3. Saltzman	3. Saltzman	$\checkmark$	
REGULAR 🛛	4. Novick	4. Novick	$\checkmark$	
Total amount of time needed: <u>40 minutes</u> (for presentation, testimony and discussion)	Hales	Hales	$\checkmark$	
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