Renter Protections Phase I & II Review

Council Work Session

February 25, 2026

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Community Development
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Presentation Overview

1. Housing stability approach
2. Impact analysis key findings
3. Minor code fixes
4. Potential next steps

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Housing Stability Approach

Housing Production

Housing Preservation

Renter Protections

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Attachment A

Impact Analysis Report

Policy Impact

ECOnorthwest

- Quantitative data
- Peer city analysis
- Highlights important trends, not causal links

Implementation

- Qualitative data
- Accomplishments
- Challenges & opportunities for improvement

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Attachment A

ECOnorthwest

Rental Housing Supply

- Rent is more expensive than peer cities, relative to incomes
- Recent (2021-2024) rental housing construction rates exceeded rates prior to renter protections (2019-2020)
- Some slight changes in the shares of small-scale housing stock used as rentals between 2016-2023*
- No definitive causal relationship can be established between renter protection policies and the supply and cost of rental housing

*Small-scale housing stock: single-unit detached, town/rowhouses, duplexes, triplexes, quadplexes

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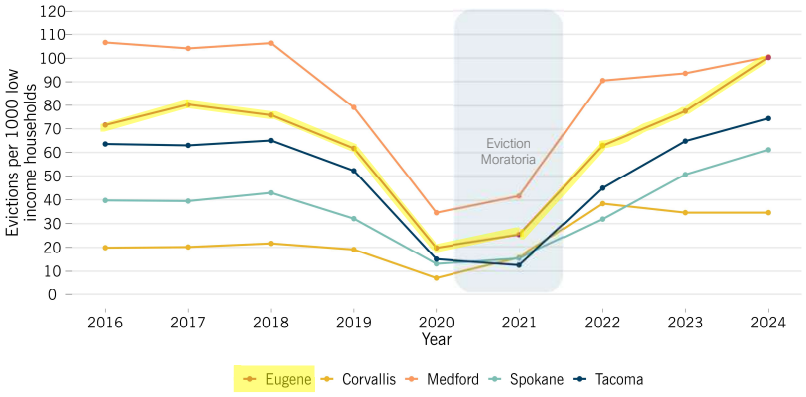
Attachment A

ECOnorthwest

Eviction Filings

Eviction filings exceeded pre-pandemic levels in Eugene and most peer cities, surging in 2022-2024



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Attachment A

ECOnorthwest

Eviction Filings (continued)

- Most filings (88-90%) are for non-payment of rent
- Trends mirrored state-wide as pandemic-era protections end
- Eviction filing rates and termination of tenancy are influenced by many factors beyond renter protections
- No direct link between renter protection policies and eviction filings
- Filing rates demonstrate need for local tenant support

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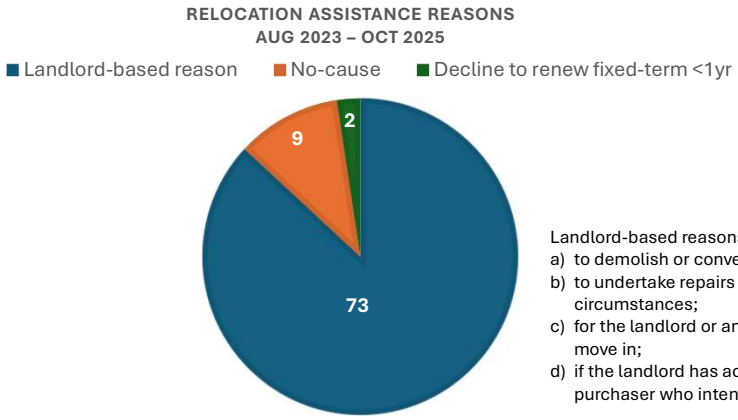
Attachment A

ECOnorthwest

Relocation Assistance

Relocation assistance helped 84 households across Eugene



Landlord-based reasons (ORS 90.427):
a) to demolish or convert the dwelling;
b) to undertake repairs or renovations under certain circumstances;
c) for the landlord or an immediate family member to move in;
d) if the landlord has accepted an offer from a purchaser who intends to live in the dwelling

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Attachment A

Implementation

Outreach

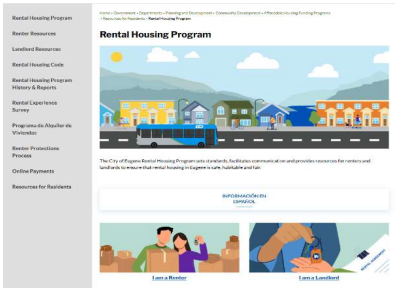
- Reached over 35,000 renters and 2,500 landlords with information on Phase I & II

Solutions and Support Services

- Rental Housing Analyst
- Collaboration w/20+ Community Organizations
- 7 Fair Housing trainings w/327 of attendees
- 184 people served w/criminal record set-aside clinics
- 2,000+ calls to trauma-informed tenant hotline

New Rental Housing Program website

- New program materials
- Expanded Spanish content
- Comprehensive resource center



eugenerentalprogram.org

Attachment A

Survey and Community Input

- $10 Screening fee cap provides tangible relief for renters
- People with conviction histories or rent subsidies are 5x more likely to submit over 10 rental applications
- Many landlords report top concern as new regulations, especially relocation assistance
- Several community organizations provided testimonials in support of the policies

Attachment B

Minor Code Fixes

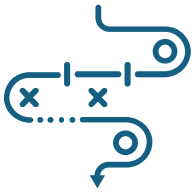
Topic
1. Additional security deposit clarity
2. Maximum applicant screening charge enforcement
3. Affordable Housing definition alignment
4. Vacation Dwelling Definition
5. Responsibility for maintaining habitability standards

Attachment C

Roadmap

Phase III Items in current Roadmap

1. Prohibit Landlords from:
   a) including medical or education debt when evaluating an applicant's income vs. expense; and
   b) using a mandatory credit score of above 500
2. Loosen minimum monthly gross income screening standards
3. Local prevention of, or moratorium on, no cause evictions



Tenant Opportunity to Purchase Act (TOPA)

- Gives tenants the legal right to purchase their rental property
- First right to purchase could result in ownership, limited equity cooperatives, or continued as rentals
- Establishes timelines for: notice to sell, formation of tenant associations, and real estate transactions

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