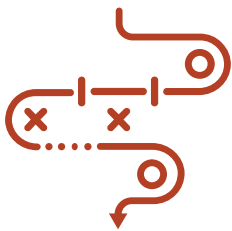


Roadmap to Renter Protection Recommendations

Presented by:
Genevieve Middleton, Grants Manager
Community Development
Planning & Development Department

Background documents



Roadmap Phase
Approach
(Attachment A & B)

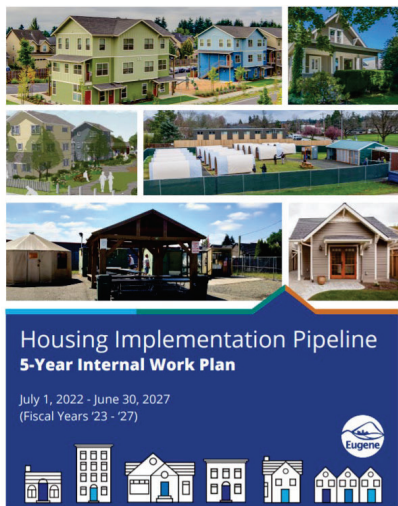


Answers to Councilor
Questions (11/22/21)
(Attachment C)



Additional Contextual
Information
(Attachment D)

Goals coordination



Public Involvement



Public Comments
Representing All
Points of View



Community
Organizations



City's
Sustainability
Equity Panel



Intergovernmental
Housing Policy
Board



Dedicated City Website &
Interested Parties' Listserv
+
Rental Housing Code
program Listserv

Approach to Phases

Phase I: Ready to take action

Phase II: Needs legal & other research

Phase III: Needs legal & other research, & pending State legislation component

DRAFT

RENTER PROTECTIONS ROADMAP

ATTACHMENT A

Phase

I – Ready to take action

II & III – Needs Legal & Other Research

Impact Scale

● = Regular

○ = Partial

Keeping People Housed

Compliance of Rental

Affordability

Housing Racial Equity

PHASE	RECOMMENDATION	ACTIVITY	IMPACT	FUNDING	HOW TO IMPLEMENT	ENFORCEMENT
I	1. Fund a rental housing navigator position; expand and manage rental housing data collection; code enforcement of the protections; and other tenant support services, such as a tenant hotline and eviction diversion. The housing navigator will also assist with violations and support for at-risk offenders and other classes of people with similar challenges struggling to qualify for rental housing and to community members who need ADA-compliant units.	Support Services	● ● ●			Code Amendment to expand use of fee; Administrative Order to increase fee
	2. Require landlords to permit and photo-document property condition at move-in and move-out, and to permit and photo-document withholdings from security deposit. The tenant shall receive copies.	Move In/ Move Out	○ ● ●		Revenue Backlog	Code Amendment
	3. Require landlords, at tenant written request, to provide rental history (reference) for a tenant who has not yet given notice.	Move In/ Move Out	○ ● ●			Code Amendment
	4. Require landlords to distribute, together with any written rental agreement, an educational document describing Senate Bill 808 with regard to terminations. The City will be responsible for creating, updating, and posting the educational material. Any local renter protections will be included + information about the rental housing code program.	Move In/ Move Out	○ ● ●			Code Amendment
PHASE II & III REQUIRE FEASIBILITY ANALYSIS						
II	5. Urge 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		● ● ●		Needs additional research
	6. Process applications in the order received (first-come, first-served).	Application			● ● ●	
III	7. Displacement assistance for legal no cause evictions.	Support Services	● ● ●			
	8. Run application & screening fees. (\$9.10 need to be considered together)	Application		● ● ●		
	9. Prohibit landlords from: a) including medical or education (also) when evaluating an applicant's income vs. expense and b) using a mandatory credit score of above 650. (\$9.10 need to be considered together)	Application		● ● ●		
	10. Loosen minimum monthly gross income screening standards. (\$9.10 need to be considered together)	Application		● ● ●		
	11. Local prevention of, or moratorium on, no cause evictions.	Support Services	● ● ●			
Items below are not recommended to move forward						
Propose Not Moving Forward	12. Require landlords who have units designed for mobility access to give priority for a 3-day period to applicants who have a mobility need for that particular unit.	Application				This recommendation would be administratively burdensome to monitor and enforce. Community members with disabilities may be better served through the Housing Navigator's work in collaboration with other service providers already working with community members with disabilities. (See 1, above)
	13. A universal application portal.	Application				The time and cost involved in developing the City's own application portal is prohibitive. Staff have looked for similar programs in other jurisdictions but have not been able to find any successful examples. An attempt at a state-level application program has been put on hiatus and does not look like it was ever successfully functioning.
	14. Reimbursement to renters for improvements or value added by them - with landlord approval - to rental property.	Move In/ Move Out				In addition to being administratively burdensome for the City to enforce and monitor, the Oregon Residential Landlord and Tenant Act already contemplates that a landlord and tenant could agree to conduct repairs, routine maintenance, or cleaning services to a dwelling unit in exchange for a rent reduction.

Phase I – HIGH LEVEL OVERVIEW



1. Support Services & Rental Housing Navigator



2. Photo document property conditions

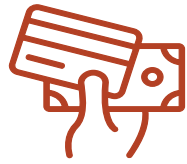


3. Provide rental history reference



4. Distribute renter educational information

Phase II – HIGH LEVEL OVERVIEW



5. Limit deposits max of 2 times the monthly rent



6. Process applications in the order received



7. Displacement assistance for no cause evictions

7

Phase III – HIGH LEVEL OVERVIEW



8. Ban application & screening fees.



9. Medical/education debt exclusion & credit score limit



10. Income screening standards.

11. Local prevention of no cause evictions

8

Not recommended to move forward

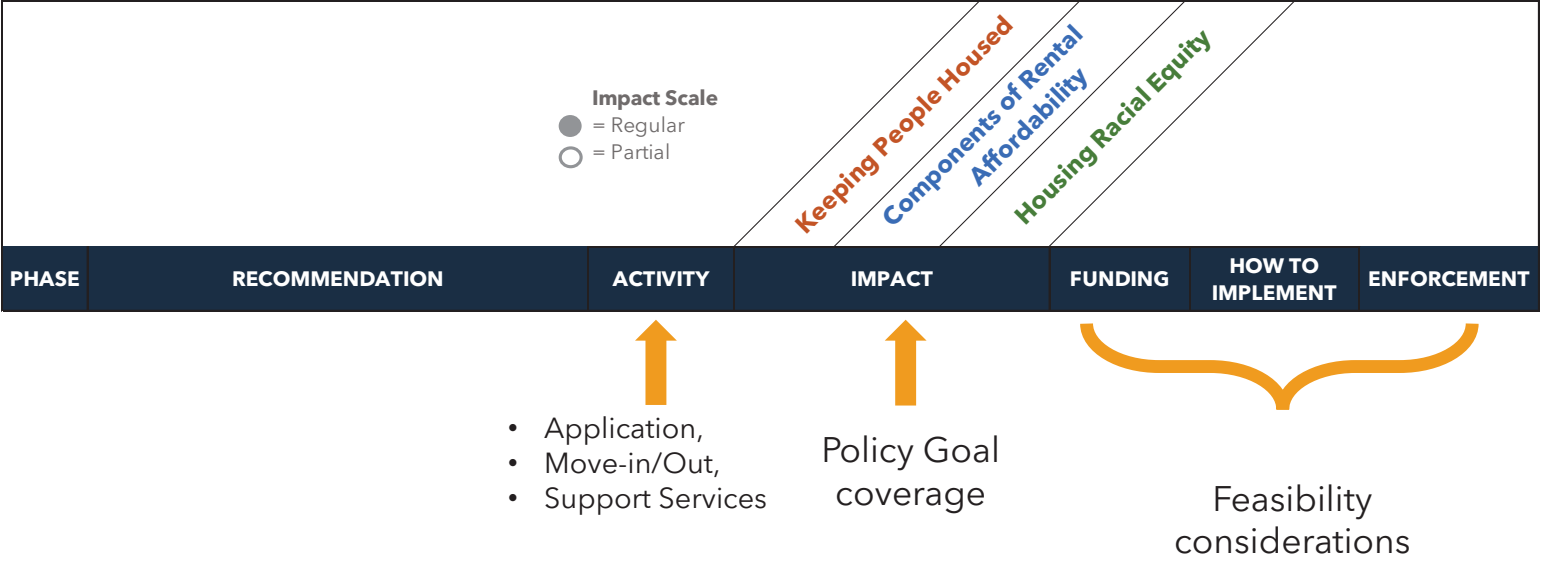


12. 3-day period to applicants who have a mobility need for ADA unit.

13. A universal application portal.

14. Reimbursement to renters for improvements to property.

DRAFT RENTER PROTECTIONS ROADMAP



Phase I 1. Support Services & Rental Housing Navigator



Impact Scale
 ● = Regular
 ○ = Partial

Keeping People Housed
Components of Rental Affordability
Housing Racial Equity

RECOMMENDATION	ACTIVITY	IMPACT			FUNDING	HOW TO IMPLEMENT	ENFORCEMENT
1. Fund a rental housing navigator position; expand and manage rental housing data collection; code enforcement of the protections; and other tenant support services, such as a tenant hotline and eviction diversion; all with funds from an increased Rental Housing Code door fee. The housing navigator will also assist with solutions and support for a) ex-offenders and other classes of people with similar challenges struggling to qualify for rental housing and b) community members who need ADA compliant units.	Support Services	●	●	○	Revenue Backed	Code Amendment to expand use of fee; Administrative Order to increase fee	Complaint driven, code enforcement, collection procedures

11

Phase I 2. Photo documentation of property conditions



Impact Scale
 ● = Regular
 ○ = Partial

Keeping People Housed
Components of Rental Affordability
Housing Racial Equity

RECOMMENDATION	ACTIVITY	IMPACT			FUNDING	HOW TO IMPLEMENT	ENFORCEMENT
2. Require landlords to itemize and photo document property condition at move-in and move-out, and to itemize and photo document withholdings from security deposit. The tenant shall receive copies.	Move In/ Move Out	○	●	●	Revenue Backed	Code Amendment	Complaint driven, code enforcement

12

Phase I



3. Reference of rental history



Impact Scale

● = Regular

○ = Partial

Keeping People Housed

Components of Rental Affordability

Housing Racial Equity

RECOMMENDATION	ACTIVITY	IMPACT			FUNDING	HOW TO IMPLEMENT	ENFORCEMENT
3. Require landlord, at tenant written request, to provide rental history (reference) for a tenant who has not yet given notice.	Move In/ Move Out	○	●	○	Revenue Backed	Code Amendment	Complaint driven, code enforcement

13

Phase I



4. Distribution of education materials of cumulative renter protections



Impact Scale

● = Regular

○ = Partial

Keeping People Housed

Components of Rental Affordability

Housing Racial Equity

RECOMMENDATION	ACTIVITY	IMPACT			FUNDING	HOW TO IMPLEMENT	ENFORCEMENT
4. Require landlords to distribute, together with any written rental agreement, an educational document describing Senate Bill 608 with regard to terminations. The City will be responsible for creating, updating, and posting the educational material. Any local renter protections will be included + information about the rental housing code program.	Move In/ Move Out	○	○	○	Revenue Backed	Code Amendment	Complaint driven, code enforcement

14

1. Does Council support moving forward with Phase I protections?
2. Does Council want staff to bring back the feasibility and resources needed to implement the Phase II and III recommendations?

