

10/7/15 Amendments

- 1028** Amend Affordable Housing Preservation Code to add Portland Renter Protections (Ordinance; amend Code Chapter 30.01)

Motion to amend written notice of termination to the tenant from 90 days to 120 days: Moved by Fritz and seconded by Novick. Motion withdrawn.

Motion to amend 3.01.085C tenant's rent or associated housing costs increase from 10% to 5%: Moved by Fritz and seconded by Fish. (Y-4; N-1 Saltzman)

IMPACT STATEMENT

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

Contact name: Shannon Callahan

Contact phone: 503.823.4151

Presenter name: Undetermined

Purpose of proposed legislation and background information:

The City of Portland has been experiencing record low vacancy rates, which as of the third quarter of 2015 is estimated at 3.2%.

The City of Portland, as of August 2015, had the highest rental growth in the nation at 15.4% in a one-year period.

Record high rents coupled with high vacancy rates are creating the perfect storm of housing uncertainty for many Portland families.

Portland is experiencing high rates of gentrification and displacement; renters are being priced out or otherwise displaced from their neighborhood.

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.

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 exorbitant rental increases many families are facing.

In order to provide tenants enough time to find and secure a new rental unit the minimum notice of a no cause termination of tenancy should be 90 days.

In order for tenants to be able to budget for a rent increase a tenant should be given a minimum of 90 days notice of a rent increase that is more than 10 percent in a 12-month period.

Financial and budgetary impacts:

There is no budgetary impact to the City of Portland

Community impacts and community involvement:

Commissioner Saltzman is responding to community concerns expressed to him by email, in person and at events by Portland renters.

Budgetary Impact Worksheet

Does this action change appropriations?

YES: Please complete the information below.

NO: Skip this section

Fund	Fund Center	Commitment Item	Functional Area	Funded Program	Grant	Sponsored Program	Amount