Renter Protections, Phase II

City Council Work Session
July 12, 2023

1

1

Decision Guide – Renter Protections Phase II

Attachment B & C

	Draft Ordinance	Motion	Direction/Options
Administrative & Programmatic	Attachment C	**A.** Revise with items in the administrative and programmatic package in Attachment C	○ **Approved** (6/26)
Triggers	5 Triggers	**B.1.** Remove the following relocation assistance trigger(s) _____	○ Remove some or all triggers ○ Keep as drafted *[No motion approved 6/26 or 6/28]*
		B.2. Set rent increase trigger at the maximum annual percentage allowed by state law.	○ **Approved** (6/26)
Payment Amount	Not less than 3x FMR	**C.** Change the relocation assistance payment amount to 2 months current rent.	○ **Approved** (6/26)
Small Landlord Compensation Fund	80% AMI and 4 or fewer units	**D.1.** Remove the fund	○ Yes ○ No
Exemptions	12 Exemptions	**D.2**. Remove the following exemption(s) _____	○ Remove some or all exemptions ○ Keep as drafted *[No motion approved 6/26 or 6/28]*
		D.3. Exempt Affordable Housing from ALL relocation assistance triggers	○ **Approved** (6/26)

* **Approved** applying the notice requirements for exemptions 2, 3, & 4 only to leases executed after the effective date of the Ordinance (6/28)

3

2

Item 8: Relocation Draft Ordinance – Exemptions

When a landlord would trigger relocation assistance but not be required to pay it, as modeled on Portland's Mandatory Relocation Assistance program include:

6. Landlord that temporarily rents out their Principal Residence due to **active military service**
7. Termination for an **Immediate Family Member** to occupy the unit
9. A dwelling unit impacted by the federal **Uniform Relocation Assistance and Real Property Acquisition Policies Act** of 1970
10. Dwelling Unit rendered **immediately uninhabitable**
11. Dwelling Unit rented for less than 6 months with **demolition** permit submitted prior to signing agreement
12. Fixed term tenancy where the tenant was notified in advance of intent to **sell or permanently convert the unit**

HPB recommended to remove exemption 7

3

3