



# **Renter Protections**

## **City Council Work Session**

March 13, 2019

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# Focus Areas

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- Review national and local rental market trends
- Review perspectives of renters gathered through a survey and listening sessions
- Review recent actions related to renter protections
- Consider areas of focus for next steps





# Who rents and why?

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- There has been steady growth in the number of households that rent both locally and nationally.
- Nationally, 36% of households rent compared with 31% in 2005 and 36% in 1994.
- Renting has increased across all age groups, household, and income types.
- Households headed by people age 30-69 have driven most of this growth.





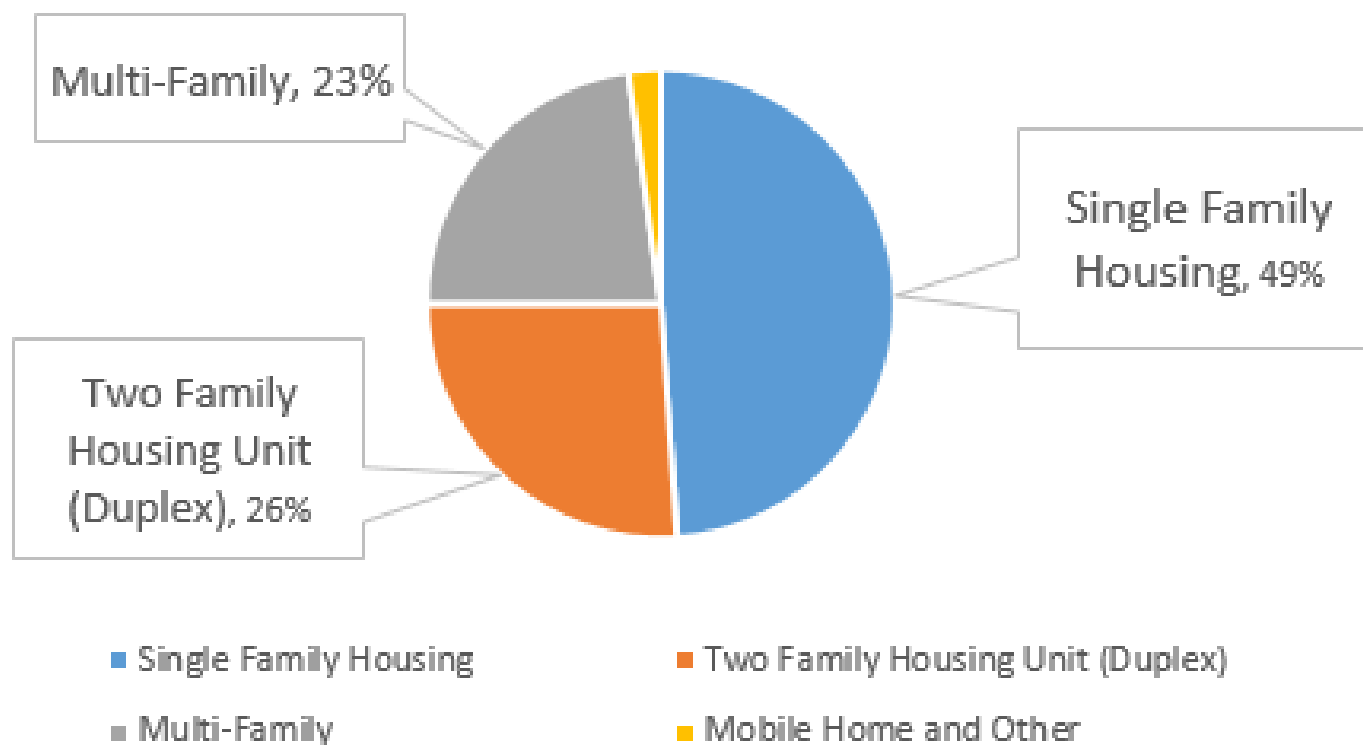
# Overview of Eugene's Rental Market

- 51% of Eugene households now rent their homes.
- Median rents have increased for all unit types across Eugene and vacancy rates remain low.
- The number of rental units has increased steadily over the past several years to over 18,000 units.
- There are over 3,500 subsidized affordable rental housing units in Eugene with extensive waitlists.

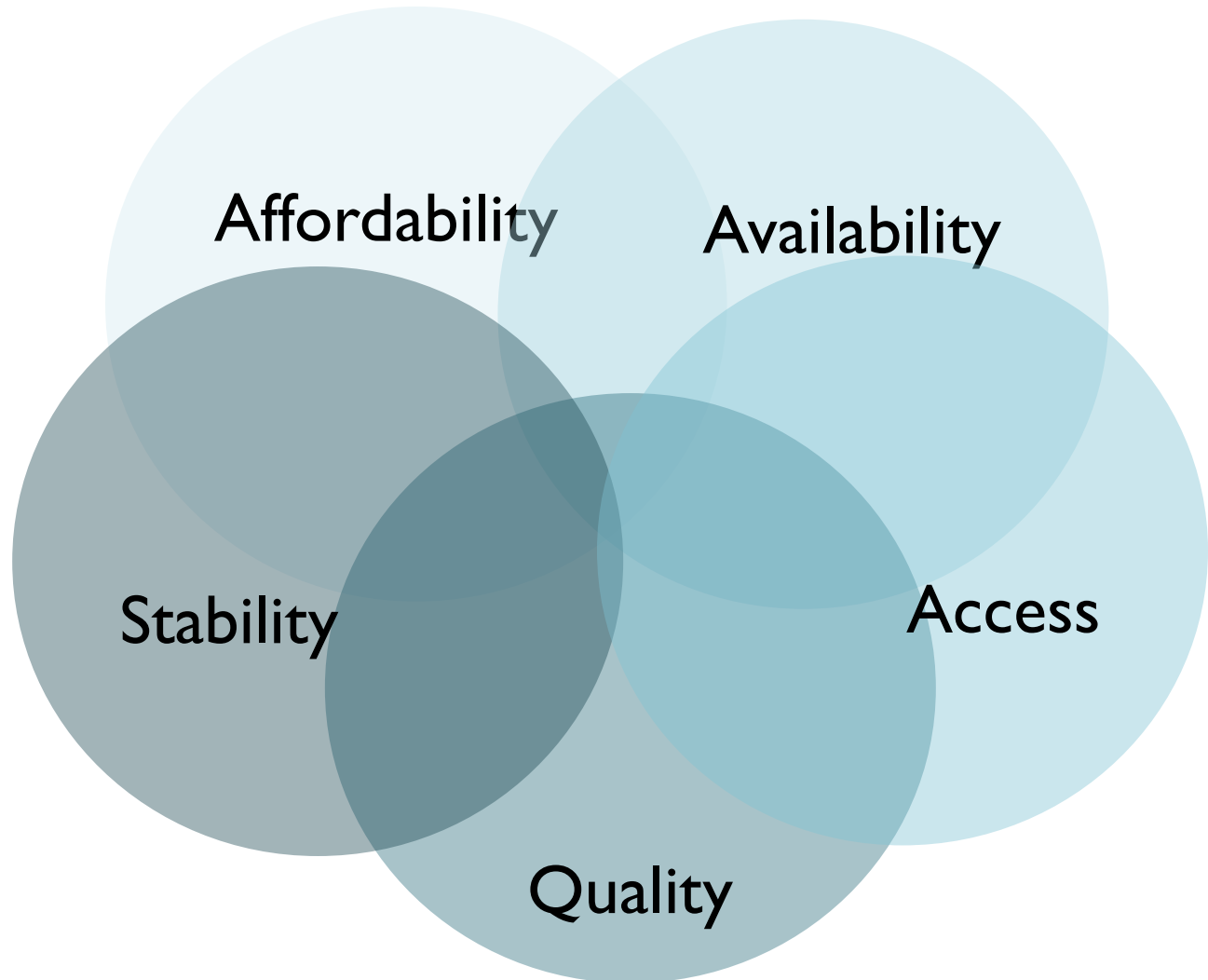


# Eugene Rental Units by Structure Type

Eugene Rental Properties - January 2017



# Dimensions of Housing Need



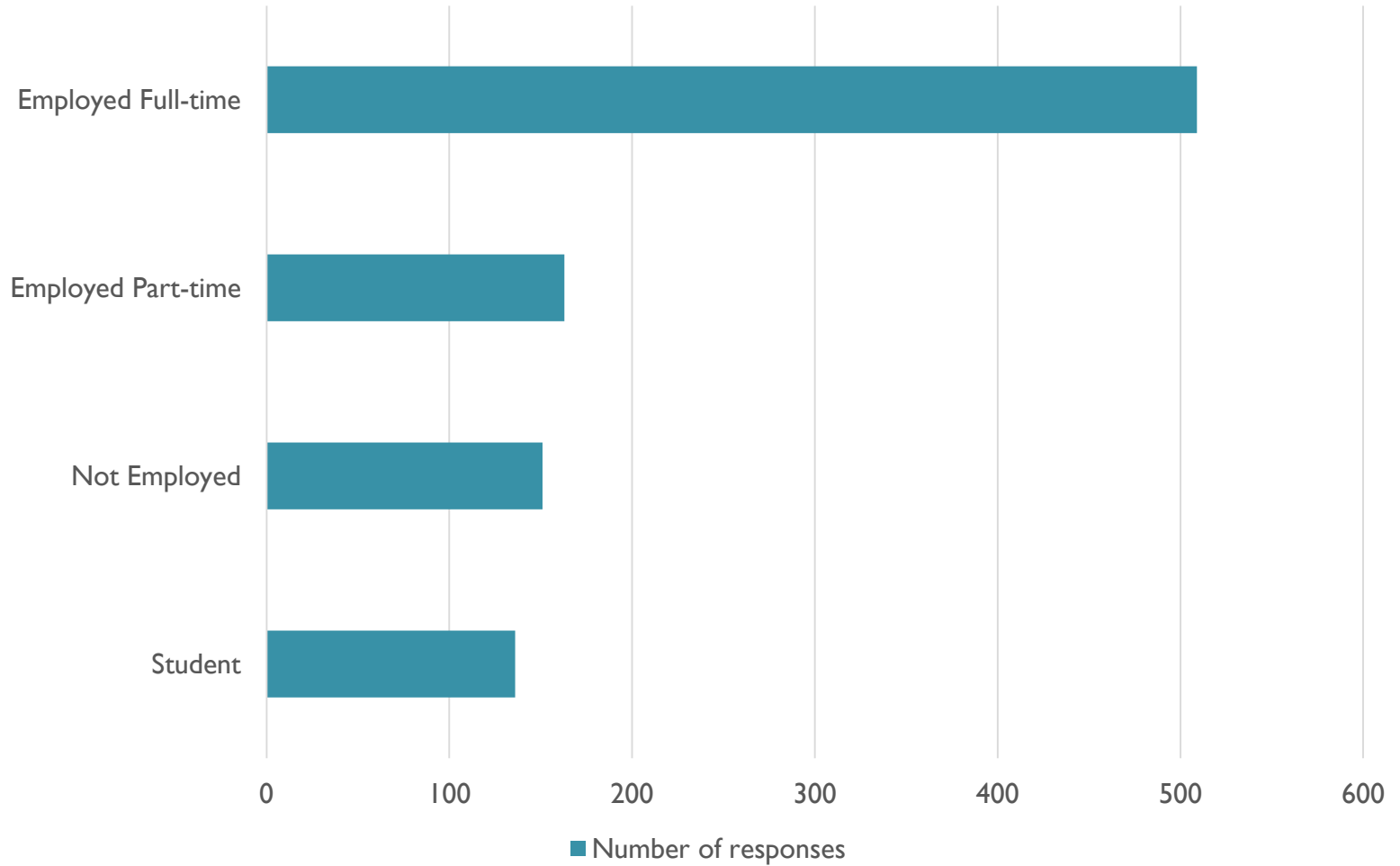
# Gathering Renters' Perspectives

## Housing Policy Board - Renter Protections Task Team

- Formed in 2017, part of HPB Work Plan
- Started meeting in Oct. 2018
- 12 members, landlord, renters, student, Legal Aid representation
- Survey
  - Developed by the Task Team in multiple meetings and discussions
  - Posted online, January 2019; Handed out at listening sessions
  - 851 surveys completed - 98% of respondents live in Eugene
- Listening Sessions (Nov. 2018 - Feb 2019)
  - Approximately 112 participants
  - Associated Students University of Oregon, Jefferson Westside, Whiteaker Community Council, Active Bethel Citizens

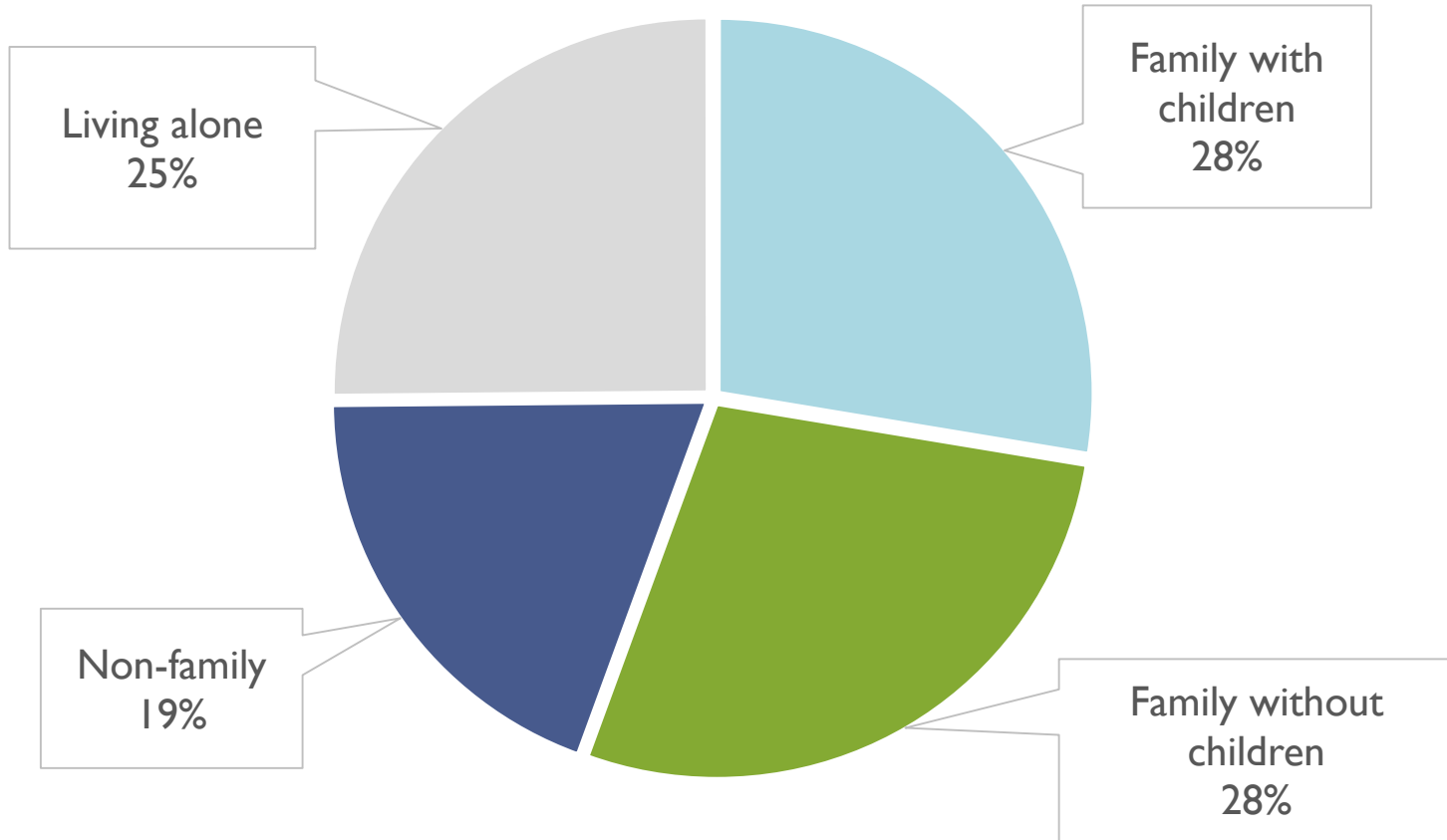


# Occupation of Respondents

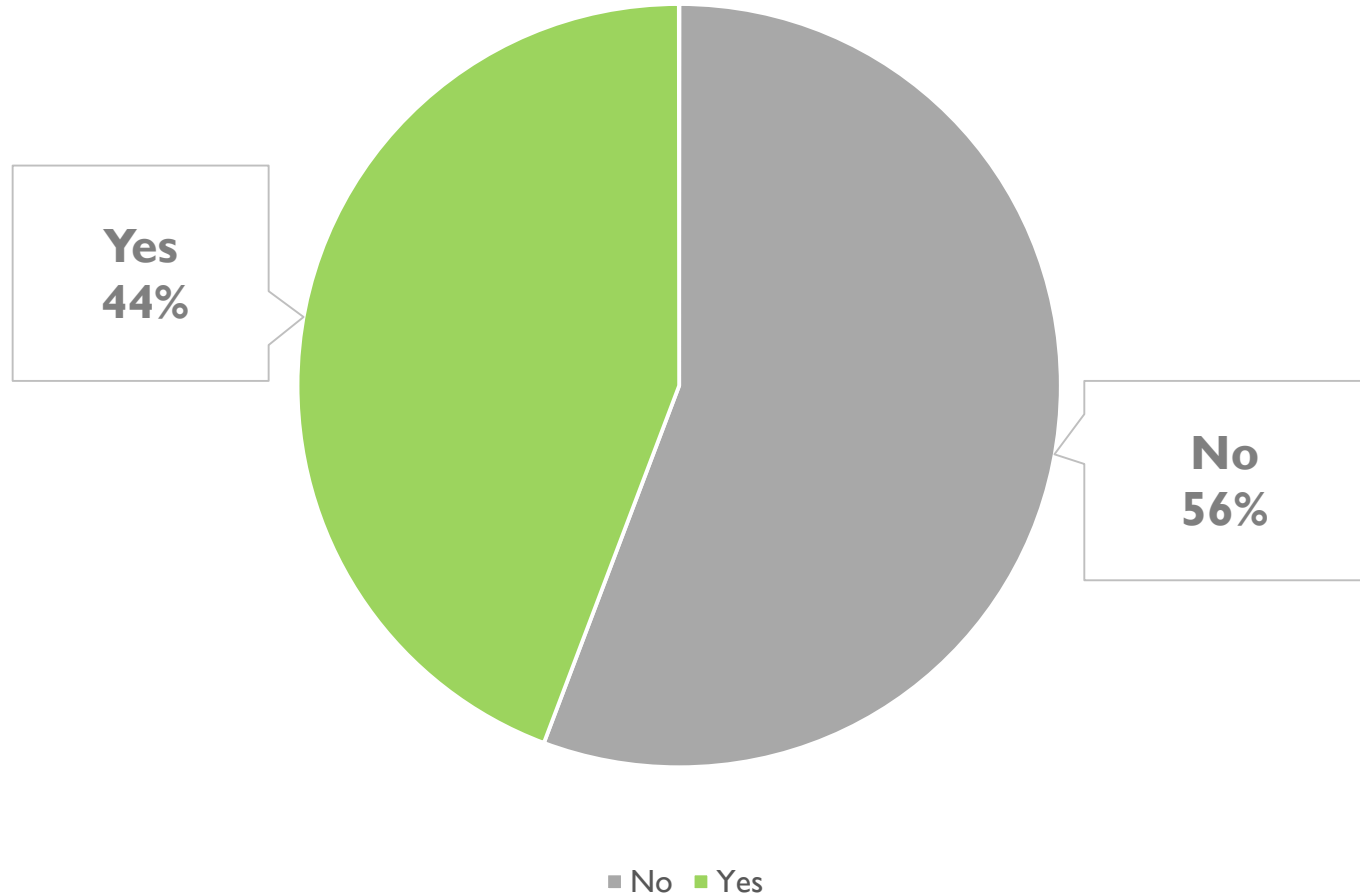




# Survey Respondents

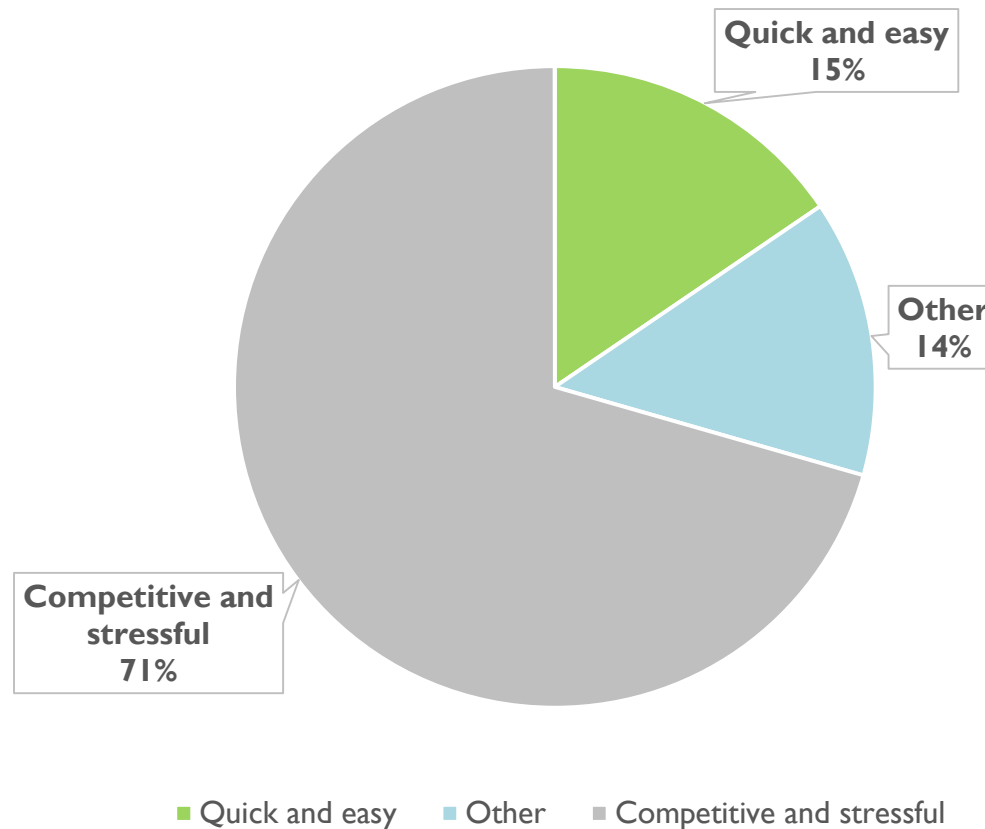


# Satisfaction with current rental home



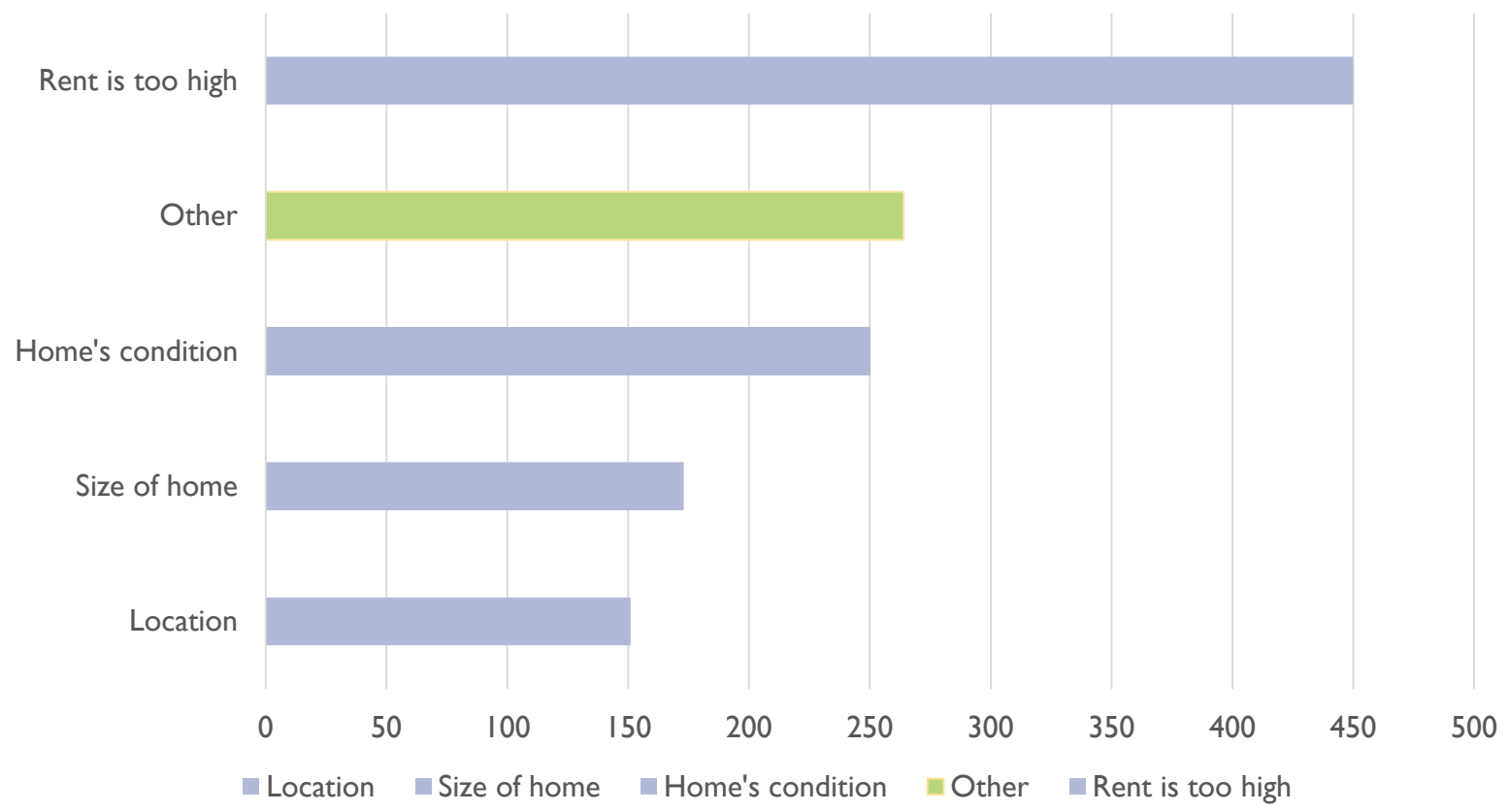
# Experience finding current rental home

What best describes your experience finding your current rental home?



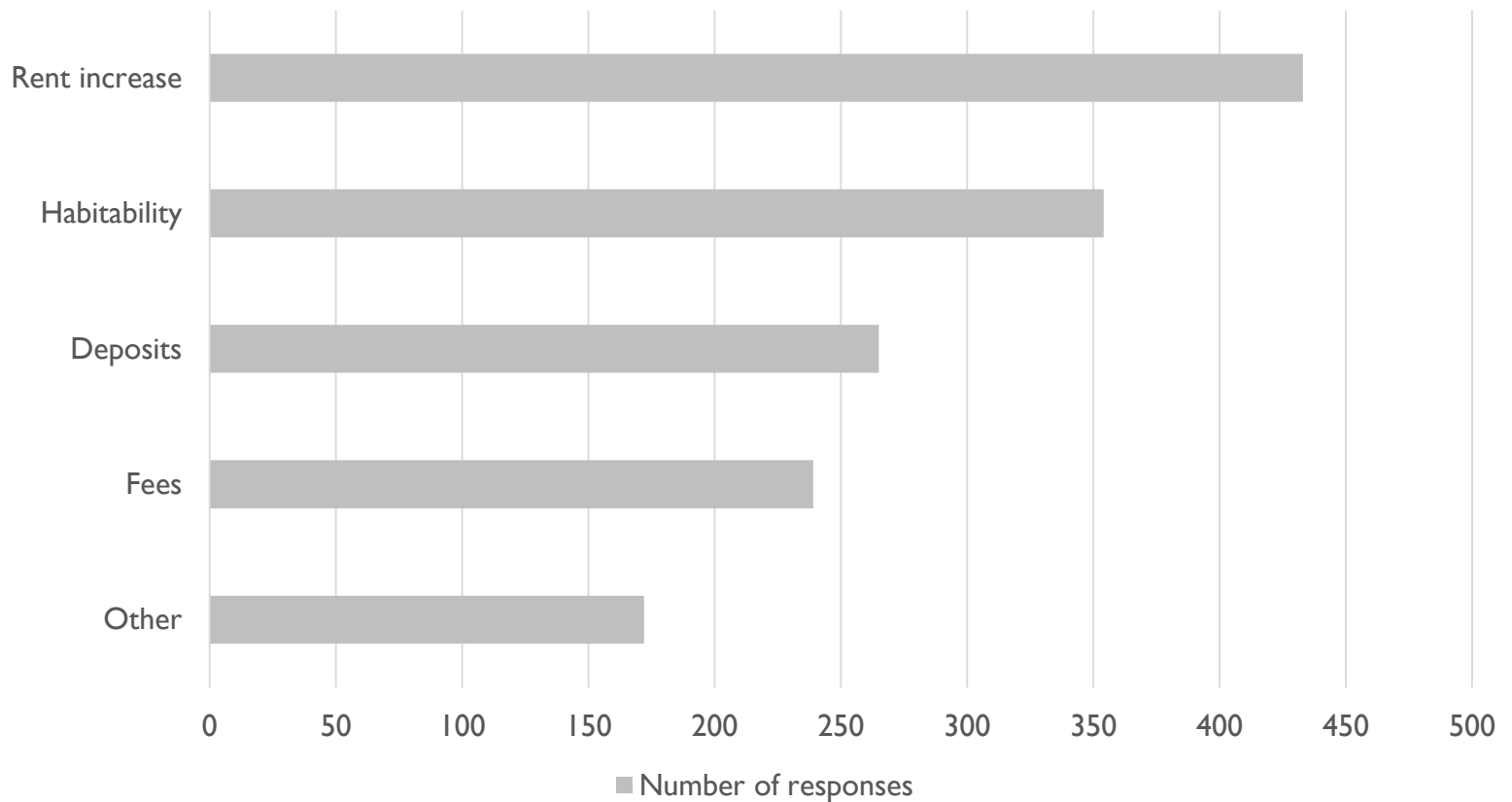
# Concerns about current home

If you are not satisfied with your current rental home, please check the reasons that apply



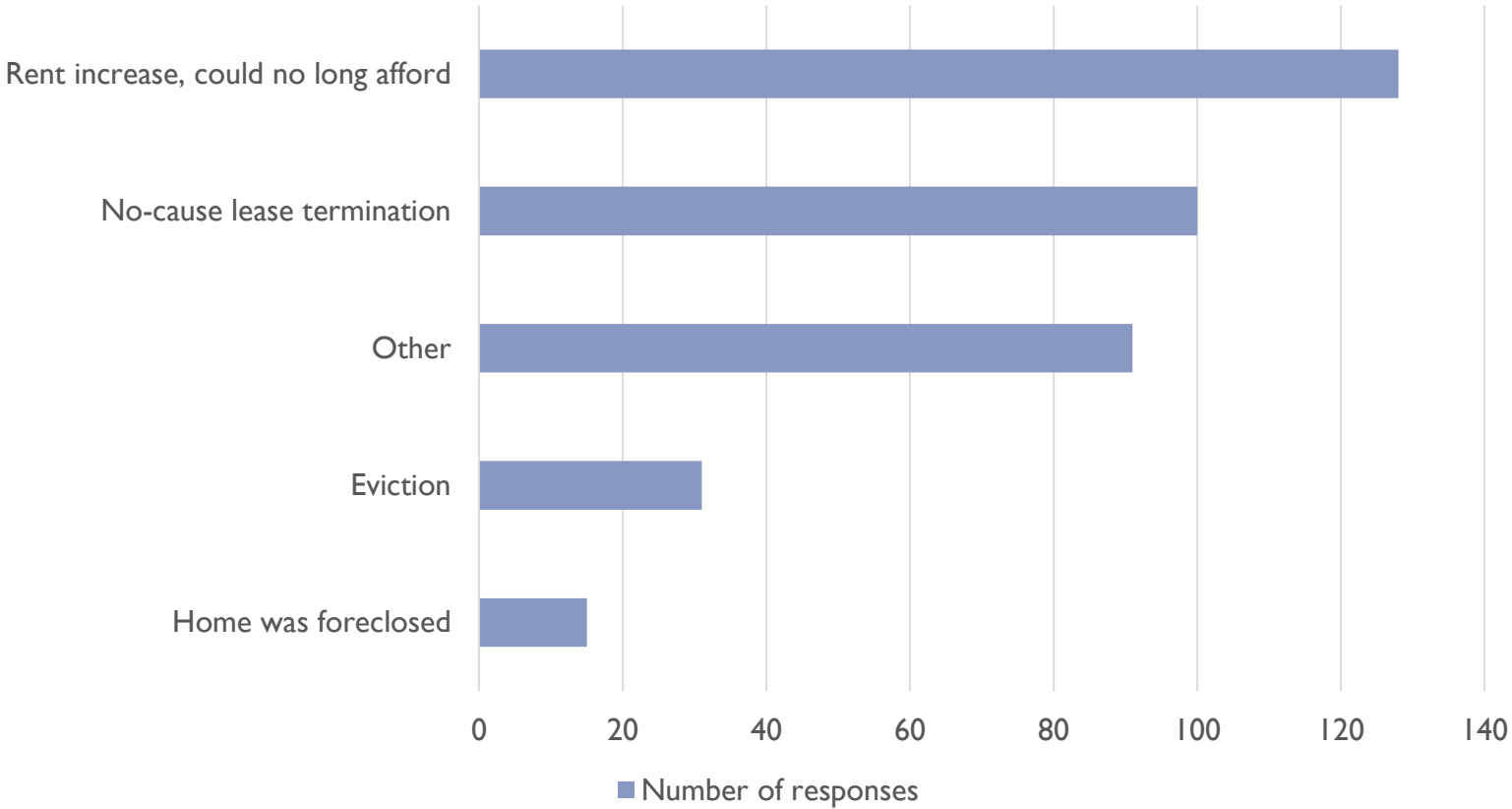
# Challenges faced by renters

Have you ever experienced issues with your current or former property owners with regards to:



# Reasons for being asked or forced to leave a rental home in Eugene

If you have ever been asked or forced to leave a rental home in Eugene, please specify why





# Concerns about rental home's quality

- Of the 661 renters who indicated that they are not satisfied with current housing, nearly 38% indicated the rental home's condition, habitability, maintenance are substandard
  - Some renters were willing to live in substandard conditions because it's what they can afford
  - Others are fearful of asking the landlord to make repairs (rent increase, no-cause lease termination/no-cause eviction)



# Discrimination in rental housing

- Almost 30% of respondents felt they had been discriminated against while searching or renting
- Most common basis for perceived discrimination:
  - Legal source of income, including Section 8 housing vouchers (75 respondents)
  - Disability (74 respondents)
  - Familial Status (69 respondents)
  - Age (62 respondents)





# Topics identified in the Survey and Listening Sessions as additional barriers

- Amount of rent; monthly pet rent
- Credit scores
- Income (not matching market rate rent)
- Application fees (multiple)
- Deposits (first and last months rent, plus security deposits of up to 3 x rent)
- 5 year required rental history
- Criminal background
- Physical disabilities



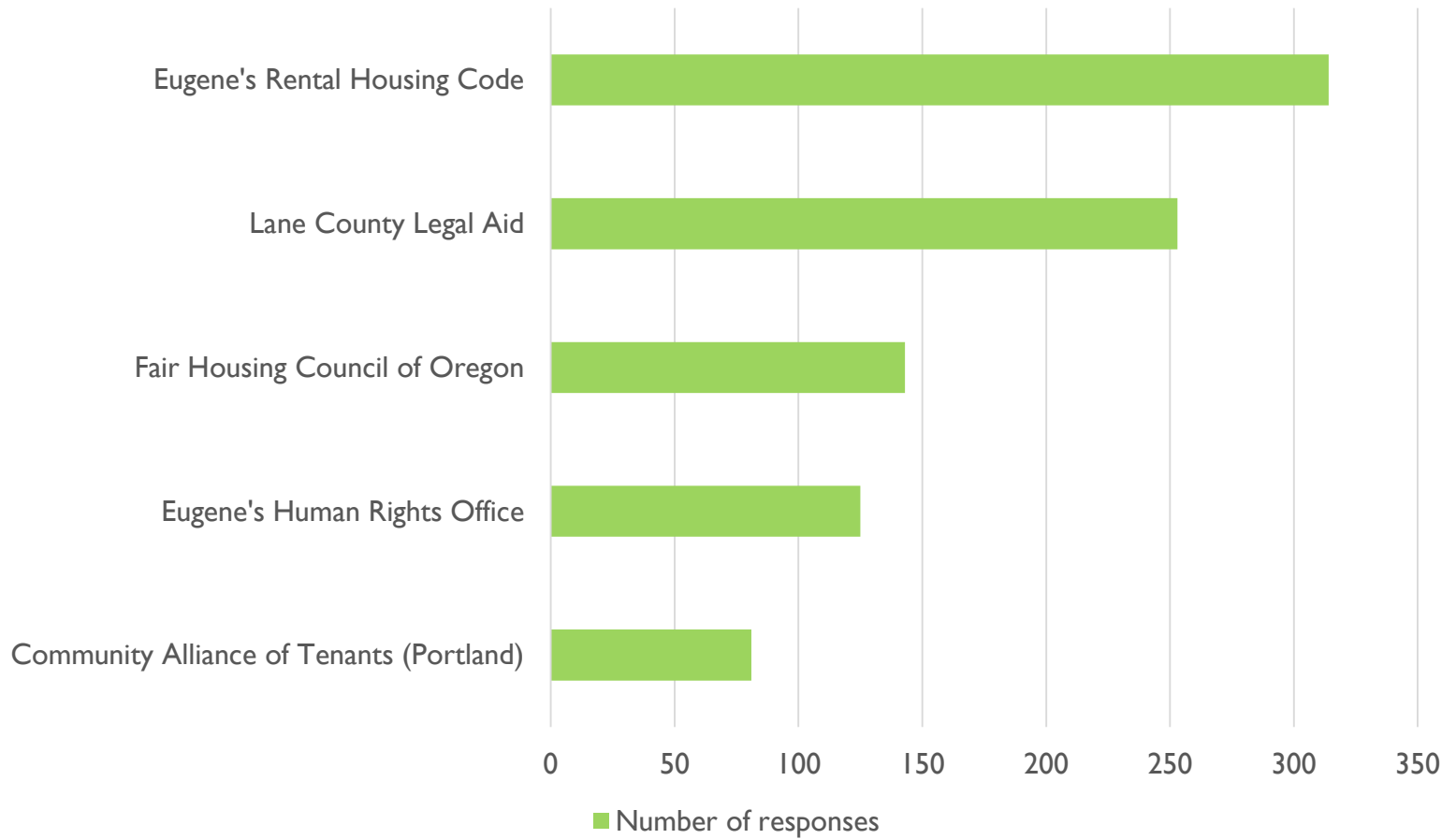
# Other Comments about the rental housing market (566 received)

- 450 people wrote in comments about high cost or increasing rent
- Rentals are not being maintained
- Not enough support for tenants
- Rental housing is big source of financial stress and an embarrassment for some
- Renters are moving, or looking to move outside of Eugene because cost of rent
- High rent keeps people out of home ownership
- Tenants feel vulnerable and stuck – cannot afford to stay (high rent) and cannot afford to move (deposits, fees, moving expenses)



# Awareness of Current Resources

Answered: 486 Skipped: 365



# Overarching Themes

## Availability

- Many competing for limited number of rental units
- Shrinking supply of lower cost units in private market

## Affordability

- Rents continuing to increase for many
- Fees and deposits are a barrier for many

## Quality

- Many reports of substandard conditions
- Some fear using existing tools such as rental housing code

## Access

- 30% of survey respondents believe they experienced discrimination in the housing process
- Particular challenges for those with poor credit

## Stability

- Number of factors leading to loss of existing housing and challenges securing new housing



# Recent Related Actions

## Availability

- Multiple efforts to increase overall housing production
- Increased development of regulated affordable housing

## Affordability

- SB 608 moderates rent increases in market rate housing
- Increased development of regulated affordable housing

## Quality

- Increased outreach has raised awareness of Rental Housing Code

## Access

- Increased fair housing outreach and training to inform both renters and landlords of rights and responsibilities

## Stability

- SB 608 limits use of no-cause evictions





# Next Steps

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- Listen to Council perspectives on desired focus areas
- Work with HPB to further analyze survey results
- Identify potential options related to identified focus area.

