



Housing Policy Board Renter Protection Recommendations

City Council Work Session
November 22, 2021

Presented by:
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Community Development
Planning & Development Department

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Presentation Overview



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Housing Policy Board Process



Housing Policy Board (HPB) - 8 members

- 2 elected officials (Lane County, Eugene – Councilor Semple)
- 6 community members (representative of Lane County w/ low-income representation)
- Ex-officio members (SVDP, Cornerstone, Homes for Good, DevNW)

Renter Protections Committee - 10 members

- Renters & Renter Advocates
- St. Vincent de Paul
- Oregon Law Center
- Rental Owners Association (landlords/property managers)
- Senior & Disabled Services
- Human Rights Commission
- Social worker

2020

- March - Meetings postponed due to pandemic

2021

- January - RPC reconvenes
- August > October - HPB deliberates recommendations
- November - Council work session & direction



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Eugene Renter's Experience Survey (HPB 2018)

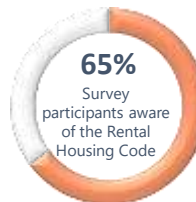
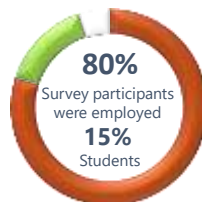


Survey Responses

850+

Listening Session participants

112



71%

Renters had considerable trouble during rental application period

35%

Had issues with landlords regarding **FEES**

38%

Had experienced issues with landlords regarding **DEPOSITS**

63%

Had experienced issues with landlords regarding **RENT INCREASES**

27%

NO CAUSE EVICTION

34%

Rent increase resulting in **RELOCATION**

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HPB Priorities Checklist



- Tenant and landlord education
- Removal of barriers in the rental process
- Financial support for renters
- Renter protections responsive to the rental community's experiences
- Rental housing data



Contextual Rental Data

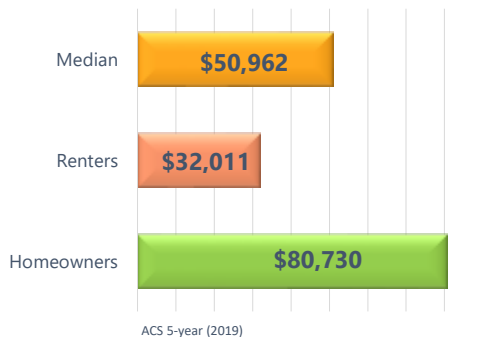


EUGENE Rental Units

35,693 +

Eugene RHC (2021)

Median Household Income



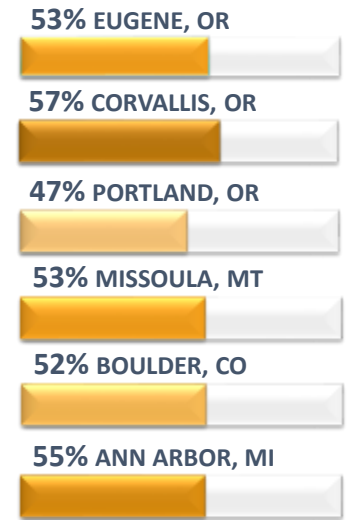
56%
EUGENE Renters
Housing Cost
Burdened

**Median Gross
RENT
\$1,031**

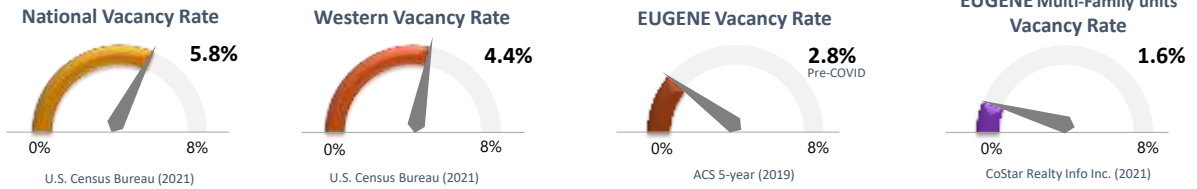
**Median Monthly
MORTGAGE
\$1,697**

Rental Units Comparison

ACS 5-year (2019)



Vacancy Rates



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Housing Implementation Pipeline (HIP)



Anti-Displacement Components of HIP Timeline : Appendix A

POLICY	IN PROGRESS	RESOURCES NEEDED TO START WORK	HIP PERIOD FY23-FY27					
			FY23	FY24	FY25	FY26	FY27	
Anti-displacement: Rent Protections	■							
Clarify Eugene's role in Landlord Engagement		✓						
Housing Policy Board Structure and Purpose		✓						
Anti-displacement: Action Plan		✓						
Anti-displacement: Homeownership Assistance		✓						
Anti-displacement: Inclusionary zoning		✓						



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HPB Renter Protection Recommendations



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Application Protections



A - 1

Ban application & screening fees.



A - 2

Process applications in the order received (first-come, first-served).



A - 3

Prohibit landlords from:
a) including medical or educational debt when evaluating an applicant's income vs expense and
b) using a mandatory credit score of above 500.¹⁰

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Application Protections



A - 4

Loosen minimum monthly gross income screening standards.



A - 5

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 unit.

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Move-in/Move-out Protections



M - 1

Require landlords to distribute, together with any written rental agreement, an educational document describing Senate Bill 608



M- 2

Limit landlords to charging deposit (combination of security, cleaning, & last month deposits) with a max of 2 times the monthly rent, not including pet deposit.

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Move-in/Move-out Protections



M-3

Require landlords to itemize and photo document property condition at move-in. At move-out, require landlords to itemize and photo document withholdings from security deposit.



M-4

Require landlord, at tenant written request, to provide rental history (payment of rent) for a tenant who has not yet given notice.

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Support Services



Rental housing navigation position
(can oversee this work)



Tenant Hotline
(existing, but needs sustained funding)



Additional Tenant Support Services
(for example: ADA unit list, rental data etc.)

Resource: Increase the Rental Housing Code fee

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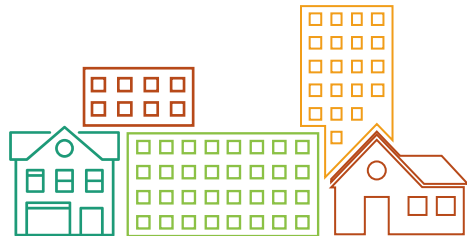
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More to Consider



Displacement Prevention Assistance/ Relocation Assistance

Requires financial support by landlords who issue a valid notice for no-cause eviction, or an extreme rent increase resulting in eviction.



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Questions & Next Steps



- Is Council interested in staff further analyzing and returning with more information on these recommendations?
- Is Council interested in other renter protections not yet listed?
- If you want us to come back, what further specific information do you need staff to bring back in early 2022?



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HPB's Recommendations +



Application Stage

A-1 Ban application and screening fees.

A-2 Process applications in the order received (first-come, first-served)

A-3 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.

A-4 Loosen minimum monthly gross income screening standards.

A-5 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.

Move in/Move out Stage

M-1 Require landlords to distribute, together with any written rental agreement, an educational document describing SB 608 with regard to terminations.

M-2 Limit landlords to charge deposit with a max of 2 times the monthly rent, not including pet deposit.

M-3 Require landlords to itemize and photo document property condition at move-in that contains photos and age or condition of major items that are known to landlord. At move-out, require landlords to itemize and photo document withholdings from security deposit.

M-4 Require landlord, at tenant written request to provide rental history (payment of rent_ for a tenant who has not yet given notice. One free rental history per tenant per year.

Support Services

Increase the Rental Housing Code door tax to fund a rental housing navigator position, a tenant hotline, and other tenant support services.

+ Displacement Prevention Assistance/ Relocation Assistance

Requires financial support by landlords who issue a valid notice for no-cause eviction, or an extreme rent increase resulting in eviction.