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CITY OF  
**PORTLAND, OREGON**

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PORTLAND HOUSING BUREAU

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The Portland Housing Bureau (PHB) would like to ensure our partners are aware of new State Statute and City Code requirements in light of recent policy changes at the State and local level. During the 2016 legislative session, the Oregon State Legislature passed House Bill 4143, which requires a 90-day notice to tenants for any rent increases after one year. Borrowers of PHB funds for affordable housing are therefore required to distribute notice involving a proposed rent increase to tenants in affordable units at least 90 days in advance of the conclusion of lease. For more information on ORS 90, [click here](#) to view the full statute.

Additionally, on February 2, 2017, the Portland City Council passed a temporary relocation assistance ordinance. The purpose of this ordinance is to mitigate costs to tenants facing eviction and displacement through no fault of their own. Any tenant who experiences a 10% rent increase or more within a 12-month period, and submits an intent to terminate their rental lease, is eligible to receive relocation assistance, paid by the landlord. Assistance amounts vary based on dwelling size:

Studio or SRO unit	\$2,900
One-bedroom	\$3,300
Two-bedroom	\$4,200
Three-bedroom	\$4,500

The relocation assistance requirement does not apply to tenants who are utilizing a week-to-week lease, landlords who rent out their principal residence for one year or less, or tenants who live in the same dwelling as their landlord. The relocation assistance requirement will remain in effect for the remainder of the State of Housing and Homeless Emergency, implemented by Portland City Council in October 2015. It is set to expire on October 6, 2017, unless City Council votes to renew it at that time.

Finally, as a reminder, reporting for all affordable housing projects with a December fiscal year-end timeline is due on April 1, 2017.

Sincerely,

PHB Asset Management Team

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