

# METROPOLITAN ALLIANCE FOR COMMON GOOD (MACG)

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## CITY OF PORTLAND RELOCATION ORDINANCE: CITY COUNCIL HEARING – THURSDAY, FEBRUARY 2, 2017

### **Background:**

Lack of affordable housing was the #1 issue that surfaced during MACG's 2015 Listening Campaign. It continues to be a critical issue in Portland, impacting income and racial diversity in our City and contributing to huge rent increases for too many Portlanders.

The Housing Research Action Team was formed to research the issue and to determine opportunities for MACG leaders to act collectively to bring about meaningful change in this critical area for our members and for the community at large. These are recent wins:

- We were instrumental in getting Portland to increase the Tax Increment Financing (TIF) set aside for affordable housing by 50% (\$67 Million).
- We worked with other community groups in the 2016 legislative session to allow local governments to require builders to set aside a portion of new housing developments as affordable (Portland has now enacted such an ordinance).
- We worked in support of the affordable housing bond measure which Portland passed in November 2016.

### **Today:**

Portland City Council is hearing testimony on an extraordinary ordinance presented by Mayor Ted Wheeler and Commissioner Chloe Eudaly to require landlords to pay moving costs of any tenant they evict for "no cause." The ordinance also requires landlords to pay moving costs if they raise the rent by 10% or more within a 12-month period. Such increases effectively pressure renters to move out. This is an **emergency** ordinance and requires a unanimous vote of the Council. If approved, the ordinance will be effective immediately and retroactive to October 2016.

Portland Tenants United and other advocacy groups have been pushing for broader changes to the landlord-tenant laws, including rent stabilization (which Portland is prevented from enacting under a statewide ban) and prohibiting no-cause evictions. MACG will be working with ally organizations in the 2017 legislative session to change these laws, but until that happens, something must be done to protect tenants from the immediate impact and dislocation which results from unreasonable rent increases. Requiring landlords to pay a tenant's cost of moving may deter increases and ease the burden on tenants until the legislature can more directly address these issues.

Thank you for your leadership and commitment to act collectively on behalf of MACG's many members impacted by this issue, and for the common good of our community.

*For more information about MACG's Housing Research Action Team,  
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