

# Housing Policy Board Relocation Assistance Recommendations

From the February 6 & 27 and March 6, 2023 meetings

Topic Area	Recommendation
Overall	<i>Recommendation for Council 3/6:</i> Proceed with relocation assistance with the modifications shown below. Yes-4; No-0
Relocation Assistance PAYMENT	<i>Recommendation for Council 2/6:</i> Use three times the current monthly rent as the basis for DPA payment (instead of having a standard amount for every tenant). Yes-3; No-1; Abstain - 1 (Commissioner Buch)*
No Cause TRIGGER	<i>Recommendation for Council 2/27:</i> Include no-cause evictions as a trigger. Yes-4; No-1
Qualifying Landlord Reasons TRIGGER	<i>Recommendation for Council 2/27:</i> Include this trigger. [HPB noted that for circumstances that overlap with SB 608, it would be an addition of two months relocation payment to the State's existing one month relocation.] Yes-5; No-0
Rent Increase TRIGGER	<i>Recommendation for Council 2/27:</i> Research this number further with an eye toward raising the percentage (such as Portland's 9.9%) or making it inflation adjusted. Yes-5; No-0
Substantial change of Lease TRIGGER	<i>Recommendation for Council 2/27:</i> <u>Remove</u> "substantial change of lease terms" as a trigger. Yes-5; No-0
Week to Week EXEMPTION (17)(m)1.	<i>Recommendation for Council 3/6:</i> Include exemption for Week-to-week tenancies. Yes-4; No-0
Unit Shared with LL EXEMPTION (17)(m)2.	<i>Recommendation for Council 3/6:</i> Include exemption for Landlords that share the same Dwelling Unit as their Tenant(s). Yes-3; No-1
Duplex Shared with LL EXEMPTION (17)(m)3.	<i>Recommendation for Council 3/6:</i> Include exemption for Landlords that occupy a Duplex as their Principal Residence and rent the second unit. <i>[The draft ordinance wording uses "middle housing" instead of "duplex."]</i> Yes- 3; No-1
ADU Shared with LL EXEMPTION (17)(m)4.	<i>Recommendation for Council 3/6:</i> Include exemption for Landlords that rent a Dwelling Unit on a property with an ADU and live on site. Yes-3 ; No-1
LL Immediate Family to move in EXEMPTION (17)(m)7.	<i>Recommendation for Council 3/6:</i> <u>Remove</u> the exemption for a landlord that terminates a rental agreement for an immediate family member to occupy the unit. 4 votes supported the recommendation; 0 against
Affordable Housing EXEMPTION (17)(m)8.	<i>Recommendation for Council 2/27:</i> Exempt regulated affordable housing** units from all aspects of DPA. [DPA is what is now referred to as "relocation assistance."] Yes-4; No-0; Abstain-1 (Councilor Semple)

Small Landlord EXEMPTION <i>(not in draft ordinance)</i>	<i>Recommendation for Council 3/6: Do <u>NOT</u> add to the draft ordinance an exemption for small landlords.</i> 4 votes supported the recommendation; 0 against
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HPB did not have a majority vote for recommendation on the following items:

SMALL LANDLORD COMPENSATION FUND	<i>HPB discussed the small landlord compensation fund 2/6 but did not come to a majority vote on this statement: In the event small landlords are not altogether exempt, create a Small Landlord Compensation Fund for low-income landlords, at or below 80% area median income, as is our understanding of what low-income would be.</i> Yes-2; No-2; Abstain-1 (Commissioner Buch)*
Non-Renewal of Lease TRIGGER	<i>HPB discussed recommending removal of this trigger on 2/6 but did not come to a majority vote decision.</i> Yes-2; No-2; Abstain-1 (Commissioner Buch)*
LL Principle Residence EXEMPTION (17)(m)5.	<i>HPB discussed recommending this exemption on 3/6 but did not come to a majority vote decision for a landlord that temporarily rents out the landlord's principal residence during the landlord's absence of not more than 3 years.</i> Yes-2 ; No-2
LL Military Service EXEMPTION (17)(m)6.	<i>HPB discussed recommending this exemption on 3/6 but did not come to a majority vote decision for a landlord that temporarily rents out the landlord's principal residence during the landlord's absence due to active duty military service.</i> Yes-2 ; No-2

HPB did not discuss or make recommendations on any of the other exemptions in the draft ordinance. (17)(m)9-12.

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\* Commissioner Buch abstained from voting on 2/6 since she was new to HPB and had not been able to review everything. She said she would only be listening and not voting. At the next meeting (2/27), she declared a conflict of interest, due to her being a landlord in Eugene and as a relative of the Executive Director of St. Vincent DePaul, who runs an Affordable Housing agency. Commissioner Buch allowed Commissioner Farr to vote in her place for the rest of the deliberations on Relocation Assistance.

\*\*\*"Regulated affordable housing" is intended to be a shorthand for the way "Affordable Housing" is defined in the ordinance; that is: "Housing that is guaranteed to be affordable, under guidelines established by the United States Department of Housing and Urban Development, to households that earn no more than 80 percent of the median household income for the city of Eugene, for a period of at least 20 years; or housing for low-income persons that is eligible for an exemption from systems development charges pursuant to section 7.725(2) of this code."