



CITY OF
PORTLAND, OREGON

PORTLAND HOUSING BUREAU

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Date: April 25, 2017
To: Technical Advisory Committee
From: Housing Bureau Policy Staff
Re: Proposed changes to the 14-day notice period required for Relocation Assistance

The Relocation Assistance ordinance currently mandates that a tenant has a 14-day window to request relocation assistance after they are notified of a 10% or more rent increase. The ordinance also mandates that landlords issue the relocation assistance to the tenant within 14 days of receiving the tenant's request.

Both landlords and tenants have expressed that the 14-day window currently prescribed by the Relocation Assistance ordinance provides insufficient time to locate and price new housing as well as to process the funds to issue the relocation assistance.

This memo outlines three possible alternatives to the 14-day notice period as well as the policy recommendation of Housing Bureau staff. The alternatives listed below assume the maximum process length acceptable for landlords and tenants to engage in the relocation assistance transactions (i.e. notices and payments) to be 90 days, as 90 days is the notice time required for rent increases of over 5% and no-cause evictions in the City of Portland.

Alternative 1: 28-day notice for both tenants and landlords

This alternative provides the tenant 28 days to request relocation assistance, and gives the tenant time to research the viability of other housing options. 28 days are also given to the landlord to process the needed relocation assistance funds and complete any in or out of state business they might have for this process.

Total Process Length: 56 days

Alternative 2: 56-day notice for tenant and 14-day for landlords

This alternative provides the tenant 56 days, or roughly 2 months, to seek new housing. This model assumes a low vacancy rate which would make locating a new rental a substantial obstacle to the tenant. 14 days are provided to the landlord, keeping in line with the policy decision of the Relocation Assistance Ordinance.

Total Process Length: 70 days

Alternative 3: 42-day notice for both tenants and landlords

This alternative provides both the landlord and tenant 42 days to opt for requesting relocation assistance and providing relocation assistance respectively. This model

offers a roughly 3-month (84 day) long process. This is the longest process time possible within the 90-day notice window, because state law requires 3 days for mailed notices to be processed and received. Assuming that both parties mail their end of the transaction, this requires that we leave 6 days for mailing.

Total Process Length: 84 days.

Bureau Recommendation

Housing Bureau staff recommend alternative 1: giving both tenants and landlords 28-day notice periods. Offering both parties about a month allows relocation assistance related transactions (i.e. notices and payments) to occur well within the 90-day window, and the time allocated seems reasonably sufficient to complete the tasks required by the ordinance.

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