

ORDINANCE No. 188633

*Create Rental Services Commission (Ordinance; add Code Chapter 3.133)

The City of Portland ordains:

Section 1. The Council finds:

1. Roughly 45% of Portland's population is comprised of renters.
2. In October 2015, the Council found that Portland renters required advance notice of no cause evictions and rental increases and thus required a 90-day notice of no cause terminations of tenancy and rent increases of 5 or more percent.
3. More than half of all Portland renters are paying more than 30% of their monthly income on rent, or are considered cost burdened.
4. Rent burdened households can be displaced via eviction or economic displacement due to unaffordable rent increases.
5. In February 2017, the Council introduced mandatory relocation assistance which mandated that landlords pay relocation assistance to tenants displaced due to no cause evictions or rent increases of 10% or more.
6. The City's growing role in the regulation of landlord-tenant law necessitates a venue for public access to information and discussion.
7. This ordinance designates the Rental Services Commission (RSC) as the primary public forum for discussion of issues related to landlord-tenant housing regulation and programs, and to provide a forum for public input on the rental housing market.

NOW THEREFORE, the Council directs:

- a) Chapter 3.133 Rental Services Commission is established as shown in Exhibit A.
- b) If any portion of this Ordinance or the Rental Services Commission is ruled invalid, void, or illegal by an order of the court, the remainder of the Ordinance and the relocation assistance shall remain in full force and effect.

Section 2. The Council declares that an emergency exists, to prevent delays in implementing the creation of the Rental Services Commission. This ordinance shall be in full force and effect from and after its date of passage by Council.

Passed by the Council: OCT 04 2017

Mayor Ted Wheeler
Prepared by: Victoria James
Date Prepared: Sept. 20, 2017

Mary Hull Caballero
Auditor of the City of Portland

By 

Deputy

Agenda No. **ORDINANCE NO. 188633**
Title

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add

INTRODUCED BY Commissioner/Auditor: Mayor Ted Wheeler	CLERK USE: DATE FILED <u>SEP 26 2017</u>
COMMISSIONER APPROVAL	Mary Hull Caballero Auditor of the City of Portland By: <u><i>Suzanne Parsons</i></u> Deputy ACTION TAKEN:
Mayor—Finance & Administration - Wheeler <i>KE</i>	
Position 1/Utilities - Fritz	
Position 2/Works - Fish	
Position 3/Affairs - Saltzman	
Position 4/Safety - Eudaly	
BUREAU APPROVAL	
Bureau: Portland Housing Bureau Bureau Head: Kurt Creager <i>Leah Gooden</i>	
Prepared by: Victoria James Date Prepared: September 20, 2017	
Impact Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/>	
Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input type="checkbox"/>	
City Auditor Office Approval: required for Code Ordinances <i>AK</i>	
City Attorney Approval: required for contract, code, easement, franchise, comp plan, charter <i>Raymond Miller</i>	
Council Meeting Date <u>9/28/17</u> <i>10/4</i>	

AGENDA
TIME CERTAIN <input checked="" type="checkbox"/> <i>1 of 3</i> Start time: 2:00 Total amount of time needed: 20 min (for presentation, testimony and discussion)
CONSENT <input type="checkbox"/>
REGULAR <input checked="" type="checkbox"/> Total amount of time needed: _ (for presentation, testimony and discussion)

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:	
	YEAS	NAYS
1. Fritz	✓	
2. Fish	_____	
3. Saltzman	✓	
4. Eudaly	✓	
Wheeler	✓	