



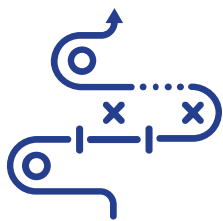
Renter Protections, Phase II

City Council Work Session
October 24, 2022



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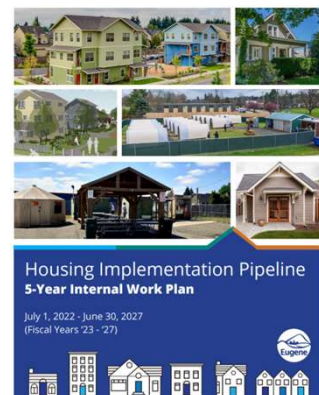


Renter Protections
Phasing Roadmap

Keeping People Housed

Components of Rental Affordability

Housing Racial Equity



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Phase I Items

- Ordinance approved and Administrative orders amended

- Phase I forms published



- Hired the Rental Housing Navigator



Visit EugeneRentalCode.org

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Phase I Enforcement Refinement

- Application Screening Cap enforcement mechanism

- Immediate complaint

- Legal avenue



Phase		Impact Scale		Keeping People Housed		Compensation of Rental Affected Party		Moving Back to Equity		HOW TO IMPLEMENT		ENFORCEMENT	
PHASE	RECOMMENDATION	ACTIVITY	IMPACT										
I *	1. Expand rental housing regulator's authority, expand and manage rental housing data collection.	Support Services								Code Amendment to expand use of the Comprehensive Code to increase fees	Complaint driven, code enforcement, code enforcement	Complaint driven, code enforcement, code enforcement	
	2. To give landlords to identify and photo document property condition at move in and move out, and to identify and photo document any damage to property at move out. The housing navigator will also coordinate with landlords to ensure that any damage to property is documented and repaired.	Move In/Move Out								Code Amendment	Complaint driven, code enforcement	Complaint driven, code enforcement	
	3. To require landlords to provide a written rental history document for a tenant who has not previously been evicted.	Move In/Move Out								Code Amendment	Complaint driven, code enforcement	Complaint driven, code enforcement	
	4. Require landlords to distribute, together with any written rental agreement, a tenant educational information document regarding tenant rights. This City will be responsible for creating, updating, and providing the educational material. At a minimum the rental housing code, including tenant protections, will be included.	Move In/Move Out								Code Amendment	Complaint driven, code enforcement	Complaint driven, code enforcement	
	5. Cap applicant screening fees.	Application								Code Amendment	Complaint driven, code enforcement	Complaint driven, code enforcement	
PHASE II: FEASIBILITY ANALYSIS UNDERWAY													
II	6. Limit landlords to charging deposit (combination of security, cleaning, and last month deposits) with a max of 2 times the monthly rent, not including pet deposit.	Application								Code Amendment	Complaint driven, code enforcement, cause of action	Complaint driven, code enforcement, cause of action	
	7. Require Landlords to process applications in the order received (first come, first served).	Application								Code Amendment	Complaint driven, code enforcement, cause of action	Complaint driven, code enforcement, cause of action	
	8. Displacement prevention assistance for legal or cause evictions, substantial changes in the local, or substantial increases in the rent by the landlord.	Support Services								Code Amendment	Complaint driven, code enforcement	Complaint driven, code enforcement	

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Phase I Enforcement Refinement

- Eviction Data Collection enforcement mechanism
- Inform decisions

DRAFT RENTER PROTECTIONS ROADMAP
Updated with Council's 3/16/22 & 7/11/22 direction.

ATTACHMENT A

Phase
I = Council approved 7/11/22
II = Additional research by 11/1/22
III = Additional research by 2/1/23

Impact Scale
● = Regular
○ = Partial

Keeping People Housed
Compensation of Rental Affordability
Housing Racial Equity

PHASE	RECOMMENDATION	ACTIVITY	IMPACT	FUNDING	HOW TO IMPLEMENT	ENFORCEMENT
I *	1. Expand current housing inspection program, expand and manage rental housing data collection	Support Services	●	●	●	Code Amendment Complaint driven, code enforcement, cause of action
	2. Require landlords to submit and photo document property condition at move in and move out, and to submit and photo document any violations from vacancy deposit. The tenant shall receive copies.	Move In/Move Out	○	●	●	Code Amendment Complaint driven, code enforcement
	3. Require landlords to submit and photo document property condition at move in and move out, and to submit and photo document any violations from vacancy deposit. The tenant shall receive copies.	Move In/Move Out	○	●	●	Code Amendment Complaint driven, code enforcement
	4. Require landlords to distribute, together with any written rental agreement, a tenant educational information packet regarding protections. The City will be responsible for creating, updating, and providing the educational material. At a minimum the rental housing code, including tenant protections, will be included.	Move In/Move Out	○	●	●	Code Amendment Complaint driven, code enforcement
	5. Cap applicant screening fees - 10%	Application	○	●	●	Code Amendment Complaint driven, code enforcement, cause of action
PHASE II: FEASIBILITY ANALYSIS UNDERWAY						
II	6. Limit landlords to charging deposit (combination of security, cleaning, and last month deposit) with a max of 2 times the monthly rent, not including pet deposit.	Application	○	●	●	Code Amendment Complaint driven, code enforcement, cause of action
	7. Require Landlords to process applications in the order received (first come, first served).	Application	○	●	●	Code Amendment Complaint driven, code enforcement, cause of action
	8. Displacement prevention assistance for legal no cause evictions, substantial changes in the lease, or substantial increases in the rent by the landlord.**	Support Services	○	●	●	Code Amendment Complaint driven, code enforcement

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Phase II



Public Comments & Listening Sessions

- Impact on goals

DRAFT RENTER PROTECTIONS ROADMAP
Updated with Council's 3/16/22 & 7/11/22 direction.

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Phase
I = Council approved 7/11/22
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III = Additional research by 2/1/23

Impact Scale
● = Regular
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Keeping People Housed
Compensation of Rental Affordability
Housing Racial Equity

PHASE	RECOMMENDATION	ACTIVITY	IMPACT	FUNDING	HOW TO IMPLEMENT	ENFORCEMENT
I *	1. Expand current housing inspection program, expand and manage rental housing data collection	Support Services	●	●	●	Code Amendment Complaint driven, code enforcement, cause of action
	2. Require landlords to submit and photo document property condition at move in and move out, and to submit and photo document any violations from vacancy deposit. The tenant shall receive copies.	Move In/Move Out	○	●	●	Code Amendment Complaint driven, code enforcement
	3. Require landlords to submit and photo document property condition at move in and move out, and to submit and photo document any violations from vacancy deposit. The tenant shall receive copies.	Move In/Move Out	○	●	●	Code Amendment Complaint driven, code enforcement
	4. Require landlords to distribute, together with any written rental agreement, a tenant educational information packet regarding protections. The City will be responsible for creating, updating, and providing the educational material. At a minimum the rental housing code, including tenant protections, will be included.	Move In/Move Out	○	●	●	Code Amendment Complaint driven, code enforcement
	5. Cap applicant screening fees - 10%	Application	○	●	●	Code Amendment Complaint driven, code enforcement, cause of action
PHASE II: FEASIBILITY ANALYSIS UNDERWAY						
II	6. Limit landlords to charging deposit (combination of security, cleaning, and last month deposit) with a max of 2 times the monthly rent, not including pet deposit.	Application	○	●	●	Code Amendment Complaint driven, code enforcement, cause of action
	7. Require Landlords to process applications in the order received (first come, first served).	Application	○	●	●	Code Amendment Complaint driven, code enforcement, cause of action
	8. Displacement prevention assistance for legal no cause evictions, substantial changes in the lease, or substantial increases in the rent by the landlord.**	Support Services	○	●	●	Code Amendment Complaint driven, code enforcement

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Phase II



Housing Policy Board

Housing Policy Board voted on 10/3/22 to recommend Council to "remove Displacement Prevention Assistance from Phase II for further research on impacts and consider DPA in Phase III or as a separate item".



8. Displacement prevention assistance



DRAFT RENTER PROTECTIONS ROADMAP						ATTACHMENT A	
Updated with Council's 3/16/22 & 7/11/22 direction							
Phase		Impact Scale		Keeping People Housed		Compensation or Rental Affordability	
I = Council approved 7/11/22 II = Additional research by 11/1/22 III = Additional research by 2/1/23		● = Regular ○ = Partial					
PHASE	RECOMMENDATION	ACTIVITY	IMPACT		FUNDING	HOW TO IMPLEMENT	ENFORCEMENT
I *	1. Stand a rental housing inspection program, expand and manage rental housing data collection	Support Services	●	●	●	Code Amendment, dependent use of the Administrative Code to increase fee	Complaint driven, code enforcement, independent enforcement
	2. Require landlords to identify and provide documented property condition at move in and move out, and to provide and give evidence of a written record of condition at move out	Move In/Move Out	○	●	●	Code Amendment	Complaint driven, code enforcement
	3. Require landlords to provide written record of condition at move in and move out, and to provide and give evidence of a written record of condition at move out	Move In/Move Out	○	●	●	Code Amendment	Complaint driven, code enforcement
	4. Require landlords to distribute, together with any written rental agreement, a tenant educational information packet regarding protections. The City will be responsible for creating, updating, and printing the educational material. Also increase the rental housing code, including tenant protections, will be included.	Move In/Move Out	○	●	●	Code Amendment	Complaint driven, code enforcement
	5. Cap applicant screening fees at \$15	Application	●	●	●	Code Amendment	Complaint driven, code enforcement, cause of action
PHASE II FEASIBILITY ANALYSIS UNDERWAY							
II	6. Limit landlords to charging deposit (combination of security, cleaning, and last month deposit) with a max of 2 times the monthly rent, not including pet deposit.	Application	○	●	●	Code Amendment	Complaint driven, code enforcement, cause of action
	7. Require Landlords to process applications in the order received (first come, first served).	Application	○	●	●	Code Amendment	Complaint driven, code enforcement, cause of action
	8. Displacement prevention assistance for legal no cause evictions, substantial changes in the lease, or substantial increases in the rent by the landlord**	Support Services	●	●	●	Code Amendment	Complaint driven, code enforcement

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Phase II: Proposed Protections



6. Limit deposits max of 2 times the monthly rent



7. Process applications in the order received



8. Displacement prevention assistance

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Phase II: Proposed Protections



6. Limit landlords to charging deposit (combination of security, cleaning, and last months deposits) with a maximum of 2 times the monthly rent, not including pet deposit.

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Phase II: Proposed Protections



7. Require landlords to process applications in the order received (first come - first served).

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Phase II: Proposed Protections



8. Displacement prevention assistance for legal no-cause evictions, substantial changes in the lease, or substantial increases in the rent by the landlord.

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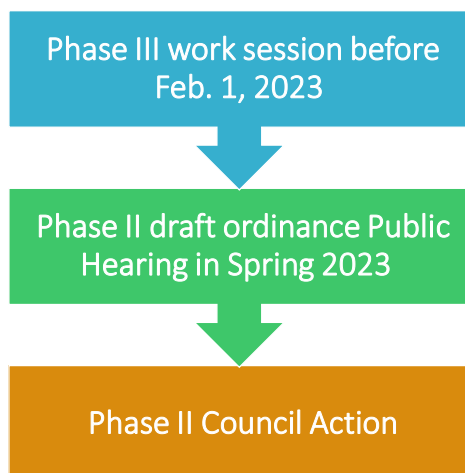
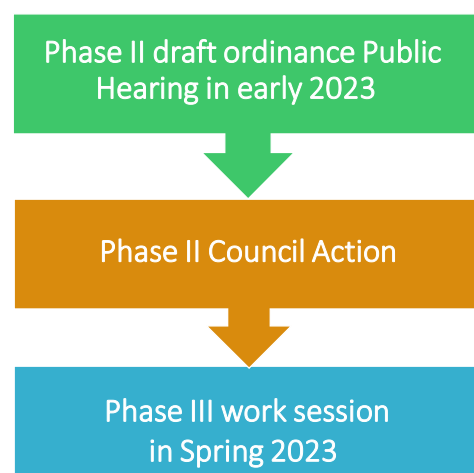
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Potential Next Steps

a. Based on Council direction from March 2022

OR

b. Based on prioritizing Phase II implementation



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