Presentation Overview

Process  Rental Context  Housing Policy Board Recommendations  Next Steps Discussion
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

Eugene Renter’s Experience Survey (HPB 2018)

Survey Responses
850+ Listening Session participants
112

- 80% Survey participants were employed
- 15% Students
- 65% Survey participants aware of the Rental Housing Code
- 52% Survey participants aware of local renter’s legal aid options

Renters had considerable trouble during rental application period

- 71%

- 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
### 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**

<table>
<thead>
<tr>
<th></th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>35,693 +</strong></td>
</tr>
</tbody>
</table>

**EUGENE RHC (2021)**

**Median Household Income**

<table>
<thead>
<tr>
<th>Category</th>
<th>Median</th>
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</thead>
<tbody>
<tr>
<td>Renters</td>
<td>$32,011</td>
</tr>
<tr>
<td>Homeowners</td>
<td>$80,730</td>
</tr>
</tbody>
</table>

**ACS 5-year (2019)**

#### Median Household Income

- **$50,962**
- **$32,011**
- **$80,730**

**Rental Units Comparison**

<table>
<thead>
<tr>
<th>City</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>EUGENE, OR</td>
<td>53%</td>
</tr>
<tr>
<td>CORVALLIS, OR</td>
<td>57%</td>
</tr>
<tr>
<td>PORTLAND, OR</td>
<td>47%</td>
</tr>
<tr>
<td>MISSOULA, MT</td>
<td>53%</td>
</tr>
<tr>
<td>BOULDER, CO</td>
<td>52%</td>
</tr>
<tr>
<td>ANN ARBOR, MI</td>
<td>55%</td>
</tr>
</tbody>
</table>

#### Median Gross Rent

- $1,031

#### Median Monthly Mortgage

- $1,697
Vacancy Rates

- National Vacancy Rate: 5.8%
  - U.S. Census Bureau (2021)
- Western Vacancy Rate: 4.4%
  - U.S. Census Bureau (2021)
- EUGENE Vacancy Rate: 2.8%
  - ACS 5-year (2019)
- EUGENE Multi-Family units Vacancy Rate: 1.6%
  - CoStar Realty Info Inc. (2021)

Housing Implementation Pipeline (HIP)

Anti-Displacement Components of HIP Timeline: Appendix A
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.
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.

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.
**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
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.

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?
### 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 charging 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.