

Portland Rental Housing Market and Mandatory Relocation Assistance

*Context for Relocation Assistance Policy Questions
From Commissioner Ryan's Office*

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**Portland
Housing Bureau**

Topics of Presentation

- i. Brief history of Relocation Assistance, policy intent and current exemptions**
- ii. Changes to allowable rent increases per ORS 90 and their historical limits**
- iii. Rent, eviction and inflation data**
- iv. Current reported payments of Relocation Assistance**
- v. Policy question framework**

Overview of Mandatory Relocation Assistance

- i. Ordinance 188219 was passed in February 2017, which created Relocation Assistance for Portland tenants who receive a no-cause termination or rent increase of 10% or more. Originally a temporary measure that was tied to the housing state of emergency.**
- ii. Policy became permanent with Ordinance 18849 in March 2018 upon recommendations from technical advisory group (later to form RSC) and community.**
- iii. Policy intended to address severe financial burden of relocating when households face significant rent increases (economic eviction) or no-cause terminations, correlation of these displacements with homelessness. Identified expenses include double rent, security deposits, application fees, childcare, lost wages, storage and moving supplies.**

Exemptions from Relocation Assistance

- i. Week-to-week tenancies
- ii. Landlords that share a dwelling unit with their tenant
- iii. Landlords that occupy a duplex and rent the second unit
- iv. Landlords that occupy a property with an ADU and rent either the main dwelling unit or the ADU
- v. Landlords that temporarily rent out their principal residence
- vi. Landlords that temporarily rent out their principal residence due to active military service
- vii. Landlord is terminating a rental agreement for an immediate family member to occupy the unit
- viii. Dwelling unit is regulated affordable and increasing rent due to program eligibility
- ix. Dwelling unit is acquired through eminent domain law
- x. Dwelling unit is rendered immediately uninhabitable
- xi. Dwelling unit has a demolition permit in place
- xii. Fixed term tenancy where tenant was notified of intent to sell or convert the unit

Amounts of Relocation Assistance

Unit Size	Relocation Assistance Payment
Studio or Single Room Occupancy (SRO)	\$2,900
One-Bedroom	\$3,300
Two-Bedroom	\$4,200
Three-Bedroom <i>or larger</i>	\$4,500

Legislative Changes

Senate Bill 608 became effective February 28th, 2019, and amended two key areas of state landlord-tenant law (ORS 90):

- i. Rent increases became subject to a maximum rent increase limit, calculated annually as a base of 7% plus the consumer price index (CPI) of the previous year. Two exemptions from this limit were created.
 1. Dwelling units with certificates of occupancy issued less than 15 years ago
 2. Regulated affordable units

- ii. Terminations without a tenant-based cause were eliminated after the first 12 months of occupancy and a new type of termination was created which requires citing a "qualified landlord reason" for the termination.

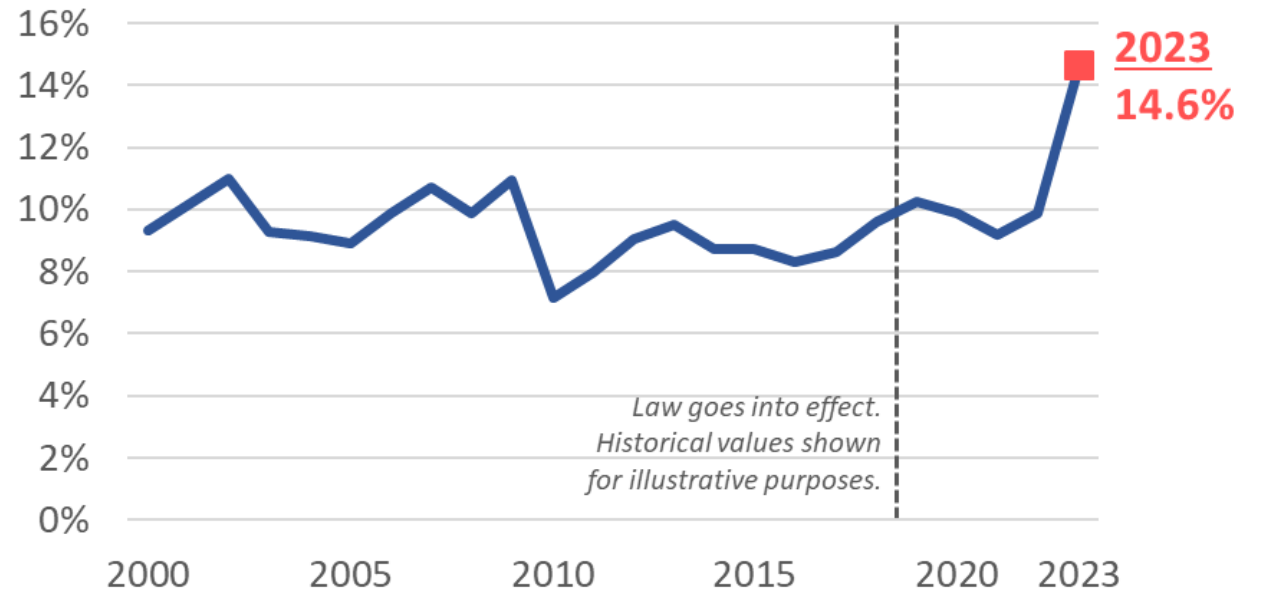
Allowable Rent Increases

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%

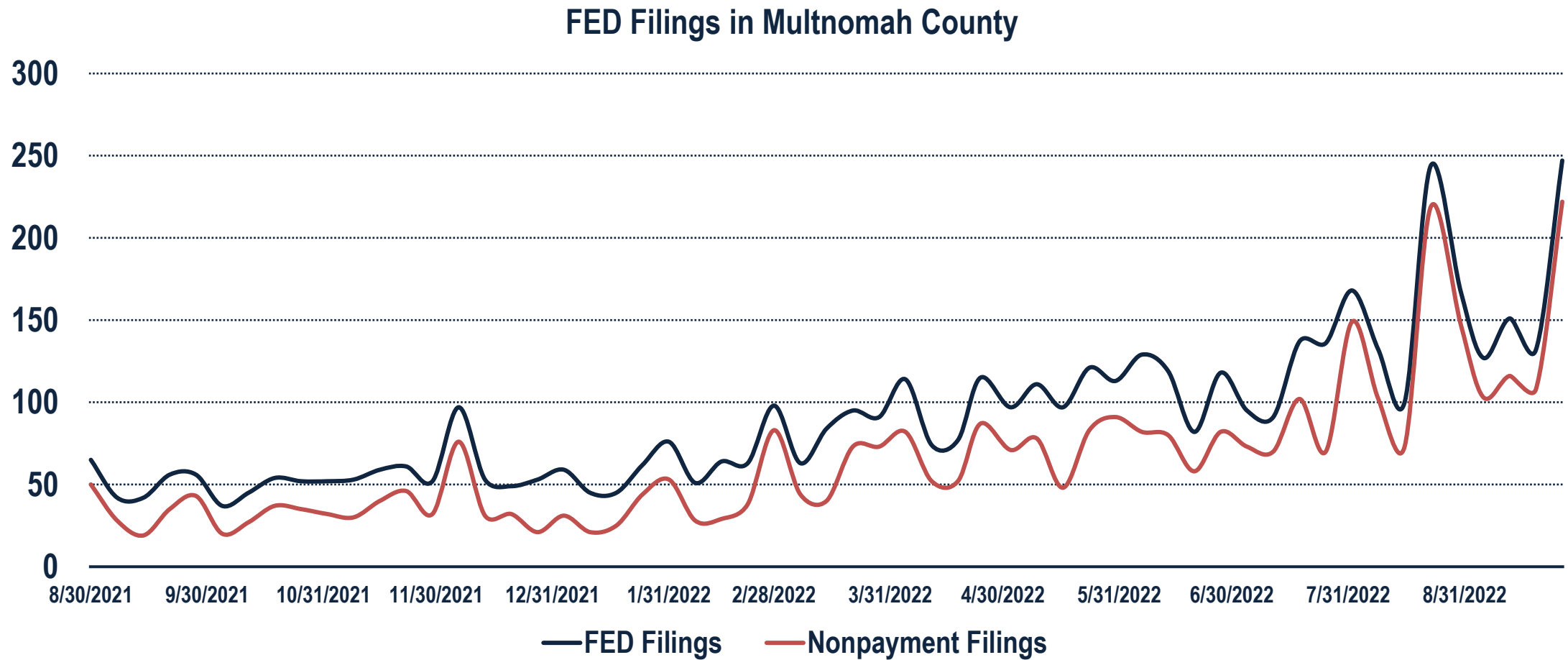
Oregon's Maximum Allowable Rent Increase

Applies to units 15 years and older



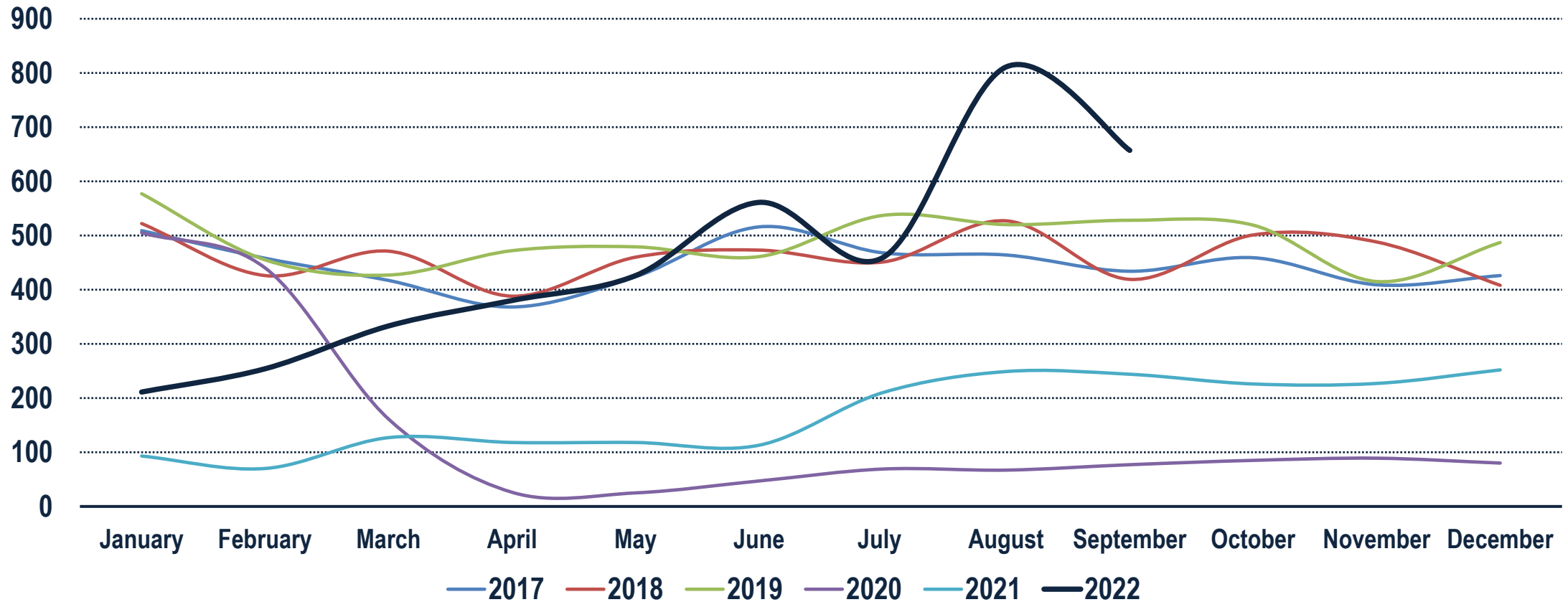
Source: BLS, Oregon Office of Economic

Weekly Court Eviction Filings (FEDs)



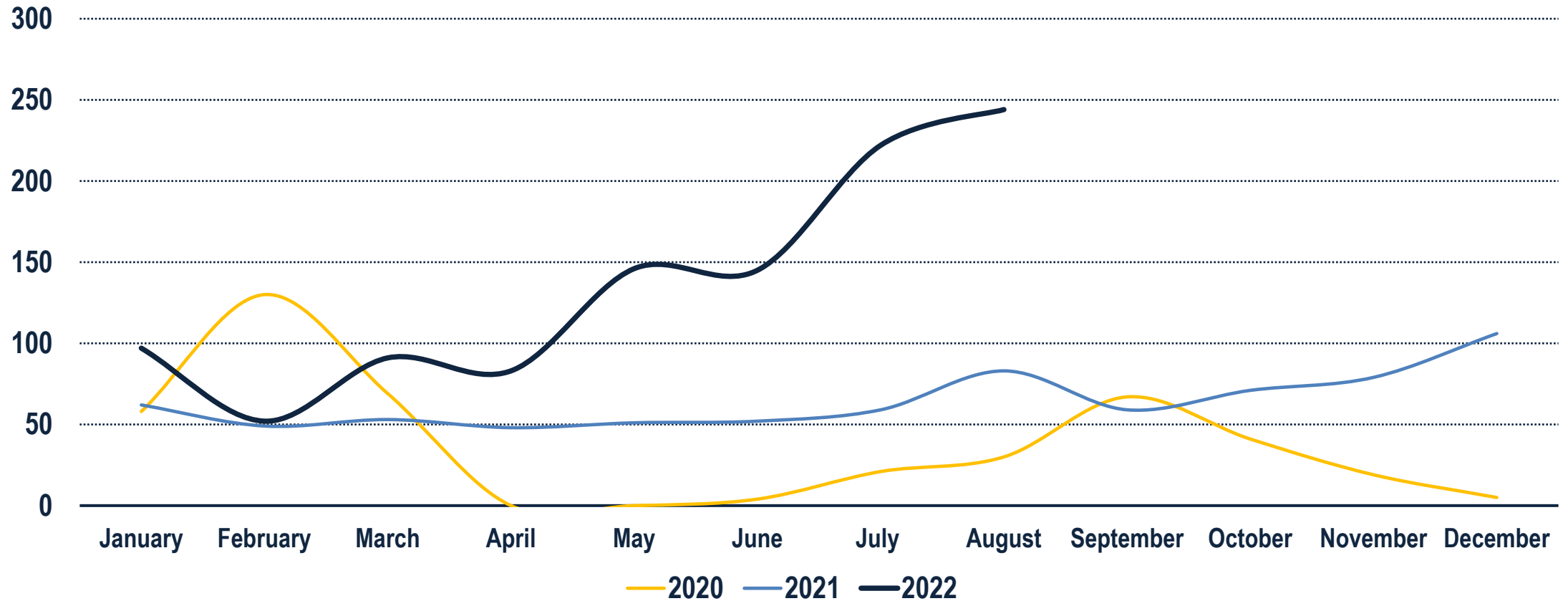
Monthly Court Eviction Filings (FEDs)

Multnomah County Monthly Eviction Filings



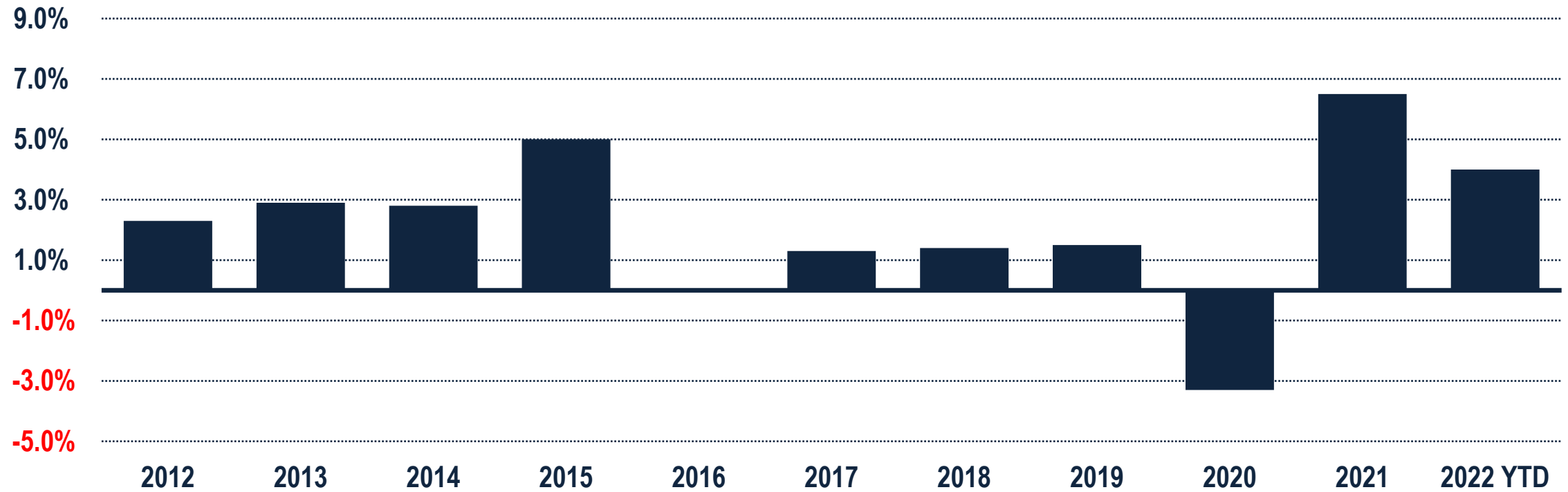
Monthly Court Eviction Judgements (FEDs)

Monthly Eviction Judgments



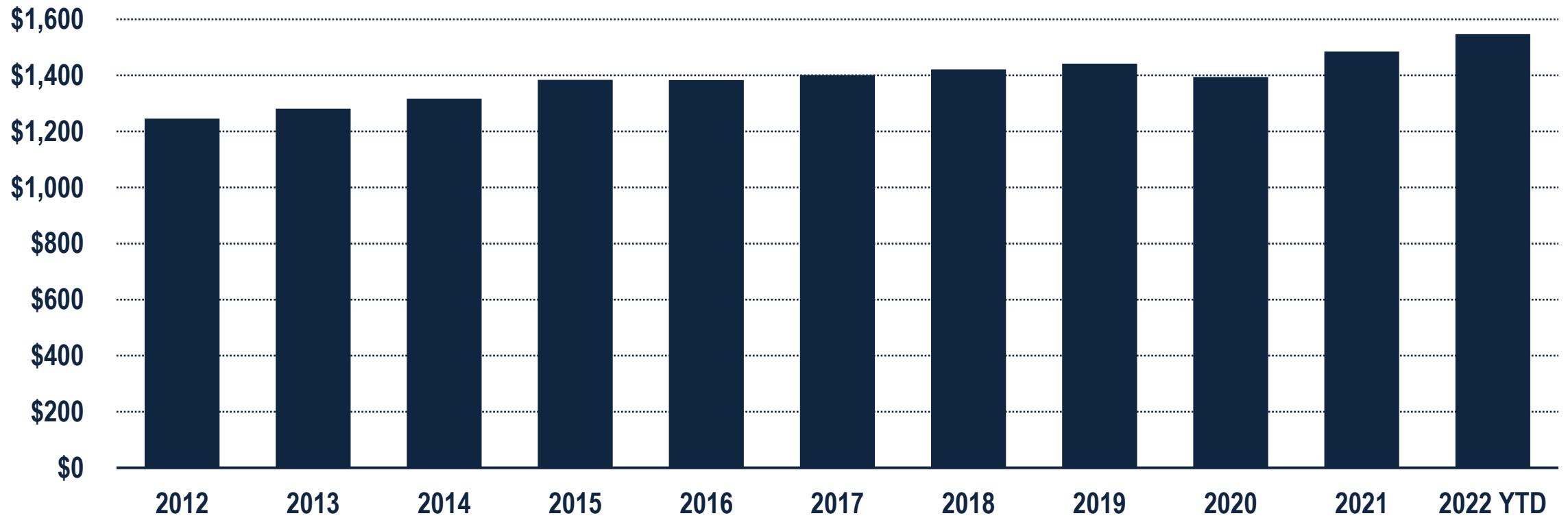
Percent Change in Average Rent

Percent Change in Average Rent



Change in Average Rent

Change in Average Rent



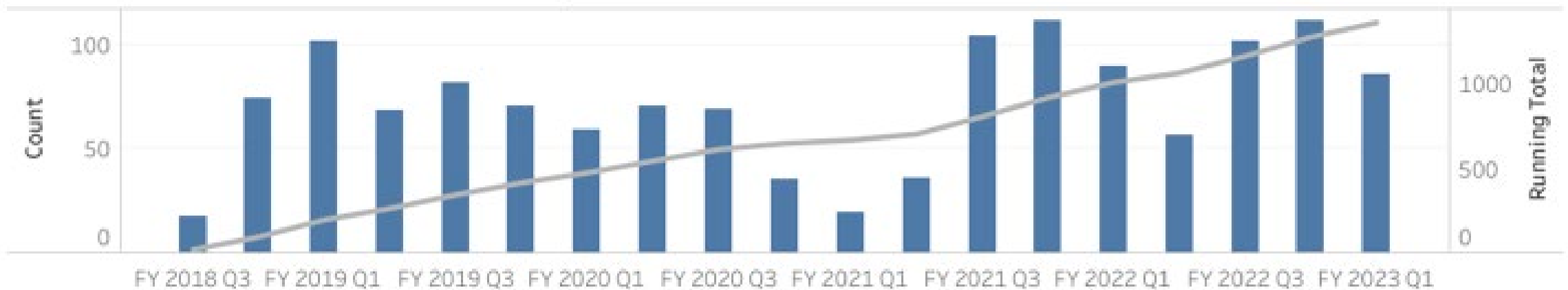
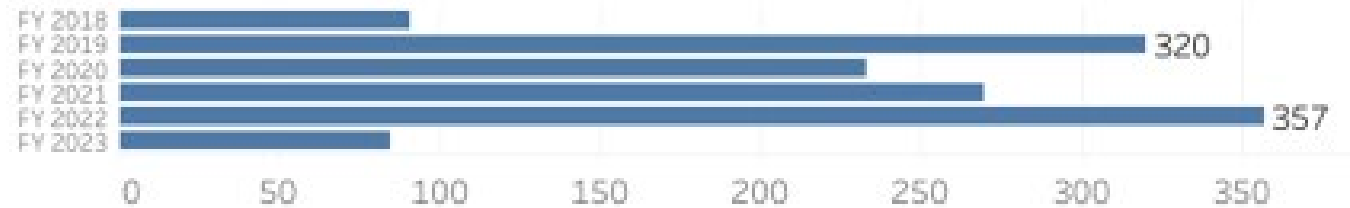
Notification of Relocation Payment

Submissions Received¹

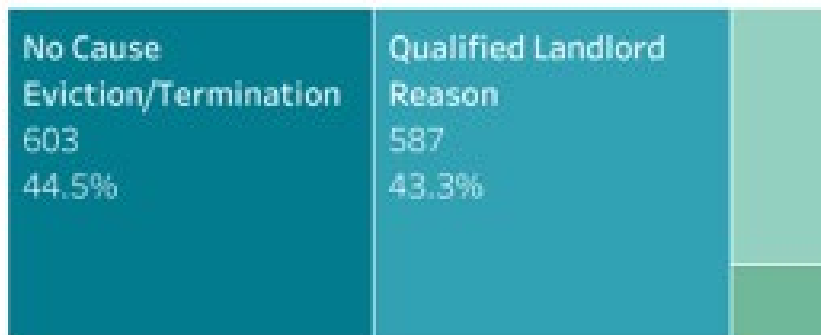
1,356

[View Map & QLR Detail](#)

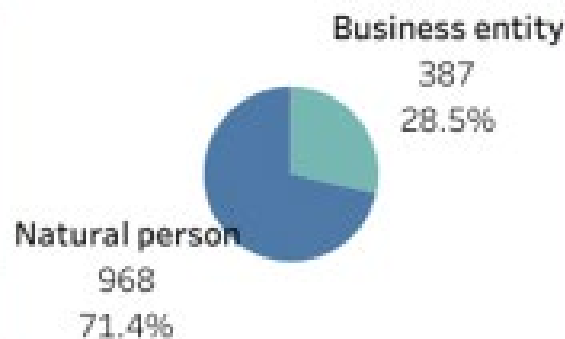
Submissions Received Annually



Triggering Event



Ownership



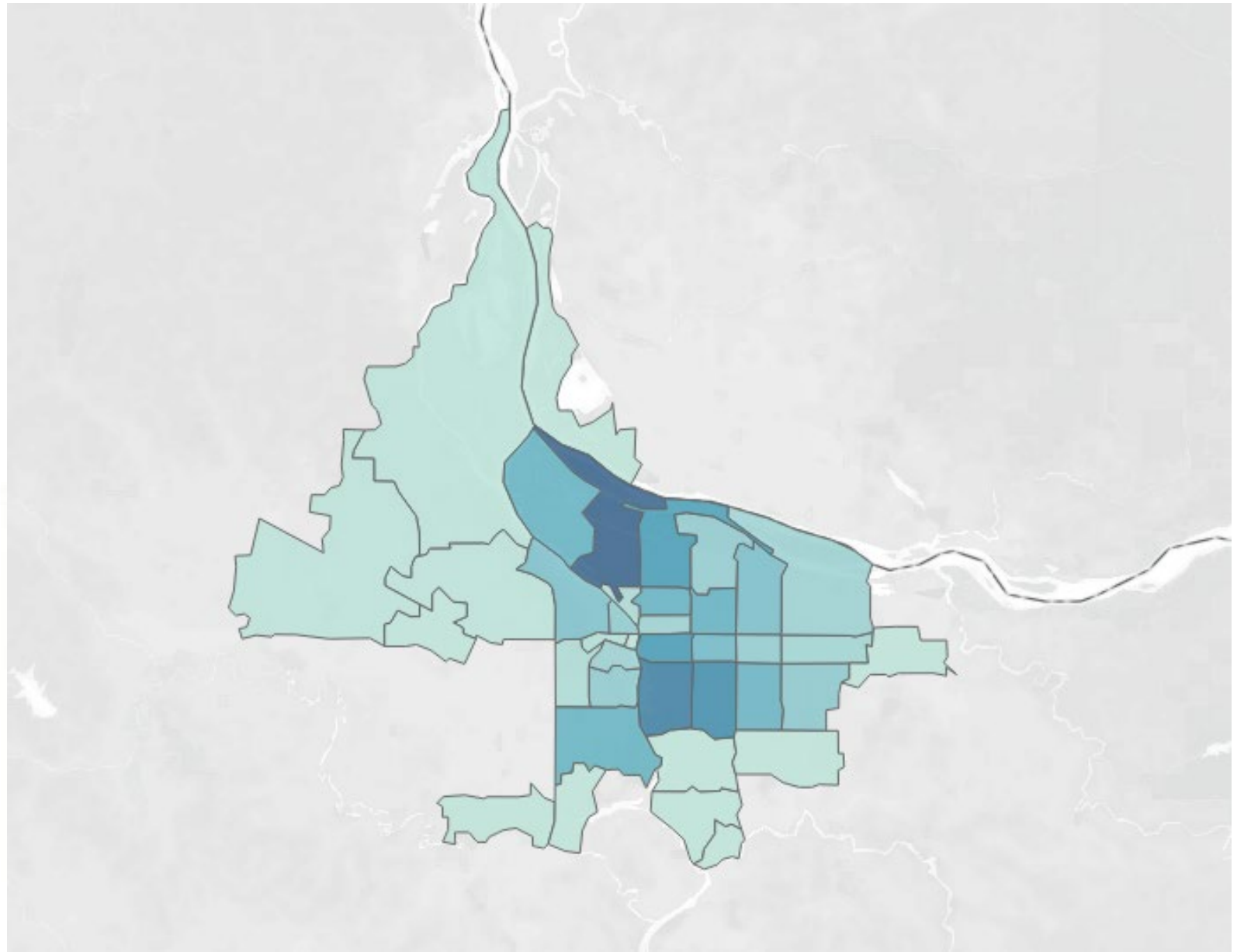
Unit Information



Notification of Relocation Payment analysis is based on submissions through an online portal, representing 13 of submissions received and may include duplicate records if the form was submitted more than once.

No. of Mandatory Relocation Assistance Payments Reported to the Portland Housing Bureau

Note: Significant undercount likely because not all payments are reported. Each point is the associated address.



Policy Questions for RSC

- i. Should the city increase the mandatory relocation assistance payment amounts?

- ii. Should the city index the mandatory relocation assistance payment amounts to an inflation standard?