



Mandatory Relocation Assistance *Housing Bureau Proposed City Code Amendments*

July 12, 2017



PHB Portland Housing
Bureau

Mayor Ted Wheeler ▪ Director Kurt Creager

Technical Advisory Group

- Community Alliance of Tenants
- Portland Tenants United
- Portland Area Rental Owners Association
- MultifamilyNW
- Portland Metropolitan Realtor's Association
- A Small Landlord in the City of Portland
- Portland Housing Advisory Commission
- Legal Aid Services of Oregon
- Home Forward
- Immigrant and Refugee Community Organization
- Multnomah County Public Health
- Affinity Property Management
- NW Pilot Project

Council Request

Housing Bureau & Technical Advisory Committee to revisit:

1. Subsection C: remove proposed changes to 14 days.
2. Subsection D: remove proposed last sentence.
3. Housing Bureau to return with a recommendation on (1) and (2) in 30 days with or without recommendation consensus from the advisory body.

Recommendations

1. Clarify that the **request for relocation assistance is not the notice to terminate** the rental agreement

2. Allow **45 days for the renter** to request relocation assistance; allow **31 days for the landlord** to pay relocation assistance

Recommendations Continued

3. Allow **6 months** from the effective date a rent increase above 10% for the renter to either pay back the relocation assistance, or provide the landlord with a **notice to terminate** the rental agreement

4. Clarify that a renter is only entitled to **one** relocation assistance **payment per tenancy** in a dwelling unit

Recommendations Continued

5. Code language amended to **prohibit the utilization of LLCs to exempt** an owner of multiple rental properties from mandatory relocation assistance requirements

A Note about the Consensus

Affinity Property Management participated in the discussion and took no position on the final recommendation

PMAR was not able to attend the meeting, but in email exchanges leading up to the meeting representatives were not in support of longer timeframes for repayment of relocation assistance

Meyer Memorial Trust did not take a position due to their tax-exempt status.