

**ORDINANCE No. 187380 As Amended**

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

The City of Portland ordains:

Section 1. The Council finds:

1. The City of Portland has been experiencing record low vacancy rates, which as of the third quarter of 2015 is estimated at 3.2%.
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.
3. Record high rents coupled with high vacancy rates are creating unprecedented housing uncertainty for many Portland families.
4. Portland is experiencing high rates of gentrification and displacement; renters are being priced out or otherwise displaced from their neighborhood.
5. 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.
6. 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 extreme rental increases many families are facing.
7. In order to provide tenants enough time to find and secure a new rental unit the minimum written notice of a no cause termination of tenancy should be 90 days.
8. In order for tenants to be able to budget for a rent increase a tenant should be given a minimum of 90 days written notice of a rent increase that is more than 5 percent in a 12-month period.

NOW, THEREFORE, the Council directs:

- a. City Code Chapter 30.01 Affordable Housing Preservation is amended to add Portland Renter Protections, as provided in Exhibit A.

Passed by the Council: OCT 14 2015

Commissioner Dan Saltzman  
Prepared by: Shannon Callahan  
Date Prepared: September 29, 2015

**Mary Hull Caballero**  
Auditor of the City of Portland

By

  
Deputy

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Agenda No. **ORDINANCE NO. 187380** As Amended  
Title

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

<p><b>INTRODUCED BY</b> Commissioner/Auditor: <b>Saltzman</b></p> <p><b>COMMISSIONER APPROVAL</b></p> <p>Mayor—Finance and Administration - Hales</p> <p>Position 1/Utilities - Fritz</p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Saltzman <i>Don Saltzman</i></p> <p>Position 4/Safety - Novick</p> <p><b>BUREAU APPROVAL</b></p> <p>Bureau: Bureau Head:</p> <p>Prepared by: S. Callahan Date Prepared: Sept. 28, 2015</p> <p>Impact Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p> <p>Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p><b>City Auditor Office Approval:</b> required for Code Ordinances <i>OK by Toni</i></p> <p><b>City Attorney Approval:</b> required for contract, code, easement, franchise, comp plan, charter <i>2.7</i></p> <p>Council Meeting Date <b>Oct. 7 2015</b></p>	<p>CLERK USE: DATE FILED <u>OCT 02 2015</u></p> <p>Mary Hull Caballero Auditor of the City of Portland</p> <p>By: <i>[Signature]</i> Deputy</p> <p><b>ACTION TAKEN:</b></p> <p>OCT 07 2015 <i>RESCHEDULED TO</i> OCT 07 2015 <b>2 P.M</b></p> <p>OCT 07 2015 <b>PASSED TO SECOND READING As Amended</b> OCT 14 2015 <b>9:30 A.M.</b></p> <p><b>OCT 14, 2015 RESCHEDULED TO OCT 14, 2015 AT 2:00 PM</b></p>
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<b>AGENDA</b>
<p><b>TIME CERTAIN</b> <input type="checkbox"/></p> <p>Start time: _____</p> <p>Total amount of time needed: _____ (for presentation, testimony and discussion)</p>
<p><b>CONSENT</b> <input type="checkbox"/></p>
<p><b>REGULAR</b> <input checked="" type="checkbox"/></p> <p>Total amount of time needed: <b>40 minutes</b> (for presentation, testimony and discussion)</p>

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:		
		YEAS	NAYS
1. Fritz	1. Fritz	✓	
2. Fish	2. Fish	✓	
3. Saltzman	3. Saltzman	✓	
4. Novick	4. Novick	✓	
Hales	Hales	✓	