

ORDINANCE No. 189421

*Amend Affordable Housing Preservation and Portland Renter Additional Protections to make technical changes following adoption of SB 608, other technical changes, and clarify the affordable housing exemption (Ordinance; amend Code Section 30.01.085)

The City of Portland ordains:

Section 1. The Council finds:

1. In February 2017, the Council passed an amendment to the Affordable Housing Preservation and Portland Renter Protections code via Ordinance 188219 that added a short-term policy for mandatory relocation assistance for involuntary displacement of tenants.
2. The mandatory relocation assistance policy came as a response to Portland's shortage of rental housing, continued rent increases of 10 or more percent, and concern over the displacement of residents living in Portland.
3. The Council directed the Housing Bureau to assemble a technical advisory group tasked with reviewing the short-term policy for long-term policy options for the City of Portland.
4. In March 2018, the Council passed an amended Portland Renter Additional Protections policy via Ordinance 188849 making the mandatory relocation assistance permanent city policy.
5. On March 2018, during the hearing City Council asked the Housing Bureau to work with affordable housing providers and tenant representatives to clarify the exemption extended to affordable housing providers.
6. From October 2018 to January 2019, the Bureau formed a workgroup of tenant advocates and housing providers tasked with proposing changes to the affordable housing exemption.
7. On February 28, 2019, Governor Brown signed SB 608 in to law. SB 608 amends Oregon Revised Statute Chapter 90, Residential Landlord and Tenant, and includes requirements on relocation assistance payments, rent increase caps, and eviction notices.
8. Code discrepancies exist between city and state landlord-tenant policies and must be reconciled to provide clarity on the rights and obligations of both tenants and landlords.

NOW, THEREFORE, the Council directs:

- a. Section 30.01.085, Portland Renter Additional Protections, is hereby amended to maintain the policy intent following the passage of state renter protections; and to extend the policy in perpetuity as provided in Exhibit A, attached hereto.
- b. If any portion of this Ordinance or the relocation assistance is ruled invalid, void or illegal by an order of the court, the remainder of this Ordinance and the relocation assistance shall remain in full force and effect.

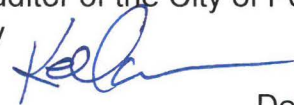
Section 2. The Council declares that an emergency exists due to the fact that Oregon Revised Statute contains recently adopted amendments to Chapter 90 that must be reconciled with city policy in order to maintain the policy intent of local renter protections; therefore, this ordinance shall be in full force and effect from and after its passage by the Council.

Passed by the Council: MAR 13 2019

Mayor Ted Wheeler
Prepared by: Jessica Conner
Date Prepared: March 1, 2019

Mary Hull Caballero
Auditor of the City of Portland

By



Deputy

Agenda No.
ORDINANCE NO. 189421

Title

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<p>INTRODUCED BY Commissioner/Auditor: Mayor Ted Wheeler and <i>Comm Eudaly</i> COMMISSIONER APPROVAL</p> <p>Mayor—Finance & Administration - Wheeler <i>MP</i></p> <p>Position 1/Utilities - Fritz</p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Hardesty</p> <p>Position 4/Safety - Eudaly <i>CE</i></p> <p>BUREAU APPROVAL</p> <p>Bureau: Housing Bureau Head: Shannon Callahan <i>Shannon</i></p> <p>Prepared by: Jessica Conner Date Prepared: March 1, 2019</p> <p>Impact Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p> <p>Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>City Auditor Office Approval: required for Code Ordinances <i>Toni (KMM)</i></p> <p>City Attorney Approval: required for contract, code, easement, franchise, comp plan, charter <i>3/4/19</i></p> <p>Council Meeting Date March 13, 2019</p>	<p>CLERK USE: DATE FILED <u>MAR 05 2019</u></p> <p>Mary Hull Caballero Auditor of the City of Portland</p> <p>By: <u><i>[Signature]</i></u> Deputy</p> <p>ACTION TAKEN:</p>
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AGENDA
<p>TIME CERTAIN <input type="checkbox"/></p> <p>Start time: _____</p> <p>Total amount of time needed: _____ (for presentation, testimony and discussion)</p>
<p>CONSENT <input type="checkbox"/></p>
<p>REGULAR <input checked="" type="checkbox"/></p> <p>Total amount of time needed: 15 minutes (for presentation, testimony and discussion)</p>

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