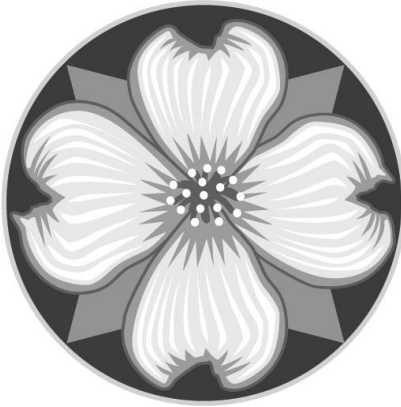




Work Session

WS

Milwaukie City Council

COUNCIL WORK SESSION

City Hall Council Chambers
10722 SE Main Street
www.milwaukieoregon.gov

AGENDA

DECEMBER 18, 2018

Note: times are estimates and are provided to help those attending meetings know when an agenda item will be discussed. Times are subject to change based on Council discussion. **Page #**

- 1. Tenant Relocation Assistance – Discussion (4:00 p.m.)** **5**
Staff: Alma Flores, Community Development Director
- 2. Council Goal Update: Housing Affordability – Update (4:45 p.m.)** **23**
Staff: Alma Flores, Community Development Director
- 3. Adjourn (5:30 p.m.)**

Retiring Councilor Reception

Upon adjournment of the Work Session, Council will host a reception for retiring Councilor Shane Abma in Council Chambers. The event is open to the public and will not be broadcast.

Americans with Disabilities Act (ADA) Notice

The City of Milwaukie is committed to providing equal access to all public meetings and information per the requirements of the ADA and Oregon Revised Statutes (ORS). Milwaukie City Hall is wheelchair accessible and equipped with Assisted Listening Devices; if you require any service that furthers inclusivity please contact the Office of the City Recorder at least 48 hours prior to the meeting by email at ocr@milwaukieoregon.gov or phone at 503-786-7502 or 503-786-7555. Most Council meetings are streamed live on the City's website and cable-cast on Comcast Channel 30 within Milwaukie City Limits.

Executive Sessions

The City Council may meet in Executive Session pursuant to ORS 192.660(2); all discussions are confidential and may not be disclosed; news media representatives may attend but may not disclose any information discussed. Executive Sessions may not be held for the purpose of taking final actions or making final decisions and are closed to the public.

Meeting Information

Times listed for each Agenda Item are approximate; actual times for each item may vary. Council may not take formal action in Study or Work Sessions. Please silence mobile devices during the meeting.



COUNCIL WORK SESSION

City Hall Council Chambers
10722 SE Main Street
www.milwaukieoregon.gov

MINUTES

DECEMBER 18, 2018

Mayor Mark Gamba called the Council meeting to order at 4:05 p.m.

Present: Council President Lisa Batey; Councilors Angel Falconer, Shane Abma

Absent: Councilor Wilda Parks

Staff:	City Attorney Justin Gericke	Community Development Intern Jamie Crawford
	City Manager Ann Ober	Housing and Econ. Dev. Coordinator Valeria Vidal
	City Recorder Scott Stauffer	Planning Director Denny Egner
	Climate Action and Sustainability Coord. Natalie Rogers	Planning Intern Tay Stone
	Community Development Director Alma Flores	Senior Planner David Levitan

Ms. Ober announced the Councilor Parks was absent from the meeting.

1. Tenant Relocation Assistance – Discussion

Ms. Flores introduced Matthew Tschabold, Assistant Director for Strategy and Policy at the City of Portland Housing Bureau (PHB). She explained that Mr. Tschabold would discuss Portland's renter relocation assistance program. She noted that this discussion would help inform Action 2.5 of the Milwaukie Housing Affordability Strategy (MHAS).

Mr. Tschabold provided background on Portland's renter relocation assistance program. He explained landlord and tenant responsibilities, Portland's adoption process, and the role of the PHB, and noted the program included 12 exemptions. He clarified that Portland followed the procedure of all new state laws and had not directly notified the community about the program although the program had been advertised to housing industry and tenant organizing associations. He distributed handouts highlighting the program's exemptions and payment assistance. The group discussed the handouts and how landlord and tenant disputes were resolved.

Mr. Tschabold discussed the impact of Portland's renter relocation assistance requirement. The group discussed the assistance amount provided related to bedroom size. They discussed the required steps in the relocation timeline.

Mayor Gamba remarked on the access to legal and collection processes that renters have and tenants may not have. The group noted that Portland's Mandatory Renter Relocation Assistance ordinance was currently under litigation.

Council President Batey noted one of the four bases for paying renter relocation assistance was "substantial change in their lease terms." She asked how that was measured. **Mr. Tschabold** explained that term had stemmed from a conversation between renters and landlords, with no clear definition. He explained the intent and noted it would have to be on an individual basis and likely ruled by a judge.

2. Council Goal Update: Housing Affordability – Update

Ms. Flores reviewed the housing work that had been done since the MHAS had been adopted. **Ms. Vidal** and **Ms. Flores** noted information on the City's new housing website and interactive mapping website. The group discussed the website features.

Ms. Vidal discussed housing marketing work and noted that new flyers had been created to educate the community about housing in Milwaukie. She reviewed customer service highlights and noted details that were being tracked in various databases. She also noted highlights from the City's December 6, 2018, Housing Forum.

Ms. Flores reviewed the 18 top action items, reviewed the progress completed to-date, and noted upcoming work. The group discussed the Construction Excise Tax (CET) to support affordable housing programs.

Mayor Gamba asked for an update on the Hillside Manor and Park project. **Ms. Vidal** reported on the meetings she has attended with various stakeholder groups.

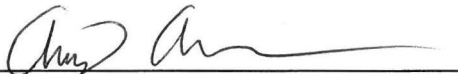
The group discussed housing action item priorities. **Council President Batey** believed the Hillside project and the Metro housing bond were the most important. The group remarked on the importance of engaging the community on the Hillside project and the bond. They noted the possibility of rezoning parts of the Hillside property for the project.

Mayor Gamba announced that upon adjournment of the Work Session, there would be a reception for outgoing Councilor Abma.

3. Adjourn

Mayor Gamba adjourned the Work Session at 5:25 p.m.

Respectfully submitted,



Amy Aschenbrenner, Administrative Specialist II



Memorandum

To: City Council
From: Alma Flores, Community Development Director
CC: Ann Ober, City Manager
Date: December 14, 2018
Re: Community Development Department Projects - City Council Update for December 18, 2018 Council meeting

Community Development/Housing/Economic Development ▪ Milwaukie Housing Affordability Strategy: 2018-2023 ▪ Housing Authority of Clackamas County: Hillside Manor rehabilitation and Hillside Master Plan ▪ Cottage Cluster Feasibility Study ▪ Downtown Wayfinding ▪ Business Support During Construction	Building ▪ November in Review
Planning ▪ Comprehensive Plan ▪ Land Use/Development Review: • City Council • Planning Commission ▪ Design and Landmarks Committee	Engineering ▪ Traffic Control ▪ Engineering Projects

Community Development/Economic Development/Housing

Milwaukie Housing Affordability Strategy (MHAS): 2018-2023

- City staff will be updating the council on December 18 on the progress of implementing the MHAS and hold a discussion on the city of Portland's Tenant Relocation ordinance for council to understand the case study and evaluate the outcomes and potential relevance to Milwaukie.
- In addition to a new Housing Affordability Website (<https://www.milwaukieoregon.gov/housingaffordability/>), the Community Development department has launched an interactive mapping website (<https://bit.ly/2EjVyrC>) that displays various housing related maps that support the three main goals of the MHAS.
- The Community Development department hosted a free public housing forum at the Clackamas Community College—Harmony Campus on December 6, 2018 from 6-8

p.m. as part of the kick-off to the MHAS and the housing element of the Comprehensive Plan—the main objectives were to inform residents of the pressing housing issues affecting Milwaukie residents and identify solutions to our issues to ensure that residents, old and new, have the housing they need to ensure healthy, equitable, and sustainable outcomes for their family. Childcare and Spanish and Russian translation were provided. The YouTube live stream and Milwaukie's State of Housing slideshow are available on the City's website

(<https://www.milwaukieoregon.gov/housingaffordability/overview>). Willamette Falls Media Center professionally recorded the event and will be providing the official video in the coming weeks.

Housing Authority of Clackamas County (HACC): Hillside Manor Rehabilitation and Hillside Master Plan

- Staff participated in a three hour-long internal design workshop on Tuesday December 11th. As part of the continued County's engagement strategy, between January and May of next year, additional design workshops and an in-person and online open house will take place to develop and refine design concepts. Staff continues to dedicate time to bi-weekly Health Impact Assessment (HIA) team meetings, monthly stakeholder meetings and planning committee meetings with the County and consultants. Visit the county's website periodically for updated information at <https://clackamas.us/housingauthority/hillsidemasterplan.html>

Cottage Cluster Feasibility Study

- The next Stakeholder Advisory Group (SAG) meeting has been scheduled for Friday February 1st, 2019. Please visit the website for additional information on the project—<https://www.milwaukieoregon.gov/communitydevelopment/cottage-cluster-feasibility-study>

Downtown Wayfinding

- Installation of the first phase of downtown wayfinding signs is nearly complete. The informational kiosk at the top of Adams Street Connector, a vehicular sign at Washington St and 21st Ave, and several pedestrian signs have been installed. All of the Phase 1 signs not affected by downtown construction have been installed. Please visit the website for additional information: <https://www.milwaukieoregon.gov/communitydevelopment/downtown-wayfinding-systems-plan>

Business Support During Construction

- Working with the Downtown Milwaukie Business Association (DMBA) and other downtown business to install temporary signs throughout the downtown to alert people to the construction and that businesses are open during construction. Visit the South Downtown website for up-to-date information: <https://www.milwaukieoregon.gov/southdowntown>

Planning

Comprehensive Plan Update

- On December 3, the Comprehensive Plan Advisory Committee reviewed and commented on the draft Block 2 policies (Parks and Recreation, Climate Change and Energy, Willamette Greenway, and Natural Hazards). CPAC will finalize their recommendation to the Council on January 7.
- The City Council reviewed and commented on the draft policies on December 11.

- The work on the Housing Element of the Comprehensive Plan kicked-off with the Housing Forum on December 6. A follow-up worksession with the City council, Planning Commission, CPAC, and DLC is scheduled for December 18.

Land Use/Development Review¹

- City Council
 - ZA-2018-004 – The City Council will open a public hearing on December 18 to begin the review of a set of amendments intended to clarify and correct various development-related code sections. A key issue being addressed is the green building requirement associated with four- and five-story buildings in the downtown. Due to scheduling conflicts, the hearing is expected to be opened and immediately continued in two parts to February 5 and March 5.
 - A-2018-002 – The expedited annexation of the property at 10120 SE Wichita Ave will be heard by the Council in January.
- Planning Commission
 - CU-2018-003 (master file) – An application for a 170-unit senior housing development at 13333 SE Rusk Rd has been submitted and is in completeness review. The project includes independent living, assisted living, and memory care units. The application package includes conditional use and community service use review for the housing, natural resource review, a variance request for height (to 4 stories), a parking determination, transportation facilities review, and boundary adjustments.

Design and Landmarks Committee (DLC)

- The DLC met on December 3 and again on December 12 to continue its review of the downtown design guidelines and code. The members have been invited to the joint session on December 18 to debrief the Housing Form. The group's next meeting is January 7, 2019.

Building

November 2018 in review

	Valuation of permits issued:
New Single Family – 1	\$431,258
New ADU issued – 0 issued	\$0
Solar - 8 Issued	\$145,500
Residential Alterations/Additions –7 issued	\$64,450
Commercial new - 2 issued	\$25,295,000 (New High School)
Commercial Alterations –12 issued	\$576,233
Demo's –1 issued	

Total number of permits issued (Structural, Mechanical, Plumbing, Electrical)

123

Total number of Inspections performed (Structural, Mechanical, Plumbing, Electrical)

308

Engineering

Traffic Control:

- No new updates

¹ Only those land use applications requiring public notice are listed here.

Projects:

South Downtown Improvements:

- The preliminary Construction schedule submitted by the Contractor includes tentative mobilization to occur on the week of January 1. Northern section of Dogwood Park will be the primary staging area and will officially close to the public on December 15th. Main Street at the Light/Heavy rail undercrossing will completely close to two-way traffic shortly after the New Year for the contractor to begin heavy Construction. Tentative date is January 7th. In the interim between mobilization and Main street closure, construction activities will include staging equipment and materials, setting up erosion control measures, and cutting down small caliper trees.

Ardenwald SAFE Project:

- Preconstruction meeting scheduled for January 31, 2018. Construction to begin March 1, 2018.

Sellwood / 30th / Madison SAFE Project:

- Preconstruction meeting scheduled for December 18, 2018. Construction to begin in beginning of new year.

Asphalt Pavement Overlay:

- No new updates

Public Works Standards update:

- The 30-day review period will be complete on December 28, 2018.

Kellogg Creek Bridge:

- The project is complete with two punch list items remaining which include railing around the manhole under the bridge and irrigation controller fix for NCPRD.

Riverfront Park Bank Repair:

- The project is complete with a couple of punch list items. Please stop by and take a walk down the stone stairs.

Milwaukie Bay Park Pedestrian Bridge A Repair:

- The Project is complete final walkway pour was on Monday Dec 10th. The bridge is open for pedestrian use. Contractor is cleaning up the site and stating to demobilize. Maintenance crews should wait 28 days before driving over the bridge for concrete to be fully cured.

Kronberg Park Multi-Use Walkway:

- ODOT has received final submittal for review and the City is anticipating any comments from ODOT in the next two weeks. Building permits have been submitted. The City is splitting the contract into two, in order to have tree removal complete by March 1, 2019.

COUNCIL STAFF REPORT

To: Mayor and City Council
Ann Ober, City Manager

Date Written: Dec. 7, 2018

Reviewed: Matthew Tschabold, Assistant Director, City of Portland Housing Bureau
Valeria Vidal, Housing and Economic Development Coordinator

From: Alma Flores, Community Development Director

Subject: **Mandatory Tenant Relocation Assistance Discussion: City of Portland case study**

ACTION REQUESTED

Listen to a presentation by Matthew Tschabold, Assistant Director for the Portland Housing Bureau on the City of Portland's Mandatory Renter Relocation Assistance program per the request of Council. This action also helps inform the next steps, if any, to Goal 2, action 2.5 of the Milwaukie Housing Affordability Strategy (MHAS).

HISTORY OF PRIOR ACTIONS AND DISCUSSIONS

April 19, 2016: The City Council declared a housing emergency ([Resolution 46-2016](#)) in response to metropolitan area growth and increasing rents and approved a 90-day no cause eviction notification requirement ([Ordinance 2118](#)).

March 7, 2017: The City Council held a work session to discuss whether to extend the housing emergency for an additional six months from the scheduled expiration date of April 19, 2017, and to maintain the 90-day no cause eviction provisions in MMC 5.60.

April 18, 2017: The City Council adopted resolutions to extend the declared housing emergency for a period of six months, and to maintain the 90-day no cause eviction provisions in MMC 5.60.

April 23, 2017: The City Council held a goal setting session and voted unanimously to bring forth actions toward achieving a housing affordability goal for the residents of Milwaukie.

June 6, 2017: City Council discussion of the Housing Affordability Goal and Council's desired approach and strategy for achieving and implementing this goal.

August 1, 2017 First update provided to Council on the actions taken on the development of the Housing Affordability goal.

October 3, 2017: Staff provided another update on efforts to prepare a housing affordability strategy, in support of City Council Goal #1.

December 5, 2017: The City Council adopted resolutions to extend the declared housing emergency for a period of six months and to maintain the 90-day no cause eviction provisions in MMC 5.60.

December 19, 2017/February 20, 2018: The City Council adopted [Resolution 101-2017](#), approving an IGA with Portland State University (PSU) to assist in the preparation of a housing affordability strategy for the City. Updated on [February 20, 2018](#). City Council adopted [Resolution 11-2018](#).

March 6, 2018: Staff provided an update on the status of the Housing Affordability Strategic Plan (HASP) and solicited councilor feedback on elements they would like to see addressed in the plan.

July 17th, 2018: The [MHAS](#) was adopted with [Resolution 62-2018](#). This strategy contains 31 action items for short, mid-term, and long-term implementation from 2018 - 2023. Action 2.5 indicates that the City will adopt policies to mitigate the impact of rental displacement and specifically explore a rental relocation assistance ordinance or similar type of tenant assistance policy.

ANALYSIS

The City of Portland passed the Mandatory Renter Relocation Assistance program in February 2017 and amended the ordinance in March 2018. The information below is to provide you with Portland program information. Our market is different than the Portland market so details related to this Program, potentially for Milwaukie, will need to reflect our context.

City of Portland Program Details:

Portland City Council mandates that renters in Portland who are served a no-cause eviction *or* a rent increase of 10 percent or higher over a 12-month period *or* receive a substantial change in their lease terms *or* who do not receive the option to renew their lease must be paid relocation assistance by their landlord. Tenants must receive written notice for any of these events at least 90 days prior to the effective date, except for units being sold conditioned upon federal mortgage financing where a 60-day notice is required. The program applies to rental units within the City of Portland that are managed by a landlord or property management company and have either month-to-month rental agreements or fixed-term tenancies.

The Following Circumstances May be Exempt:

1. Rental agreement for week-to-week tenancies.
2. Tenants that occupy the same dwelling unit as the landlord.
3. Tenants that occupy one dwelling unit in a duplex where the landlord's principal residence is the second dwelling unit in the same duplex.
4. Tenants that occupy an accessory dwelling unit that is subject to the act in the City of Portland so long as the owner of the accessory dwelling unit lives on the site.
5. A landlord who temporarily rents out their principal residence during an absence of not more than three years.
6. A landlord who temporarily rents out their principal residence during the landlord's absence due to active duty military service.
7. A dwelling unit where the landlord is terminating the rental agreement in order for an immediate family member to occupy the dwelling unit.
8. A dwelling unit regulated as affordable housing by federal, state, or local government for a period of at least 60 years.
9. A dwelling unit subject to the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

10. A dwelling unit rendered uninhabitable not due to the action or inaction of a landlord or tenant.
11. A dwelling unit rented for less than six months with appropriate verification of the submission of a demolition permit prior to the tenant renting the unit.
12. A dwelling unit where the landlord has provided a fixed term tenancy and notified the tenant prior to occupancy, of the landlords intent to sell or permanently convert the dwelling unit to a use other than as a dwelling unit subject to the Act.

A landlord is only exempt from mandatory relocation assistance requirements as outlined in Portland City Code if the landlord meets the following requirements:

1. Meet the criteria for an exemption listed in Section 30.01.085.G;
2. file the required Relocation Exemption Application (REA) form with the Portland Housing Bureau (PHB)
3. Receive an acknowledgment letter from PHB (the “Acknowledgement Letter”); and
4. Provides a copy of the Acknowledgement Letter to the tenant prior to:
 - a. Issuing an Increase Notice;
 - b. Issuing a Termination Notice;
 - c. Declining to renew or replace an expiring rental agreement; or
 - d. Declining to renew or replace an expiring rental agreement on substantially the same terms except for the amount of rent or associated housing costs.

Established Relocation Assistance Amounts In Portland (per their program, as adopted):

- \$2,900 (studio or SRO)
- \$3,300 (1-bedroom)
- \$4,200 (2-bedroom)
- \$4,500 (3-bedroom or larger)

Milwaukie rents have not been established for any program so these details would need to follow a process of determination.

A landlord that fails to comply with any of the requirements set forth in Section [30.01.085](#) shall be liable to the tenant for an amount up to three times the monthly rent as well as actual damages, relocation assistance, and reasonable attorney fees and costs.

BUDGET IMPACTS

This item will have a budgetary impact. The cost is unknown at this time. This discussion is informational and no direction has been given that would impact the budget.

WORKLOAD IMPACTS

The Community Development Department has allotted a portion of time to explore this policy option and will develop a work plan to provide the proper public process that would include additional outreach to property managers, property owners, developers, and tenants. Staff would expect this policy process to take six to twelve months with a potential start time in Summer 2019.

COORDINATION, CONCURRENCE, OR DISSENT

None.

STAFF RECOMMENDATION

Listen to the presentation and provide direction to staff.

ALTERNATIVES

Not move forward with any additional action on this item.

ATTACHMENTS

1. City of Portland Mandatory Relocation Assistance (MRA) Ordinance
2. City of Portland MRA Interim Rule
3. City of Portland MRA “How it Works” infographic

ORDINANCE No. 188849 As Amended

*Amend to make permanent the mandatory relocation assistance for involuntary displacement of tenants under Affordable Housing Preservation and Portland Renter Protections (Ordinance; amend Code Section 30.01.085)

The City of Portland ordains:

Section 1. The Council finds:

1. In February 2017, the Council passed an amendment to the Affordable Housing Preservation and Portland Renter Protections code via Ordinance 188219 that added mandatory relocation assistance for involuntary displacement of tenants.
2. The mandatory relocation assistance policy came as a response to Portland's shortage of rental housing, continued rent increases of 10 or more percent, and concern over the displacement of residents living in Portland.
3. The Council also directed the Housing Bureau to assemble a stakeholder technical advisory group to address technical concerns with the mandatory relocation assistance policy brought to light during the hearing for this policy. The Housing Bureau and technical advisory group was further tasked with reviewing the short-term policy for long-term policy options for the City of Portland.
4. The relocation assistance policy was amended via Ordinance 188519 in July 2017 to include various technical changes proposed by the technical advisory group.
5. The relocation assistance policy was again amended via Ordinance 18628 to decouple the sunset of the policy from the October 2017 expiration of the state of housing emergency and extended the policy until April 2018.

NOW THEREFORE, the Council directs:

- a) City Code Chapter 30.01 Affordable Housing Preservation and Renter Protections is hereby amended to capture changes to the relocation assistance policy under the Portland Renter Protections since its February 2017 inception with precision and clarity; and to extend the policy in perpetuity as provided in Exhibit A, attached hereto.
- b) Notwithstanding Portland Policy Document HOU-5.01, the Housing Bureau shall immediately develop and enact interim administrative rules to carry out and administer the provisions in City Code Section 30.01.085.

- c) If any portion of this Ordinance or the relocation assistance is ruled invalid, void or illegal by an order of the court, the remainder of this Ordinance and the relocation assistance shall remain in full force and effect.

Section 2. Council declares that an emergency exists to avoid any gap in regulatory oversight; therefore, this ordinance shall be in full force and effect from and after its passage by the Council.

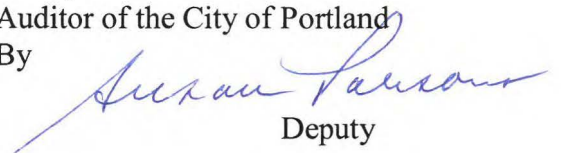
Passed by the Council: MAR 07 2018

Mayor Ted Wheeler
Prepared by: Victoria James
Date Prepared: January 9, 2018

Mary Hull Caballero

Auditor of the City of Portland

By

A handwritten signature in blue ink, appearing to read "Susan Parsons", is written over the word "By".

Deputy

30.01.085 Portland Renter Additional Protections.

(Added by Ordinance No. 187380; amended by Ordinance Nos. 188219, 188519, 188558 and 188628, effective October 4, 2017.)

A. In addition to the protections set forth in the Residential Landlord and Tenant Act, the following additional protections apply to Tenants that have a Rental Agreement for a Dwelling Unit covered by the Act. For purposes of this chapter, unless otherwise defined herein, capitalized terms have the meaning set forth in the Act.

B. A Landlord may terminate a Rental Agreement without a cause specified in the Act only by delivering a written notice of termination (the "Termination Notice") to the Tenant of (a) not less than 90 days before the termination date designated in that notice as calculated under the Act; or (b) the time period designated in the Rental Agreement, whichever is longer. Not less than 45 days prior to the termination date provided in the Termination Notice, a Landlord shall pay to the Tenant, as relocation assistance, a payment ("Relocation Assistance") in the amount that follows: \$2,900 for a studio or single room occupancy ("SRO") Dwelling Unit, \$3,300 for a one-bedroom Dwelling Unit, \$4,200 for a two-bedroom Dwelling Unit and \$4,500 for a three-bedroom or larger Dwelling Unit. ~~The requirements of this Subsection do not apply to Rental Agreements for week-to-week tenancies or to Tenants that occupy the same Dwelling Unit as the Landlord. The requirements of this Subsection that pertain to Relocation Assistance do not apply to a Landlord that has an ownership interest, regardless of form, in only one Dwelling Unit that is subject to the Act in the City of Portland, or to a Landlord that temporarily rents out the Landlord's principal residence during the Landlord's absence of not more than 3 years. A Landlord that authorizes a property manager that is subject to, and manages property in accordance with ORS 696, to manage only one Dwelling Unit, does not waive the foregoing exemption as a result of the collective number of Dwelling Units managed by such a property manager. For purposes of the exception provided in this Subsection, "Dwelling Unit" is defined by PCC 33.910, and not by ORS 90.100. For purposes of this Subsection, a Landlord that declines to renew or replace an expiring Rental Agreement on substantially the same terms except for the amount of Rent or Associated Housing Costs terminates the Rental Agreement and is subject to the provisions of this Subsection. The requirements of this Subsection are intended to apply per Dwelling Unit, not per individual Tenant. In the event that a Landlord is selling a Dwelling Unit to a buyer that is required to take occupancy of the Dwelling Unit within 60-days of closing as condition of the buyer's federal mortgage financing, then the notice period for the Termination Notice will be adjusted to accommodate the federal 60-day occupancy requirement so long as the Landlord pays the Tenant the required amount of Relocation Assistance prior to the termination date.~~

C. A Landlord may not increase a Tenant's Rent or Associated Housing Costs by 5 percent or more over a rolling 12-month period unless the Landlord gives notice in writing (the "Increase Notice") to each affected Tenant: (a) at least 90 days prior to the effective date of the ~~r~~ Rent increase; or (b) the time period designated in the Rental Agreement, whichever is longer. The Increase Notice ~~Such notice~~ must specify the amount of the increase, the amount of the new Rent or Associated Housing Costs and the date, as calculated under the Act, when the increase

becomes effective. If, within 45 calendar days after a Tenant receives an Increase Notice indicating a Rent increase of 10 percent or more within a rolling 12-month period and a Tenant provides written notice to the Landlord of the Tenant's request for Relocation Assistance (the "Tenant's Notice"), then, within 31 calendar days of receiving the Tenant's Notice, the Landlord shall pay to the Tenant Relocation Assistance in the amount that follows: \$2,900 for a studio or SRO Dwelling Unit, \$3,300 for a one-bedroom Dwelling Unit, \$4,200 for a two-bedroom Dwelling Unit and \$4,500 for a three-bedroom or larger dwelling unit. After the Tenant receives the Relocation Assistance from the Landlord, the Tenant shall have 6 months from the effective date of the Rent increase (the "Relocation Period") to either: (i) pay back the Relocation Assistance and remain in the Dwelling Unit and, subject to the Act, shall be obligated to pay the increased Rent in accordance with the Increase Notice for the duration of the Tenant's occupancy of the Dwelling Unit; or (ii) provide the Landlord with a notice to terminate the Rental Agreement in accordance with the Act (the "Termination Notice"). In the event that the Tenant has not repaid the Relocation Assistance to the Landlord or provided the Landlord with the Termination Notice on or before the expiration of the Relocation Period, the Tenant shall be in violation of this Subsection. ~~The foregoing terms and conditions regarding the Tenant's rights and obligations regarding the Relocation Assistance shall be included with the Landlord's payment of Relocation Assistance to the Tenant.~~ For purposes of this Subsection, a Landlord that conditions the renewal or replacement of an expiring Rental Agreement on the Tenant's agreement to pay a Rent increase of 10 percent or more within a rolling 12-month period is subject to the provisions of this Subsection. For purposes of this Subsection, a Landlord that declines to renew or replace an expiring Rental Agreement on substantially the same terms except for the amount of Rent or Associated Housing Costs terminates the Rental Agreement and is subject to the provisions of this Subsection. ~~The requirements of this Subsection do not apply to Rental Agreements for week-to-week tenancies or to Tenants that occupy the same Dwelling Unit, as defined in Subsection B. of this Section, as the Landlord. The requirements of this Subsection that pertain to Relocation Assistance do not apply to a Landlord that has an ownership interest, regardless of form, in only one Dwelling Unit that is subject to the Act in the City of Portland, or to a Landlord that temporarily rents out the Landlord's principal residence during the Landlord's absence of not more than 3 years. A Landlord that authorizes a property manager that is subject to, and manages property in accordance with ORS 696, to manage only one Dwelling Unit, does not waive the foregoing exemptions a result of the collective number of Dwelling Units managed by such a property manager. The requirements of this Subsection are intended to apply per Dwelling Unit, not per individual Tenant. For purposes of this Subsection, a Tenant may only receive and retain Relocation Assistance once per tenancy per Dwelling Unit.~~

D. A Landlord shall include a description of a Tenant's rights and obligations and the eligible amount of Relocation Assistance under this Section 30.10.085 with each and any Termination Notice, Increase Notice, and Relocation Assistance payment.

E. A Landlord shall provide notice to PHB of all payments to Tenants of Relocation Assistance within 30 days of making such payments. This Subsection shall be effective beginning May 1, 2018.

F. For the purposes of this Section 30.10.085, the expiration of Rent concessions is not considered a substantial change to a Rental Agreement.

G. After a Landlord completes and submits the required exemption reporting forms to PHB, the provisions of this Section 30.10.085 that pertain to Relocation Assistance do not apply to the following:

1. Rental Agreements for week-to-week tenancies;
2. Tenants that occupy the same Dwelling Unit as the Landlord;
3. Tenants that occupy one Dwelling Unit in a Duplex where the Landlord's principal residence is the second Dwelling Unit in the same Duplex;
4. Tenants that occupy an Accessory Dwelling Unit that is subject to the Act in the City of Portland so long as the owner of the Accessory Dwelling Unit lives on the site;
5. a Landlord that temporarily rents out the Landlord's principal residence during the Landlord's absence of not more than 3 years;
6. a Landlord that temporarily rents out the Landlord's principal residence during the Landlord's absence due to active duty military service;
7. a Dwelling Unit where the Landlord is terminating the Rental Agreement in order for an immediate family member to occupy the Dwelling Unit;
8. a Dwelling Unit regulated as affordable housing by a federal, state or local government for a period of at least 60 years;
9. a Dwelling Unit that is subject to and in compliance with the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970;
10. a Dwelling Unit rendered uninhabitable not due to the action or inaction of a Landlord or Tenant;
11. a Dwelling Unit rented for less than 6 months with appropriate verification of the submission of a demolition permit prior to the Tenant renting the Dwelling Unit.
12. a Dwelling Unit where the Landlord has provided a fixed term tenancy and notified the Tenant prior to occupancy, of the Landlord's intent to sell or permanently convert the Dwelling Unit to a use other than as a Dwelling Unit subject to the Act.

A Landlord that authorizes a property manager that is subject to, and manages property in accordance with ORS 696, to manage only one Dwelling Unit, does not waive the one Dwelling Unit exemption as a result of the collective number of Dwelling Units managed by such a property manager. For purposes of the exemptions provided in this Subsection, "Dwelling Unit" is defined by PCC 33.910, and not by ORS 90.100. For purposes of the exemptions provided in this Subsection, "Accessory Dwelling Unit" is defined by PCC 33.205. For purposes of the exemptions provided in this Subsection, "Duplex" is defined by PCC 33.910.

H. ~~D.~~ A Landlord that fails to comply with any of the requirements set forth in this Section 30.01.085 shall be liable to the Tenant for an amount up to 3 times the monthly months Rent as well as actual damages, Relocation Assistance, reasonable attorney fees and costs (collectively, "Damages"). Any Tenant claiming to be aggrieved by a Landlord's noncompliance with the foregoing has a cause of action in any court of competent jurisdiction for Damages and such other remedies as may be appropriate.

I. In carrying out the provisions of this Section 30.01.085, the Director of PHB, or a designee, is authorized to adopt, amend and repeal administrative rules to carry out and administer the provisions of this Section 30.01.085.

~~E. The provisions of this Section 30.01.085 concerning Relocation Assistance shall be in effect through April 6, 2018, and shall apply to all notices of termination and to all notices of increases of a Tenant's Rent or Associated Housing Costs pending as of the effective date of those provisions, subject to the following provisions:~~

~~1. If, as of the effective date of the Relocation Assistance provisions of this Section, a Landlord has given notice of termination, but the termination has not yet occurred, the Landlord, within 30 days of the effective date of these provisions, either shall notify the Tenant in writing that the Landlord has rescinded the notice of termination, or shall pay the Relocation Assistance provided for in Subsection B. of this Section.~~

~~2. If, as of the effective date of the Relocation Assistance provisions of this Section, a Landlord has given notice of an increase of a Tenant's Rent or Associated Housing Costs that triggers the obligation to pay Relocation Assistance under Subsection C. of this Section, the Tenant shall have the right, within 14 days of the effective date, to notify the Landlord that the Tenant is terminating the Rental Agreement, and the Landlord shall have 14 days thereafter within which to give written notice to the Tenant either that the Landlord has rescinded the increase or has reduced it below the level that triggers the obligation to pay Relocation Assistance, or, in the alternative, to pay the Relocation Assistance.~~

~~204-220~~

Agenda No.
ORDINANCE NO. 188849 As Amended
 Title

*Amend to make permanent the mandatory relocation assistance for involuntary displacement of tenants under Affordable Housing Preservation and Portland Renter Protections (Ordinance; amend Code Section 30.01.085)

INTRODUCED BY Commissioner/Auditor: Mayor Ted Wheeler COMMISSIONER APPROVAL Mayor—Finance & Administration - Wheeler <i>KC</i> Position 1/Utilities - Fritz Position 2/Works - Fish Position 3/Affairs - Saltzman Position 4/Safety - Eudaly BUREAU APPROVAL Bureau: Portland Housing Bureau Bureau Head: Shannon Callahan <i>SC</i> Prepared by: Victoria James Date Prepared: January 9, 2018 Impact Statement Completed ☒ Amends Budget ☐ Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes ☐ No ☒ City Auditor Office Approval: required for Code Ordinances <i>Toni</i> City Attorney Approval: required for contract, code, easement, franchise, comp plan, charter <i>[Signature]</i> Council Meeting Date February 28, 2018	CLERK USE: DATE FILED <u>FEB 20 2018</u> Mary Hull Caballero Auditor of the City of Portland By: <u><i>[Signature]</i></u> Deputy ACTION TAKEN: FEB 28 2018 CONTINUED TO MAR 07 2018 9:30 AM
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AGENDA TIME CERTAIN ☒ Start time: 3:00 pm Total amount of time needed: 3 Hours (for presentation, testimony and discussion) CONSENT ☐ REGULAR ☐ Total amount of time needed: _____ (for presentation, testimony and discussion)	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 35%;">FOUR-FIFTHS AGENDA</th> <th colspan="2">COMMISSIONERS VOTED AS FOLLOWS:</th> </tr> <tr> <th></th> <th>YEAS</th> <th>NAYS</th> </tr> <tr> <td>1. Fritz</td> <td>1. Fritz ☒</td> <td></td> </tr> <tr> <td>2. Fish</td> <td>2. Fish ☒</td> <td></td> </tr> <tr> <td>3. Saltzman</td> <td>3. Saltzman ☒</td> <td></td> </tr> <tr> <td>4. Eudaly</td> <td>4. Eudaly ☒</td> <td></td> </tr> <tr> <td>Wheeler</td> <td>Wheeler ☒</td> <td></td> </tr> </table>	FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:			YEAS	NAYS	1. Fritz	1. Fritz ☒		2. Fish	2. Fish ☒		3. Saltzman	3. Saltzman ☒		4. Eudaly	4. Eudaly ☒		Wheeler	Wheeler ☒	
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4. Eudaly	4. Eudaly ☒																					
Wheeler	Wheeler ☒																					



INTERIM RULE

Title: Mandatory Relocation Assistance Exemption Eligibility and Approval Process

Authority

In accordance with Portland City Code (“PCC”) 30.01.085, PHB is responsible for reviewing any required forms and documentation that are submitted by a Landlord claiming an exemption from the obligation to pay Relocation Assistance. Under Section 30.01.085.I, the Director of PHB, or a designee, is authorized to adopt, amend and repeal administrative rules to carry out and administer the provisions of PCC 30.01.085.

Ordinance No. 188849 adopted by Portland City Council on March 7, 2017, authorizes PHB to, notwithstanding Portland Policy Document HOU-5.01, immediately develop and enact interim administrative rules to carry out and administer PCC 30.01.085.

PCC Provision:

30.01.085.G

After a Landlord completes and submits the required exemption reporting forms to PHB, the provisions of this Section 30.01.085 that pertain to Relocation Assistance do not apply to the following:

1. Rental Agreements for week-to-week tenancies;
2. Tenants that occupy the same Dwelling Unit as the Landlord;
3. Tenants that occupy one Dwelling Unit in a Duplex where the Landlord’s principal residence is the second Dwelling Unit in the same Duplex;
4. Tenants that occupy an Accessory Dwelling Unit that is subject to the Act in the City of Portland so long as the owner of the Accessory Dwelling Unit lives on the site;
5. a Landlord that temporarily rents out the Landlord's principal residence during the Landlord's absence of not more than 3 years;
6. a Landlord that temporarily rents out the Landlord’s principal residence during the Landlord’s absence due to active duty military service;
7. a Dwelling Unit where the Landlord is terminating the Rental Agreement in order for an immediate family member to occupy the Dwelling Unit;
8. a Dwelling Unit regulated as affordable housing by a federal, state or local government for a period of at least 60 years;
9. a Dwelling Unit that is subject to and in compliance with the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970;
10. a Dwelling Unit rendered uninhabitable not due to the action or inaction of a Landlord or Tenant;
11. a Dwelling Unit rented for less than 6 months with appropriate verification of the submission of a demolition permit prior to the Tenant renting the Dwelling Unit.
12. a Dwelling Unit where the Landlord has provided a fixed term tenancy and notified the Tenant prior to occupancy, of the Landlord’s intent to sell or permanently convert the Dwelling Unit to a use other than as a Dwelling Unit subject to the Act.

A Landlord that authorizes a property manager that is subject to, and manages property in accordance with ORS 696, to manage only one Dwelling Unit, does not waive the one Dwelling Unit exemption as a result of the collective number of Dwelling Units managed by such a property manager. For purposes of the exemptions provided in this Subsection, “Dwelling Unit” is defined by PCC 33.910, and not by ORS 90.100. For purposes of the exemptions provided in this Subsection, “Accessory Dwelling Unit” is defined by PCC 33.205. For purposes of the exemptions provided in this Subsection, “Duplex” is defined by PCC 33.910.

30.01.085.I

In carrying out the provisions of this Section 30.01.085, the Director of PHB, or a designee, is authorized to adopt, amend and repeal administrative rules to carry out and administer the provisions of this Section 30.01.085.

Adoption

As provided in PCC 30.01.085 and Ordinance 188849, the Director of the Portland Housing Bureau hereby adopts the administrative rules attached hereto.

Adopted: Signed copy on file at the Housing Bureau
Shannon Callahan, Director

April 12, 2018

Administrative Rule

Mandatory Relocation Assistance Exemption Eligibility and Approval Process

I. Purpose and Scope

Under PCC 30.01.085 Landlords in the City of Portland are required to pay their Tenant Relocation Assistance if their Tenant is displaced due to non-renewal of lease on substantially the same terms, a rent increase 10% or more over a rolling 12-month period, or no cause eviction. Section 30.01.085.G outlines twelve scenarios under which a Landlord could claim an exemption from the obligation to pay Relocation Assistance. These administrative rules specify the process by which a Landlord may claim an exemption.

II. Definitions

- a. Natural Person - a human being as distinguished from a person (as a corporation) created by operation of law.
- b. Principal Residence – the primary location a person inhabits. It is the Dwelling Unit that is physically occupied and personally used (slept overnight in) more than any other Dwelling Unit during the period of time specified in each exemption. Moving furniture or personal belongings into a residence does not indicate principal residence.

III. Exemption Eligibility and Approval Process

A Landlord is only exempt from mandatory relocation assistance requirements as outlined in Portland City Code if the Landlord meets the following requirements:

1. meet the criteria for an exemption listed in Section 30.01.085.G;
2. file the required form(s) with the Portland Housing Bureau (“PHB”)
3. receive an acknowledgment letter from PHB (the “Acknowledgement Letter”)
4. Provides a copy of the exemption Acknowledgement Letter to the Tenant prior to one of the following actions (“Triggering Relocation Assistance”):
 - a. Issuing an Increase Notice;
 - b. Issuing a Termination Notice;
 - c. Declining to renew or replace an expiring Rental Agreement; or
 - d. Declining to renew or replace an expiring Rental Agreement on substantially the same terms except for the amount of Rent or Associated Housing Costs.

The following are the required forms for each of the exemptions in Section 30.01.085.G. The Acknowledgement for the listed exemptions expires after a Landlord uses the exemption to do the following unless otherwise specified:

- Issuing an Increase Notice;
- Issuing a Termination Notice;
- Declining to renew or replace an expiring Rental Agreement; or
- Declining to renew or replace an expiring Rental Agreement on substantially the same terms except for the amount of Rent or Associated Housing Costs.

Exemption	Required Form	Additional Stipulations
1. Rental Agreement for week-to-week tenancies	<i>A Landlord is not required to submit a REA form for this exemption.</i>	

2. Tenants that occupy the same Dwelling Unit as the Landlord	<i>A Landlord is not required to submit a REA form for this exemption.</i>	This exemption stands as long as the Landlord uses the exempted Dwelling Unit as their Principal Residence for the 6 months prior to Triggering Relocation Assistance.
3. Tenants that occupy one Dwelling Unit in a Duplex where the Landlord's principal residence is the second Dwelling Unit in the same Duplex	Relocation Assistance Exemption (REA) Form	- This exemption stands as long as the Landlord's Principal Residence is the second Dwelling Unit in the same Duplex as the exempted Dwelling Unit for the 6 months prior to Triggering Relocation Assistance. - For Rental Agreements beginning after March 8, 2018 the Landlord must provide a copy of the Acknowledgement Letter to the Tenant prior to the Tenant entering into a Rental Agreement.
4. Tenants that occupy an Accessory Dwelling Unit that is subject to the Act in the City of Portland so long as the owner of the Accessory Dwelling Unit lives on the site	Relocation Assistance Exemption (REA) Form	- This exemption stands as long as the Landlord's Principal Residence is on the same site as the exempted Dwelling Unit for the 6 months prior to Triggering Relocation Assistance. - For Rental Agreements beginning after March 8, 2018 the Landlord must provide a copy of the Acknowledgement Letter to the Tenant prior to the Tenant entering into a Rental Agreement.
5. A Landlord that temporarily rents out the Landlord's principal residence during the Landlord's absence of not more than 3 years	Relocation Assistance Exemption (REA) Form	- A Landlord may not file for this exemption more than once every 36 months. - The Landlord must be a Natural Person to claim this exemption. - A Landlord must move into the Dwelling Unit within 60 days of the Tenant moving out. The Dwelling Unit must become the Landlord's Principal Residence for 12-months after moving in or be sold. - This exemption only applies if the Landlord is issuing a No Cause Eviction. - This exemption only applies to a Landlord with an ownership interest in 4 or less units. - For Rental Agreements beginning after March 8, 2018 the Landlord must provide a copy of the Acknowledgement Letter to the Tenant entering into a Rental Agreement.

6. A Landlord that temporarily rents out the Landlord's principal residence during the Landlord's absence due to active duty military service	Relocation Assistance Exemption (REA) Form	- A Landlord must move into the Dwelling Unit within 60 days of the Tenant moving out. The Dwelling Unit must become the Landlord's Principal Residence. - This exemption only applies if the Landlord is issuing a No Cause Eviction.
7. A Dwelling Unit where the Landlord is terminating the Rental Agreement in order for an immediate family member to occupy the Dwelling Unit;	Relocation Assistance Exemption (REA) Form	- A Landlord may not file for this exemption more than once every 36 months per Dwelling Unit. - The immediate family member cannot be an owner, or have been an owner in the past 12 months, of the Dwelling Unit. - The Landlord cannot live in the unit during the 24 months after the exemption is used. - The Landlord must be a Natural Person to claim this exemption. - The designated immediate family member must move into the Dwelling Unit within 60 days of the Tenant moving out. The Dwelling Unit must become the immediate family member's Principal Residence. The immediate family member must have the intent to reside in the Dwelling Unit for the 24-months after moving in. - This exemption only applies if the Landlord is issuing a No Cause Eviction. - This exemption only applies to a Landlord with an ownership interest in 4 or less units.
8. A Dwelling Unit regulated as affordable housing by a federal, state or local government for a period of at least 60 years	<i>A Landlord is not required to submit a REA form for this exemption</i>	
9. A Dwelling Unit that is subject to and in compliance with the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970	<i>A Landlord is not required to submit a REA form for this exemption.</i>	
10. A Dwelling Unit rendered uninhabitable not due to the action or inaction of a Landlord or Tenant	<i>A Landlord is not required to submit a REA form for this exemption.</i>	Dwelling Units rendered immediately uninhabitable due to events including, but not limited to: natural (such as flood or fire) and man-made disasters (such as natural gas explosions) are considered under this exemption.

11. A Dwelling Unit rented for less than 6 months with appropriate verification of the submission of a demolition permit prior to the Tenant renting the Dwelling Unit.	Relocation Assistance Exemption (REA) Form	
12. A Dwelling Unit where the Landlord has provided a fixed term tenancy and notified the Tenant prior to occupancy, of the Landlord's intent to sell or permanently convert the Dwelling Unit to a use other than as a Dwelling Unit subject to the Act	Relocation Assistance Exemption (REA) Form	• A Landlord must notify their Tenant prior to occupancy in writing. • A Landlord must sell or permanently convert the Dwelling Unit to a use other than as a Dwelling Unit subject to the Act within 60 days of the Tenant moving out. • This exemption only applies if the Landlord is issuing a No Cause Eviction. • Use of this exemption permanently prevents the Dwelling Unit from being eligible for any other exemption. • This exemption will expire 24-months after an Acknowledgement Letter is issued.

IV. Responsibility

PHB Bureau is responsible for managing and implementing this rule.

V. History

Date adopted: **March 8, 2018**

Date effective: **March 8, 2018**

Date amended: **April 12, 2018**

Triggering Event



**Receive a
No-Cause Eviction**

OR

**Rental Increase of
10% or more**

OR

**Substantial Change
of Lease Terms**

OR

**Non Renewal of
Lease**

Notice

At least 90 days prior to the end of the lease, with a Termination Notice, Increase Notice, or Relocation Assistance Notice, the landlord must provide the tenant with a description of Tenant's Rights and Obligations.

Landlord Action: Must pay Relocation Assistance to Tenant at least 45 days before the termination of the lease

Tenant Action: Must provide written notification to the Landlord if requesting Relocation Assistance* within 45 days of notification of rent increase

Landlord Action: Must pay Relocation Assistance within 31 days from when Tenant provides written notification of request for Relocation Assistance. **

Tenant Action: Must provide written notification to the Landlord if requesting Relocation Assistance* within 45 days of substantial change of lease terms

Landlord Action: Must pay Relocation Assistance within 31 days from when Tenant provides written notification of request for Relocation Assistance. **

Landlord Action: Must pay Relocation Assistance to Tenant at least 45 days before the termination of the lease

*Request for Relocation Assistance is not notification of termination of the lease.
**Accepting Relocation Assistant payment requires a tenant to move out.

Is my Landlord/am I as a Landlord EXEMPT from Relocation Assistance?

As a Landlord, how do I notify the Portland Housing Bureau that I paid Relocation Assistance?

For more information, call 503-823-1303 or visit:
www.portlandoregon.gov/phb/rso

**Relocation
Assistance
Payment**

WS22



Studio
SRO

\$2900



1 BD

\$3300



2 BD

\$4200



3+ BD

\$4500



HOUSING ROUNDTABLE

Public Safety Building (PSB) Community Room
3200 SE Harrison Street
www.milwaukieoregon.gov

NOTES

AUGUST 28, 2018

The discussion was called to order at 1:09 p.m.

Present: Mayor Mark Gamba and Councilors Angel Falconer

Staff: Community Development Director Alma Flores

Participants: Allison Brown, Facilitator Becky Hayes, AARP Volunteer Ben Kaiser, Kaiser Group Christian Bryant, Portland Area Rental Owners Association Dan Chandler, Clackamas County Health, Housing, and Human Services (3HS) Diedre Colantino, Waverly Greens DiEtte Waleed, Community Alliance of Tenants (CAT) Duncan Wyse, Waverly Greens	Ernie Garcia, Milwaukie resident Louis DeSitter, Service Employees International Union (SEIU) Monika Elgert, Northwest Housing Authority Pam Phan, CAT Rich Swift, Clackamas County 3HS Robin Trouche, North Clackamas School District Tom Brenneke, Guardian Real Estate
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Ms. Brown welcomed the participants and made brief administrative announcements.

Mayor Gamba thanked the participants for attending the discussion and remarked on the impacts of the housing market on Milwaukie residents. He suggested that the purpose of the discussion was to identify solutions to address affordable housing issues.

Ms. Brown reviewed the meeting agenda and the group introduced themselves.

Councilor Falconer and **Mayor Gamba** discussed how the City's ongoing Comprehensive Plan review process and the recently adopted Milwaukie Housing Affordability Strategy (MHAS) document had set-up the present discussion on housing. They remarked on the need to find solutions for near-term housing gap challenges.

Mr. Kaiser discussed the impact of the not in my back yard (NIMBY) mentality on development projects. He suggested that it would be valuable to look at what has worked successfully in the past when it was not an issue.

Ms. Pham commented that housing is also a human rights issue.

The group participated in an activity that looked at the viability of the MHAS strategies.

Ms. Hayes discussed shared housing options. She suggested housing resources were available but there needed to be someone to connect people to those resources.

The group discussed relocation assistance programs and how such services were currently triggered. **Mr. Bryant** felt that some exemptions should be built in for smaller landlords. He reported that smaller landlords were leaving Portland due to the financial impacts of relocation assistance programs. **Ms. Trouche** remarked that relocation

assistance programs had pushed some smaller landlords into the short-term rental and Airbnb market. **Mr. Bryant** suggested that many incentives benefited larger investors even though the smaller unit landlords make up a large part of the market. He felt that incentives for smaller unit landlords could have a larger impact.

Mayor Gamba asked the group to comment on relocation assistance programs.

Mr. Brenneke suggested that relocation assistance was a form of rent control policy and remarked that he would have trouble supporting such a program. He reported that current rents weren't high enough to justify development in downtown Milwaukie. **Mayor Gamba** discussed the need to continue construction even during an economic downturn to prevent this from happening again. **Mr. Brenneke** suggested that a rent subsidy program could help encourage development.

Councilor Falconer asked if there were things the City could do to make projects more feasible for developers. **Mr. Brenneke** noted that the Design and Landmarks Committee (DLC) review process was an extra step that didn't feel necessary. **Mr. Kaiser** suggested throwing out parking requirements for developers. **Mr. Swift** discussed developing sources of funds from local sources rather than using institutional investors. **Mr. Bryant** said that landlords were naturally competitive in their pricing and that adding to the housing inventory would help. He suggested prioritizing housing projects to speed up the process for getting units built.

Ms. Waleed remarked that if parking requirements were thrown out that the alternative modes of transit were reasonable.

Mr. Wyse suggested that the region should set targets for how many units per year needed to be built to meet housing demand.

Ms. Trouche discussed accessory dwelling units (ADUs) and challenges of building them. She suggested that there needed to be a wider range of types of units and urged the group to think about smaller options.

Ms. Elgent and **Ms. Phan** discussed the idea of establishing a housing trust fund.

Mr. Kaiser discussed the idea of Milwaukie controlling more land and mentioned that Proud Ground in Portland had been using the land trust model. **Ms. Hayes** expressed support for the community land trust model. She mentioned cottage clusters as a viable housing option and that the planning process should consider accessibility issues.

Mayor Gamba asked the group to discuss single room occupancies (SROs).

Mr. Bryant mentioned that many landlords do not want to manage SROs as they could potentially raise potential relocation fees that landlords would be required to pay.

Ms. Trouche clarified the difference between just renting out individual rooms and SROs.

Ms. Hayes discussed the idea of shared home ownership. **Mr. Kaiser** agreed that a condominium form of ownership for SRO units could work.

Ms. Trouche expressed concern that micro apartment rental rates do not become unreasonably high.

Ms. Phan suggested that providing renter services and slowing the rate of people being displaced would create stability.

Mr. Brenneke discussed regional rental rate increases.

The group discussed rent subsidy and discrimination in the voucher system as well as other types of rent relief. **Mr. Bryant** suggested that the issue was a big problem and asked what could be done locally by the community and not just by the landlords.

Mayor Gamba asked the developers and landlords what concerned them about renter relocation, and what types of restrictions or limits should be placed on that type of a program. He noted these issues with out-of-state landlords.

Mr. Wyse believed anything that restricts a landlord's ability to adjust makes it hard to invest in a property. In general, he said the solution to the statewide housing problem was to build more units and start a renter assistance program.

Mr. Brenneke noted that companies that purchase older buildings and update it to market standards expect to be able to charge the building's market price. He explained that developers see such a building as an investment. He didn't think it was bad for someone to buy a building and bring it up to standards. **Councilor Falconer** discussed the possibility of setting exemptions for "good faith" building changes.

Ms. Phan discussed the Portland housing model on Holgate Boulevard and discussed relocation assistance. She asked if the purchaser could be part of a co-operative partnership and remarked on ownership types that could help people gain wealth.

Mr. DeSitter discussed the process and burden that renters and families go through when relocated. He and **Mr. Brenneke** talked about the importance of protecting people. **Ms. Phan** said that's where the subsidy comes in. She explained similar programs that could help with the buying and rehabilitation ownership model. She noted her work with tenants and reported that the elderly in general had been having a hard time finding housing.

Ms. Waleed commented that the idea of basing rent on the market rate put many renters living on fixed incomes at a disadvantage.

Ms. Flores asked for input on who the community was trying to serve. She explained that low-income populations were targeted as the most vulnerable. She thought there needed to be an exemption related to income if that's what the group was exploring.

Mr. Bryant discussed **Mr. Brenneke's** example of out-of-state investors buying property, evicting residents, improving the building, and then charging market rent. He noted that if

there wasn't a housing crisis, having people improve properties, such as commercial buildings, helped improve the community. He asked if there was a way the City could help with cover relocation fees, with the understanding that such assistance would increase the tax base, improve the properties, and tenants would have help with their financial burden. He expressed frustration that the City of Portland's reaction to housing issues because there weren't enough meetings like this to explore creative solutions. He noted the desire to not stop improvements, but agreed that lower income tenants needed help.

Mr. Swift saw similarities between housing and healthcare conversations. Subsidies reminded him of Medicaid as a failure of the healthcare program. He suggested it was important to understand that the region had a market failure for housing. He noted that the Holgate Boulevard apartments were gentrification in action and suggested that Milwaukie should obtain specific landlord data to see if they are in-state or out-of-state. He discussed subsidy programs and noted there would be societal pressures on the City going forward.

Ms. Hayes reported that multiple generations of her family had lived in Milwaukie and commented that people that are here should be able to stay here if they want to. She suggested that the City had a lot of renters and needed to prioritize longtime residents when affordable housing was available.

Mayor Gamba provided summary remarks, thanking the group for participating in the discussion. He asked the attendees to stay engaged and pay attention to what is going on and to contact the City with any thoughts. The group noted the importance of staying connected to City communication channels as housing issues were discussed.

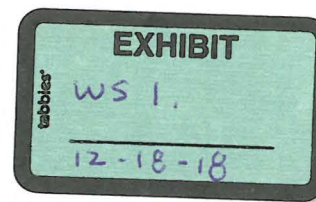
The discussion was adjourned at 4:02 p.m.

Respectfully submitted,


Hannah Wells, Records and Web Specialist


Amy Aschenbrenner, Administrative Specialist II

November 30, 2018



Mandatory Renter Relocation Assistance Exemptions

A Landlord must provide notice to the Portland Housing Bureau (PHB) of an exemption request for Relocation Assistance. There are 12 different exemptions. PHB sends a letter to acknowledge or deny the requests but does not approve requests.

Exemption Applications

295

Application Requests

77

Neighborhoods

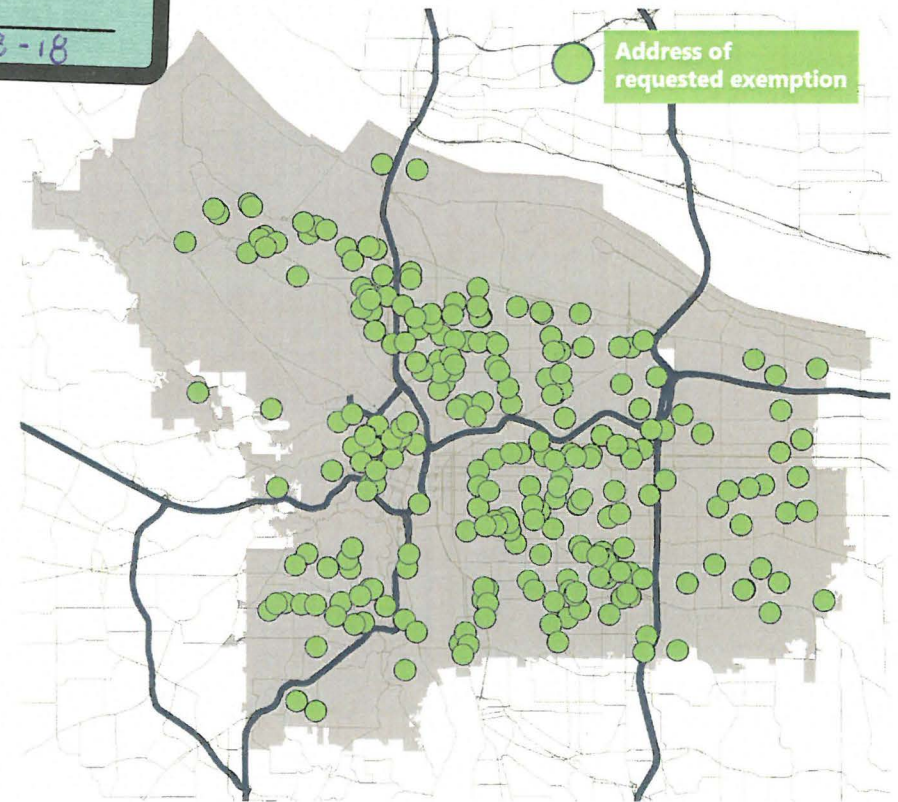
Applications

171

Acknowledgment letters

72

Applications Denied



Applications by Exemption

22

Exemption 4

126

Exemption 5

68

Exemption 7

32

Exemption 12

- 4: ADU with owners principal residence on site
- 5: Principal residences rented for less than 3 years
- 7: Move-in of immediate family member
- 12: Prior notice to tenants of intent to sell or convert unit

For more information: <https://www.portlandoregon.gov/phb/74544>

November 30, 2018

Mandatory Renter Relocation Assistance Payment

A Landlord must provide notice to the Portland Housing Bureau of all payments of Relocation Assistance within 30 days of making such payment to a Tenant in accordance with Portland City Code 30.01.085.E.

Notifications

242

Notifications

63

Neighborhoods

Reason for Payment

191

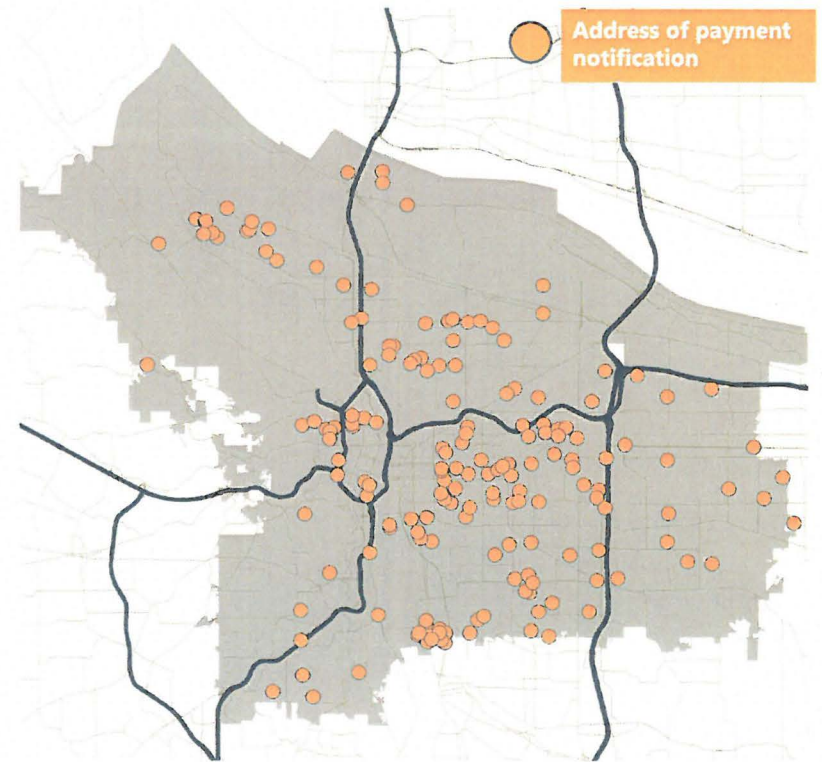
No Cause

23

Rent Increase

29

Decline to Renew



Payment By Bedroom Size

18

SRO/Studio

42

One Bedroom

89

Two Bedroom

91

Three Bedroom or more

For more information: <https://www.portlandoregon.gov/phb/74544>

Scott Stauffer

From: Scott Stauffer
Sent: Monday, December 17, 2018 10:44 AM
To: _City Council; Kathy Hyzy
Cc: Alma Flores
Subject: FW: 12/18 Work Session - Relocation Ordinance

Good Morning,

Please see the comment below from Tom Brenneke regarding topics on tomorrow's agenda. This item will be included in the meeting record.

SCOTT STAUFFER, CMC
City Recorder
p: 503.786.7502
City of Milwaukie

-----Original Message-----

From: Ann Ober
Sent: Saturday, December 15, 2018 12:24 PM
To: Tom Brenneke <thomas.brenneke@gres.com>
Cc: Alma Flores <FloresA@milwaukieoregon.gov>; Scott Stauffer <StaufferS@milwaukieoregon.gov>
Subject: Re: 12/18 Work Session - Relocation Ordinance

Thanks for the message Tom. I've added Scott to this email to make your comments part of the record.

Sent from my iPhone

> On Dec 15, 2018, at 10:30 AM, Tom Brenneke <thomas.brenneke@gres.com> wrote:
>
> Hi Alma & Ann -
>
> The Portland Relocation Ordinance is still being appealed. No decision yet. We were very surprised to see the City of Portland make it permanent while on appeal. It is going to be a real mess if it is overturned on appeal.
>
> This ordinance has no doubt shrunk the rental housing stock in Portland as many single-family home landlords have chosen to sell rather than continue to rent. Unfortunate to have policies causing inventory to diminish when we need more housing.
>
> I would encourage continued focus on the supply side with reduced fees/taxes, streamlined review and incentives for affordability. Rents are softening in Portland and increases have decelerated from several years ago. I expect this will ripple into Milwaukie.
>
> Tom
>
> https://www.milwaukieoregon.gov/sites/default/files/fileattachments/city_council/meeting/packets/85851/2018-1218-ws_packet.pdf
>
>

> <2018-1218-ws_packet.pdf>
>
>
> Thomas B. Brenneke
> Guardian Real Estate Services
>

December 18, 2018

Mayor Gamba & Ms. Ober
City of Milwaukie
10722 SE Main Street
Milwaukie, OR 97222

Dear Mayor, Gamba and Ms. Ober,

Multifamily NW represents residential property managers, owners, and vendors throughout Portland, Southern Washington, and throughout the State of Oregon. Our members manage over 250,000 units in these areas and represent every service related to the industry. In 2013, Metro Multifamily Housing Association became Multifamily NW to better reflect our diverse membership and affiliations.

Multifamily NW appreciates the overall goal of the proposed tenant relocation ordinance and would like to work with the City of Milwaukie to ensure our most vulnerable citizens are cared for. However, it does not support the proposed tenant relocation ordinance.

The proposed tenant relocation ordinance will have the adverse effect of shrinking the rental housing stock in Milwaukie as many single-family home landlords may choose to sell rather than continue to rent. Multifamily NW agrees that Milwaukie needs more housing and is concerned that this policy will cause inventory to diminish.

Multifamily NW encourages continued focus on the supply side with reduced fees and/or taxes, streamlined review and incentives for affordability.

Thank you for your consideration. We appreciate the opportunity to comment on the proposed ordinance.

Sincerely,



Deborah Imse
Executive Director
Multifamily NW

Cc: Alma Flores

EXECUTIVE DIRECTOR
Deborah Imse
deborah@multifamilynw.org

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COUNCIL STAFF REPORT

To: Mayor and City Council
Ann Ober, City Manager

Date Written: Dec. 7, 2018

Reviewed: Valeria Vidal, Housing and Economic Development Coordinator

From: Alma Flores, Community Development Director and
Valeria Vidal, Housing and Economic Development Coordinator

Subject: **Council Goal Update: Housing Affordability Strategy Implementation**

ACTION REQUESTED

Provide Council the first update on the implementation of the Milwaukie Housing Affordability Strategy (MHAS).

HISTORY OF PRIOR ACTIONS AND DISCUSSIONS

[April 19, 2016](#): The City Council declared a housing emergency ([Resolution 46-2016](#)) in response to metropolitan area growth and increasing rents and approved a 90-day no cause eviction notification requirement ([Ordinance 2118](#)).

[March 7, 2017](#): The City Council held a work session to discuss whether to extend the housing emergency for an additional six months from the scheduled expiration date of April 19, 2017, and to maintain the 90-day no cause eviction provisions in MMC 5.60.

[April 18, 2017](#): The City Council adopted resolutions to extend the declared housing emergency for a period of six months, and to maintain the 90-day no cause eviction provisions in MMC 5.60.

[April 23, 2017](#): The City Council held a goal setting session and voted unanimously to bring forth actions toward achieving a housing affordability goal for the residents of Milwaukie.

[June 6, 2017](#): City Council discussion of the Housing Affordability Goal and Council's desired approach and strategy for achieving and implementing this goal.

[August 1, 2017](#): First update provided to Council on the actions taken to date on the development of the Housing Affordability goal.

[October 3, 2017](#): Staff provided another update on efforts to date to prepare a housing affordability strategy, in support of City Council Goal #1.

[December 5, 2017](#): The City Council adopted resolutions to extend the declared housing emergency for a period of six months and to maintain the 90-day no cause eviction provisions in MMC 5.60.

[December 19, 2017/February 20, 2018](#): The City Council adopted [Resolution 101-2017](#), approving an IGA with Portland State University (PSU) to assist in the preparation of a housing affordability strategy for the City. Updated on [February 20, 2018](#). City Council adopted [Resolution 11-2018](#)

March 6, 2018: Staff provided an update on the status of the Housing Affordability Strategic Plan (HASP) and solicited councilor feedback on elements they would like to see addressed in the plan.

July 17th, 2018: The Milwaukie Housing Affordability Strategy: 2018-2023 (MHAS) was adopted with Resolution 62-2018. This strategy contains three primary goals with thirty-one (31) action items for short, mid-term and long-term implementation for the next five years.

ANALYSIS

After the adoption of the MHAS, staff identified preliminary work needed to be undertaken during the first six months of the plan's adoption (July to January 2019) prior to the implementation of the 18 short term actions with two mid-term actions starting in February 2019. The Community Development Director has completed two identified actions prior to full roll-out of the implementation. First, the City hired a Housing and Economic Development Coordinator on July 11, 2018, and second, monitored Metro's Regional Affordable Housing Bond, which successfully passed along with an important constitutional amendment. The MHAS table (see attachment) displays the status updates for 20 goals (we included mid-term actions 1.9 and 2.5 as they aligned with work currently being undertaken).

In support of these goals, we launched a new housing affordability website- www.milwaukieoregon.gov/housingaffordability- a one-stop shop for housing resources available to Milwaukie residents that is aligned with the three main goals of the MHAS. The website will be updated regularly with research, maps, policies, plans, and news relevant to housing in the City, the region, and the nation. As part of an initial marketing campaign, we developed several flyers (see attached): A general MHAS flyer, a "Stay in your Home" and "Find a Home" resource flyer, an Affordable Housing 101 flyer, and an infographic on the rent and homeownership burden in the community.

Additionally, staff strives to provide a thoughtful customer experience to our residents by keeping track of any housing related inquiries by residents and developers, which we will strive to follow up on within a week. As of December 2018, two tenants have reached out to learn more about the no-cause eviction policy and a tenant relocation assistance. Staff also maintains a comprehensive plan code revision waitlist database with information on requests from interested parties to develop multi-family or accessory dwelling units (ADUs) but that are unable to do so due to the current code or costs associated with the process. Once code amendments have been passed, staff will be reaching out to those on the waitlist to update them on the code changes and any procedural updates. As of December 2018, we have three residents on the wait list. Community Development also maintains a database of interested developers and will notify them of code changes as well.

To help kick-off the Housing element of the update to the Comprehensive Plan, kick off the adoption of the MHAS, and to meet state requirements under recently passed House Bill 4006, the Community Development Department invited national and local speakers to discuss housing concerns and the development of policy over the next year to address barriers and solutions to achieving equitable and affordable housing in Milwaukie.

The Housing Forum was held on December 6, 2018. As part of the requirements under HB 4006, the City will be reporting to the state in February 2019 with minutes of this forum along with the number and type of units permitted and built in the City over the past year.

BUDGET IMPACTS

The HASP calls for several expenditures, currently budgeted. It is expected that if this remains a Council goal, staff will request additional funds in the next biennium as well.

WORKLOAD IMPACTS

The Community Development Director and the Housing and Economic Development Coordinator prioritized their time to ensure that the HASP is a living document and developed a work plan to ensure timely and efficient implementation of the 5-year strategy.

COORDINATION, CONCURRENCE, OR DISSENT

The Housing and Economic Development Coordinator concurs with this report.

STAFF RECOMMENDATION

Listen to the update and provide feedback.

ALTERNATIVES

None.

ATTACHMENTS

1. MHAS Short Term Implementation update table
2. MHAS Flyer
3. Finding a Home and Staying in your Home Resource Flyer
4. Affordable Housing 101 Flyer
5. Rent and Homeownership Burden Infographic

Actions		Status	Cost	Timeline	Work to Date
1.1	Explore program(s) for affordable housing through the existing construction excise tax (CET)	In progress	\$0-\$	6-18 months	As of December 2018, our CET funds total \$279,639. We are researching CET distribution examples from other cities, and putting together an oversight committee to establish the criteria to distribute the funds.
1.3	Explore incentivizing the development of affordable units through a local property tax exemption or other form of tax alleviation	In progress	\$\$-\$\$\$	6-18 months	Staff participates in monthly meetings with the Clackamas County Housing and Homelessness Task Force. There are currently no initiatives being discussed to alleviate county taxes, but the city staff will be discussing this need with councilors.
1.4	Create an internal culture that is friendly to developers	In progress	\$0-\$	6-36 months	A development checklist has been developed in collaboration with Planning, Building, Public Works, Engineering, Community Development, Economic Development and the Development Manager (see attachments).
1.5	Engage with the development community to model the potential impact of incentives, such as changes to zoning or the structure of development fees	In progress	\$0-\$	6-18 months	Staff has held meetings with Catholic Charities, Northwest Housing Alternatives, Hacienda Community Development Corporation, Proud Ground, Clackamas County and NEDCO to explore opportunities. SDC case studies has been produced and shared with staff for an understanding of these impacts.
1.9	Explore incentivizing/encouraging ADU and cottage cluster development	In progress	\$	18-36 months	The ADU code audit and Cottage Cluster Feasibility Study recommendations will come before Planning Commission and Council in Spring 2019.
1.11	Engage Metro's Equitable Housing Program to pursue a general obligation bond for affordable housing	Completed	\$0	6-18 months	The Housing Authority of Clackamas County and METRO have both committed to include Milwaukie as part of initial discussions on the implementation of the Metro Bond and Measure 102. Staff has attendend several Metro Policy Briefiends for the government bond efforts and met with Clackamas County staff to address our interests. Alma currently serves on the Clackamas County Housing Advisory Board (HAB).
1.12	Develop and maintain a database of available properties (all zones) to market to developers	Completed/ On going maintenance	\$0	6-18 months	As part of the new housing affordability website, an online database of available properties in all zones to market to developers, explaining the constraints and opportunities of the sites has been developed.
1.13	Partner and support Clackamas County's affordable housing development and rehabilitation projects in Milwaukie	In progress	\$0-\$	6-18 months	Staff is actively partnering and supporting Clackamas County's affordable housing development and rehabilitation projects in Milwaukie such as the Hillside Master Plan (on a bi-weekly basis) and attends the Clackamas County Housing and Houselessness Task Force on a monthly basis to advocate for Milwaukie's needs.
2.1	Hire a Housing Coordinator	Completed	Funded		
2.4	Support and promote programs that provide financial assistance for seniors and low-income homeowners to remain in their homes	Completed/ On going maintenance	\$	6-36 months	The new housing website and "Stay in Your Home" flyer has been created to promote this information. Additional marketing materials and outreach is scheduled for Spring 2019.
2.5	Adopt policies to mitigate the impact of rental displacement. Explore a relocation assistance ordinance or similar type of tenant assistance policy	In progress	\$0-\$	18-36 months	The Community Development Director is coming before Council to explore a relocation assistance ordinance or a similar policy on December 18 th .
2.6	Assist in eviction prevention by supporting Clackamas County's landlord-tenant mediation services	In progress	\$0-\$	6-18 months	The new housing website and stay in your home flyer promotes this resource. Additional marketing materials and outreach is scheduled for Spring 2019.
2.7	Research and market low-cost loans to property owners for maintenance, weatherization, and seismic upgrades	In progress	\$0-\$	6-18 months	The new housing website and stay in your home flyer promote this information. Additional marketing materials and outreach is scheduled for Spring 2019. More research and coordination is needed with the county to consider developing a renter emergency fund.
3.1	Partner with nonprofits and employers to provide first-time homebuyer education and support	In progress	\$	6-18 months	Staff have met with Proud Ground twice to strategize potential opportunities for collaboration.
3.2	Support and promote programs to certify renters and reduce their move-in costs	in progress	\$	6-18 months	The Rent Well program is currently being promoted on our housing website and flyer. Additional marketing materials and targeted outreach is scheduled for Spring 2019.
3.3	Support and promote programs that streamline the rental application process and reduce application fees	In progress	\$	6-18 months	OneApp, a one stop rental application portal, has been contacted and an MOU will be crafted in 2019.
3.4	Develop a marketing campaign to educate and engage the community on housing affordability, density, and development realities in order to develop community capacity	In progress	\$0	6-36 months	A rent and ownership burden infographic; power point presentation on state of housing data; affordable housing 101 flyer; and online interactive maps have been created so far. Additional outreach and marketing materials will be created in Spring of 2019.
3.5	Develop a financing and resource database	In progress	\$0	6-18 months	Development of financing and resource database is currently being finalized.
3.6	Partner with Oregon IDA Initiative to help Milwaukie residents build financial management skills and assets	In progress	\$0	6-18 months	The Housing and Economic Development Coordinator and the Community Development Director attended the Oregon IDA conference in October of 2018. Partnership opportunities will be discussed in Spring/Summer 2019.



Milwaukie Housing Affordability Strategy 2018-2023 Action Plan

The **Milwaukie Housing Affordability Strategy (MHAS)** was adopted by the Milwaukie City Council on July 17th, 2018.

This **5-year-long** strategy contains **31 action items** for short, mid-term, and long-term implementation for providing and supporting equitable and affordable housing opportunities.



BACKGROUND

Between April 2012 and April 2018, the median sale price for single-family homes in Milwaukie increased 92 percent. During the same period, the median sale price of small multifamily units increased 24 percent. The most recent Census numbers show that **32 percent of homeowners and 51 percent of renters are spending more than 30 percent of their income on housing**. Seniors, people of color, and people with disabilities are disproportionately impacted by the housing situation.

Being able to afford quality housing close to quality schools, grocery stores, and parks is a struggle for many low-income families. Cost-burdened households often find themselves without sufficient funds for other necessities (ie. food, health care, child care, and transportation). The high cost of housing also leads to housing instability and limits housing choice. Many families end up moving frequently which has a financial, social and emotional impact, on them and their families.

MILWAUKIE HAS 3 MAIN HOUSING GOALS

1. Develop New Units
2. Prevent Displacement and Retain Affordability
3. Connect People to Existing Affordable Housing



GOAL 1: DEVELOP NEW UNITS

- Increase the amount of housing affordable to people across the income spectrum while factoring in supportive housing or resident services. These services will help relieve the pressure on housing costs, including rental costs, and minimizes the threat of houselessness.
- Increase the number of affordable units and the total amount of housing to better meet market demand through financing and direct development. Changing requirements (ie. building codes and land use) can reduce the cost of building housing, which in turn promotes more housing supply and long-term affordability.

GOAL 2: PREVENT DISPLACEMENT AND RETAIN AFFORDABILITY

- Stabilizing housing costs, including rents and property values can prevent displacement when residents become susceptible to becoming priced out of neighborhoods.
- Protect renters and homeowners by preserving existing affordable housing and increasing education and access to resources.

GOAL 3: CONNECT PEOPLE TO EXISTING AFFORDABLE HOUSING

- Help existing and potential residents find, qualify for, and access housing that is affordable and appropriate for their needs.
- Households who are ready to move into homeownership will benefit from education and support.
- Renters could overcome barriers by increasing access to programs that help them overcome these barriers.

ADDITIONAL INFORMATION

To learn more about MHAS action plan, visit
www.milwaukieoregon.gov/communitydevelopment/affordable-housing
or contact:

Alma Flores

Community Development Director

Phone: 503-786-7652

Fax: 503-774-8236





Milwaukie Housing Resources

The **Milwaukie Housing Affordability Strategy (MHAS)** was adopted by the Milwaukie City Council on July 17th, 2018.

This **5-year-long** strategy contains **3 Goals** to provide and preserve equitable and affordable housing options in Milwaukie. The resources listed here primarily support Goals 2 and 3.

MHAS GOALS

GOAL 1: Develop New Units

GOAL 2: Prevent Displacement and Keep Affordable Units Affordable

GOAL 3: Connect People to Existing Affordable Housing

GOAL 2:

STAYING IN YOUR HOME

For Landlord-Tenant Disputes	Community Alliance of Tenants—a resource for rent assistance, housing connections, legal council, and quality of housing disputes. 503-288-0130 (http://oregoncat.org/)
Warming Centers	A list of severe weather warming centers for homeless people on nights when the weather is expected to be dangerous. Dial 211 toll free (www.clackamas.us/socialservices/reliefcenters.html)
Energy and Utility Assistance	Clackamas County provides emergency financial assistance for energy bills. 503-650-5640 (www.clackamas.us/socialservices/energy.html)
Energy and Utility Assistance	Milwaukie provides reduced rates for water, wastewater, storm-water, or street utility charges. 503-786-7555 (www.milwaukieoregon.gov/lowincome)
211 Info	211Info connects residents with agencies who support residents' basic needs: housing, nutrition, and family services. Dial 211 toll free (http://211info.org/)
Renter/Homeowner Support Network	Northwest Housing Alternatives "Home Base" supports residents who are at risk of losing their home. 503-654-1007 (https://nwhousing.org/homeless-services/home-base/)
Housing Discrimination	Fair Housing Council protects, promotes and advocates for residents experiencing discrimination or intimidation. 503-223-8197 (http://fhco.org)
Affordable Housing Preservation	Housing Authority of Clackamas County purchases large multi-family housing projects that are in good condition to add to the affordable housing stock. 503-655-8267 (www.clackamas.us/housingauthority/affordable.html)
Home Repairs	Home repair loans and home access grants. 503-655-8591 (www.clackamas.us/communitydevelopment/repair.html)
Aging in Place	A collection of resources, inspirations, and things to consider when designing your home for your current or future needs. (http://aginginplace.com/)
Certified Aging in Place Specialists (CAPS)	A national list of CAPS. Search their database to find a reliable contractor, architect, or health care professional. 202-266-8217 (www.nahb.org/en/consumers/homeownership/aging-in-place-vs-universal-design/aging-in-place-remodeling.aspx)
Foreclosure Resources	A collection of state and federal resources that are available for homeowners who are at risk of foreclosure. Dial 211 toll free (www.oregonhomeownersupport.gov/)
Weatherization	Qualifying homeowners can receive energy efficiency testing and weatherization upgrades to their homes. 503-655-8840 (www.clackamas.us/communitysolutions/weatherization.html)

GOAL 3: FIND A HOME

Income Restricted Housing	Housing Authority of Clackamas County owns and maintains single and multifamily homes for those making less than 80% of the area's median income. 503-655-8267 (www.clackamas.us/housingauthority/residents.html)
Rent Well - Future Tenant Education	Free tenant education course that helps tenants navigate the rental market. 503-650-5647 (www.rentwell.org/tenant-education/tenants/)
Voucher Program	Housing Choice Voucher program, previously known as Section 8, is a federally funded rental assistance where residents earning below 50% of the area's median income can receive reduced rents for qualified homes. 503-655-8267 (www.clackamas.us/housingauthority/section8.html)
Veteran Voucher Program	Veteran Affairs Supportive Housing Voucher Program is a federally funded rental assistance program. 503-655-8640 (www.clackamas.us/socialservices/veterans.html)
Home Buyer Assistance	Clackamas County Home Buyer Assistance Program provides zero interest loans for down payments and closing costs. 503-655-8591 (www.clackamas.us/communitydevelopment/homebuyers.html)
Homeownership Centers	A list of organizations offering financial housing counseling, down payment assistance, and support for potential homebuyers. 503-986-2000 (www.oregon.gov/ohcs/HD/SFF/brochures/Oregon-Housing-Centers.pdf)
Mobile Home Park Purchase Program	A revolving loan fund to provide pre-purchase assistance to tenant groups and nonprofits. This program is designed to assist mobile home park residents gain control over rising rents through park ownership. 503-986-2082 (http://library.state.or.us/repository/2016/201601080824335/index.pdf)
Homes through Habitat for Humanity	Habitat for Humanity encourages homeownership for hardworking individuals. 503-287-9529 (http://habitatportlandmetro.org/programs/homeownership/)
Matched Savings Accounts	Oregon Individual Development Account (IDA) Initiative is a goal driven savings account program that is matched 3 to 1 once a benchmark amount is reached. Save for: home buying, higher education, small business development, or other assets. 503-226-3001 (https://oregonidainitiative.org/overview/)
Homeless Intervention Services	Through emergency shelters and transitional housing, Northwest Housing Alternatives provides residents with housing resources who are experiencing homelessness. 503-654-1007 (https://nwhousing.org/homeless-services/)
Homeless Intervention Services	Clackamas County Coordinated Housing Access connects individuals and families experiencing homelessness, or those who are at risk for homelessness, to the services they need. 503-655-8591 (www.clackamas.us/communitydevelopment/cccha.html)
Emergency Housing for Women in Crisis	Clackamas Women's Services Provides support and resources for vulnerable individuals in Clackamas County. 888-654-2288 (www.cwsor.org/our-services/)

ADDITIONAL INFORMATION

These resources are regularly updated and available at:
www.milwaukieoregon.gov/housingaffordability





Milwaukie Affordable Housing 101

This is a guide to understanding current housing demands and needs, the partners involved in creating affordable housing, and city-led projects working to lower housing costs.

Milwaukie Quick Facts:

Population (2016):
20,643

Pop. Change (2010-2016):
1.2% Growth

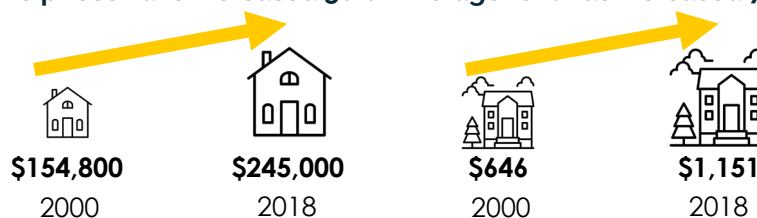
Media Family Income
(2016):
\$71,685

Milwaukie Household
Income (2016):
\$55,880

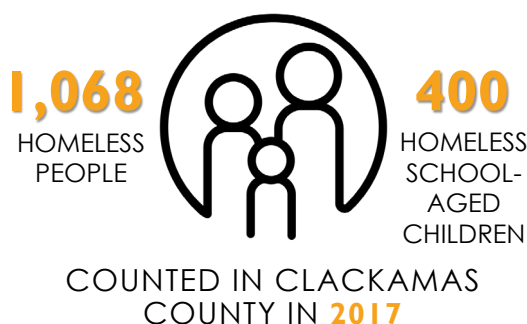
Unemployment (2016):
5%

Milwaukie declared a Housing Emergency in 2016

Home prices have increased 58% Average rent has increased 78%

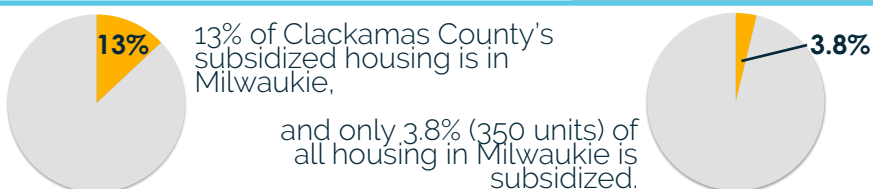


27% of all Milwaukie households are *Severely Housing "Cost-Burdened"* - spending more than 50% of their incomes on housing.



Milwaukie's housing vacancy rate is
3%

the national vacancy rate is
12%



**Conservatively by 2036,
Milwaukie will need at least 800
new homeownership units and
330 rental units.**

Sources:
ACS 2017 1-year Estimates
ACS 2012-2016 5-year Estimates
ACS 2000 (SF 1100-Percent Data)
Milwaukie's Housing and Residential Land Needs Assessment

Sources of Affordable Housing

Who Owns Rental Housing?



What Assists with Affordable Home Ownership and Creation?

Construction Excise Tax	Clackamas County Home Buyer Assistance Program
Vertical Housing Tax Credit	Oregon Individual Development Account Initiative
Low Income Housing Tax Credit	Habitat for Humanity
Housing Development Grant Program	Proud Ground
Oregon Affordable Housing Tax Credit	African American Alliance for Homeownership
Local Innovation and Fast Track Rental Housing Program	Portland Housing Center
for Developers	for Home-buyers

Housing Authority for Milwaukie

Housing Authority of Clackamas County (HACC)



Selected Mission Driven Groups



How Do I Find Affordable Rentals?

- Reach out to the Housing Authority of Clackamas County and the Community Development Corporations listed above
- Dial 211 toll free, or visit: www.211info.org
- Research through: www.oneapporegon.com



What is the Area Median Income (AMI) in the County?

Clackamas County Median Income (2017): **\$74,700**

Family Size	Low: 80% of AMI	Very Low: 50% of AMI	Extremely Low: 30% of AMI
1	\$41,850	\$26,150	\$15,700
2	\$47,800	\$29,900	\$17,950
3	\$53,800	\$33,650	\$20,420
4	\$59,750	\$37,350	\$24,600
5	\$64,555	\$40,350	\$28,780
6	\$69,350	\$43,350	\$32,960
7	\$74,100	\$46,350	\$37,140
8	\$78,900	\$49,350	\$41,320
9	\$83,650	\$52,300	\$34,450

Planned Affordable Housing in Milwaukie

Hillside Park Redevelopment



The Housing Authority, Hillside residents, and other partners are currently visioning a master plan for the 16-acre site that would preserve existing affordable units while providing up to 400 new affordable housing units in a mixed-use development.

Northwest Housing Alternatives Headquarters

Northwest Housing Alternatives is currently building their new headquarters in Milwaukie and it will include 28 new affordable housing units as well as an emergency shelter.

What Milwaukie is Working on in 2019...

Comprehensive Plan Update

Milwaukie is in the process of updating its Comprehensive Plan, a guiding document that includes a series of goals and policies that prioritize future land use and development. As required by Oregon law, this update will include a detailed housing component.

<https://www.milwaukieoregon.gov/planning/comprehensive-plan-update>

Cottage Cluster Feasibility Study

A Cottage Cluster is a group of smaller homes that share some or all open space. Through a Metro-funded grant, Milwaukie has contracted Cascadia Partners to conduct a financial feasibility analysis and the preliminary site design work for four sites around the city. These sites are all different in character, and can be used as blueprints for future, interested community partners.

www.milwaukieoregon.gov/communitydevelopment/cottage-cluster-feasibility-study

Accessory Dwelling Unit Code Audit

Milwaukie understands the important role that Accessory Dwelling Units have for alleviating housing shortages. The city is reviewing our current codes and requirements that physically or financially restrict appropriate ADU creations within Milwaukie - looking towards comparable cities for best practices.

Additional Resources

For a list of resources to help with housing creation, stay in your current home, or find a house, visit:

www.milwaukieoregon.gov/housingaffordability

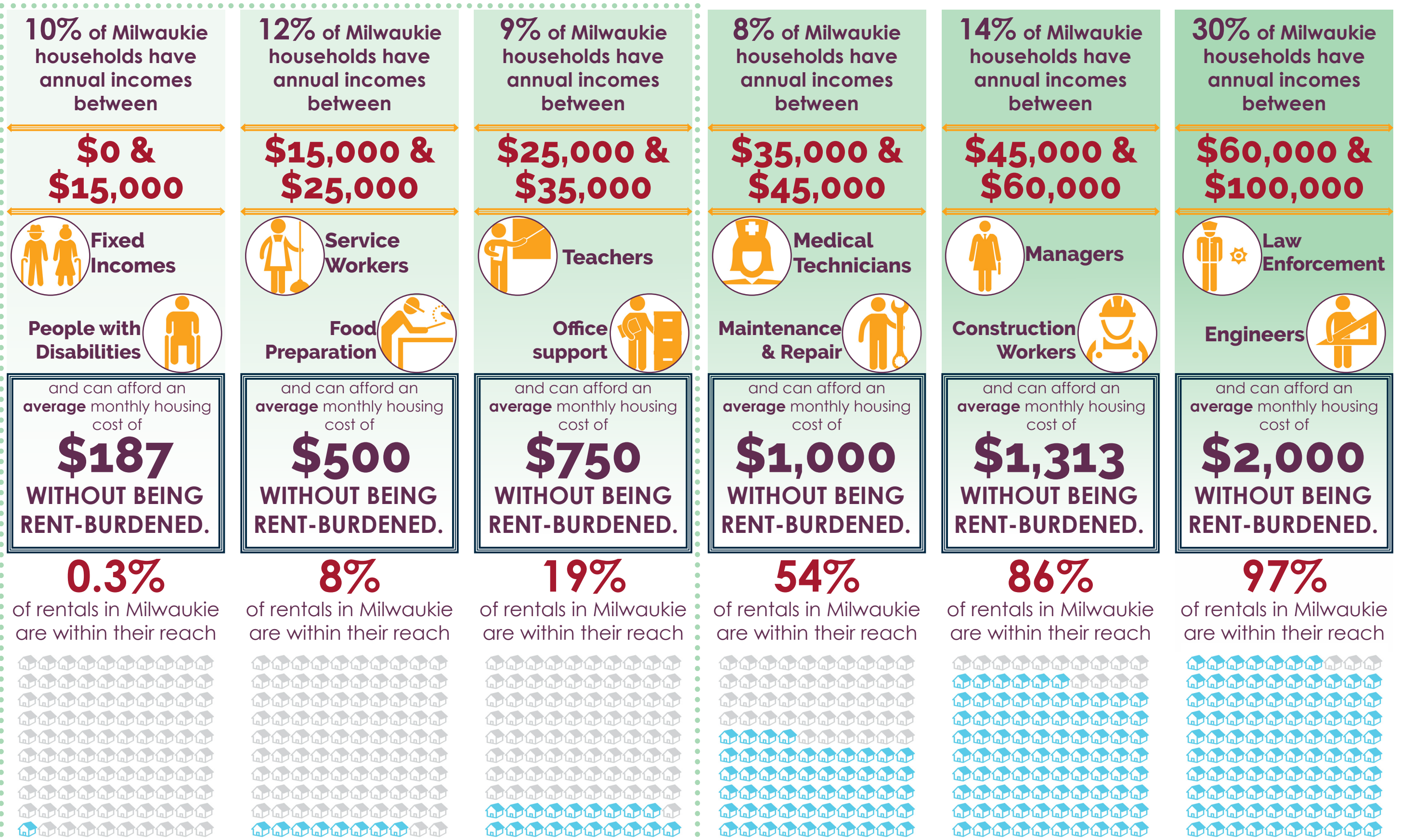
Or contact:
Community and Economic Development
503-786-7600
communitydevelopment@milwaukieoregon.gov



Milwaukie, how far does your RENT go?

Attachment 5

Spending more than 30% of your income on rent is considered "Rent-Burdened"



*Professions are among the most frequently reported occupations in Milwaukie in 2016.

*Note: Milwaukie households making more than \$100,000 are not shown in this graphic because they are not as adversely affected by current housing costs.

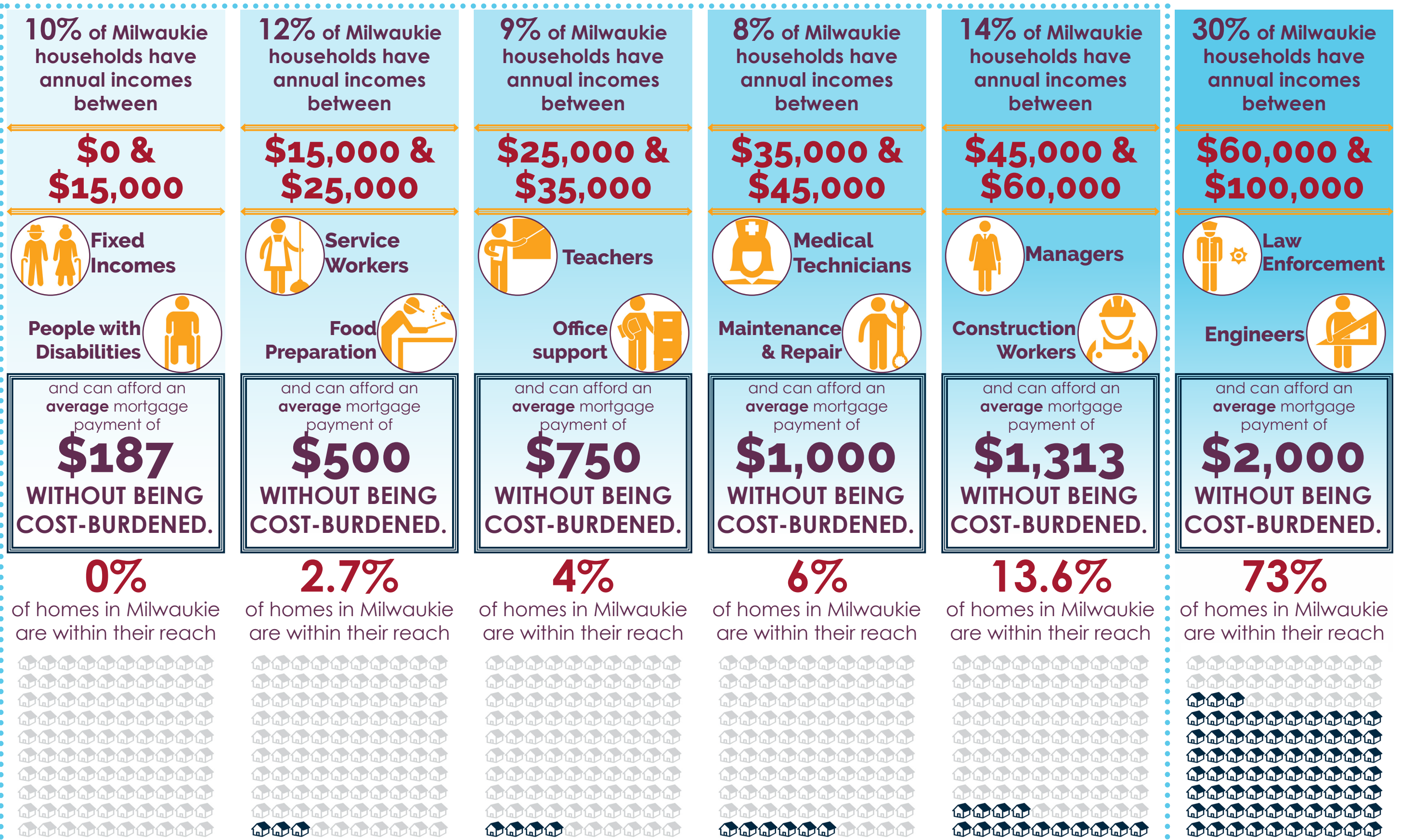
31% of all households
in MWS33kie

Sources: ACS 2012-2016 5-Year Estimates
ACS 2017 1-Year Supplemental Estimates



Milwaukie, how far can your MORTGAGE PAYMENT go?

Spending more than 30% of your income on a mortgage payment is considered "Mortgage Cost-Burdened"



*Mortgages were estimated to be 30-year fixed at the current interest rate (5%), and with a 3.5% down payment - the FHA minimum required. (Taxes, Interest, PMI, and Principal included)

*Note: Milwaukie households making more than \$100,000 are not shown in this graphic because they are not as adversely affected by current housing costs

53% of all households
in Milwaukie

Council Goal Update: Housing Affordability Strategy Implementation

Alma Flores, Community Development Director
Valeria Vidal, Housing and Ec. Dev. Coordinator
December 18, 2018



Overview

- The Milwaukie Housing Affordability Strategy: 2018-2023 (MHAS) was adopted on July 17th, 2018
 - Preliminary work needed to be undertaken during the first six months (July to January 2019)
 - Implementation of the 18 short term actions with two mid-term actions starting in February 2019
- Completion of two actions prior to full roll-out of implementation
 - Housing and Economic Development Coordinator was hired on July 11, 2018
 - Monitor Metro's Regional Affordable Housing Bond which was successfully passed along with a constitutional amendment



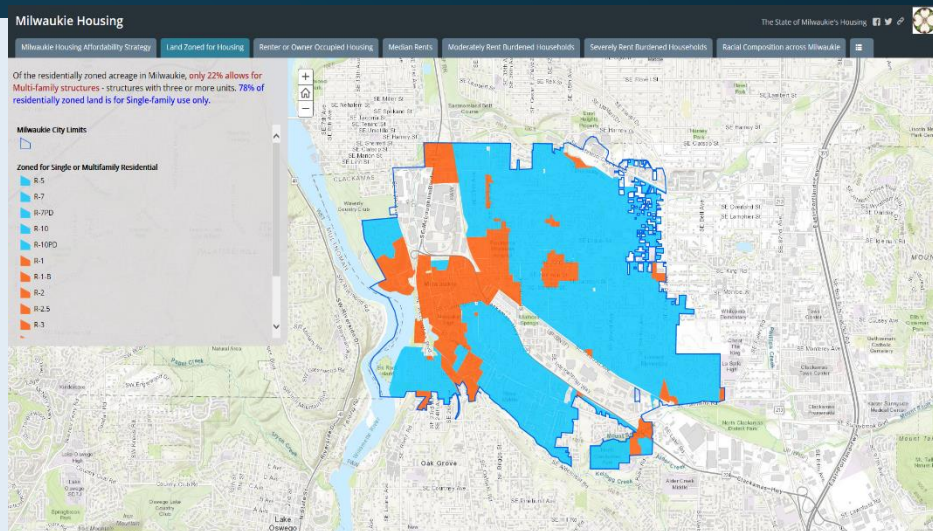
Website Highlights

- Launched [housing affordability website](#) and [interactive mapping website](#)

Housing Affordability

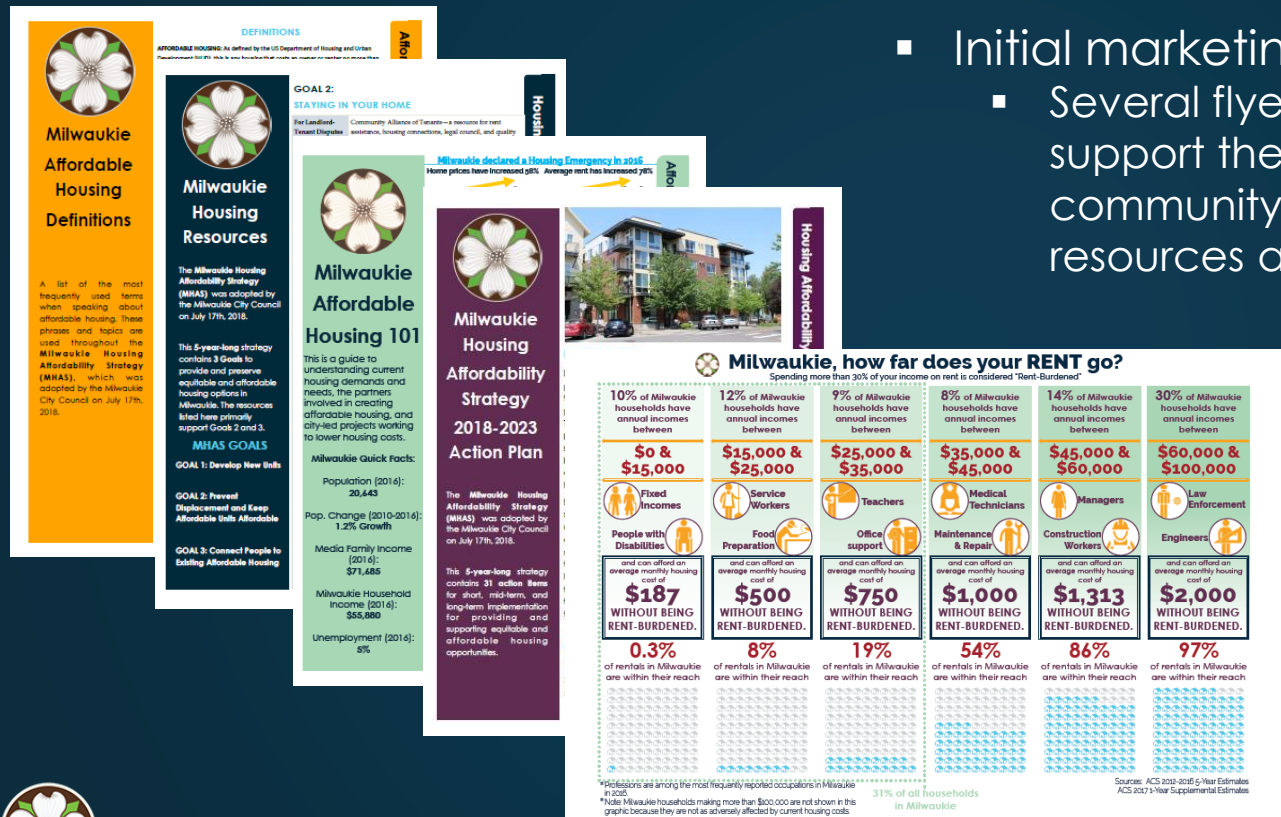
Your One Stop Shop for Housing Resources in Milwaukee

Each block contains a list of resources, updated regularly, to help connect each visitor with programs that will best fit their current and future needs. The three blocks are modeled after our three main Housing Strategies Goals: 1) Develop New Units, 2) Prevent Displacement and Keep Affordable Units Affordable, and 3) Connect People with Existing Affordable Housing.



Marketing Highlights

- Initial marketing campaign
 - Several flyers have been developed to support the education of our community on the state of housing and resources available



Customer Service Highlights

- Customer Service
 - Track housing related inquiries by residents and developers
 - Comprehensive Plan code revision waiting list database
 - Database of interested developers



Housing Forum Highlights

- Housing Forum
 - 95 people officially signed in and 115 people received informational packets
 - 54 residents
 - 53 representatives from organizations
 - 6 people watched the YouTube livestream/ 45 views until December 17th



In Progress...

- Cottage Cluster Feasibility Study
- ADU Code Audit
- Construction Excise Tax Program details
- Additional outreach and marketing materials
- Continue to build and maintain partnerships
- Monitoring Housing Bond Implementation
- Website Maintenance work
- Hillside Master Plan
- Tenant Relocation discussions



Actions		Status	Cost	Timeline	Work to Date
1.1	Explore program(s) for affordable housing through the existing construction excise tax (CET)	In progress	\$0-\$	6-18 months	As of December 2018, our CET funds total \$279,639. We are researching CET distribution examples from other cities, and putting together an oversight committee to establish the criteria to distribute the funds.
1.3	Explore incentivizing the development of affordable units through a local property tax exemption or other form of tax alleviation	In progress	\$\$-\$\$\$	6-18 months	Staff participates in monthly meetings with the Clackamas County Housing and Homelessness Task Force. There are currently no initiatives being discussed to alleviate county taxes, but the city staff will be discussing this need with councilors.
1.4	Create an internal culture that is friendly to developers	In progress	\$0-\$	6-36 months	A development checklist has been developed in collaboration with Planning, Building, Public Works, Engineering, Community Development, Economic Development and the Development Manager (see attachments).
1.5	Engage with the development community to model the potential impact of incentives, such as changes to zoning or the structure of development fees	In progress	\$0-\$	6-18 months	Staff has held meetings with Catholic Charities, Northwest Housing Alternatives, Hacienda Community Development Corporation, Proud Ground, Clackamas County and NEDCO to explore opportunities. SDC case studies has been produced and shared with staff for an understanding of these impacts.
1.9	Explore incentivizing/encouraging ADU and cottage cluster development	In progress	\$	18-36 months	The ADU code audit and Cottage Cluster Feasibility Study recommendations will come before Planning Commission and Council in Spring 2019.
1.11	Engage Metro's Equitable Housing Program to pursue a general obligation bond for affordable housing	Completed	\$0	6-18 months	The Housing Authority of Clackamas County and METRO have both committed to include Milwaukie as part of initial discussions on the implementation of the Metro Bond and Measure 102. Staff has attended several Metro Policy Briefings for the government bond efforts and met with Clackamas County staff to address our interests. Alma currently serves on the Clackamas County Housing Advisory Board (HAB).
1.12	Develop and maintain a database of available properties (all zones) to market to developers	Completed/ On going maintenance	\$0	6-18 months	As part of the new housing affordability website, an online database of available properties in all zones to market to developers, explaining the constraints and opportunities of the sites has been developed.

Actions		Status	Cost	Timeline	Work to Date
1.13	Partner and support Clackamas County's affordable housing development and rehabilitation projects in Milwaukie	In progress	\$0-\$	6-18 months	Staff is actively partnering and supporting Clackamas County's affordable housing development and rehabilitation projects in Milwaukie such as the Hillside Master Plan (on a bi-weekly basis) and attends the Clackamas County Housing and Homelessness Task Force on a monthly basis to advocate for Milwaukie's needs.
2.1	Hire a Housing Coordinator	Completed	Funded		
2.4	Support and promote programs that provide financial assistance for seniors and low-income homeowners to remain in their homes	Completed/ On going maintenance	\$	6-36 months	The new housing website and "Stay in Your Home" flyer has been created to promote this information. Additional marketing materials and outreach is scheduled for Spring 2019.
2.5	Adopt policies to mitigate the impact of rental displacement. Explore a relocation assistance ordinance or similar type of tenant assistance policy	In progress	\$0-\$	18-36 months	The Community Development Director is coming before Council to explore a relocation assistance ordinance or a similar policy on December 18 th .
2.6	Assist in eviction prevention by supporting Clackamas County's landlord-tenant mediation services	In progress	\$0-\$	6-18 months	The new housing website and stay in your home flyer promotes this resource. Additional marketing materials and outreach is scheduled for Spring 2019.
2.7	Research and market low-cost loans to property owners for maintenance, weatherization, and seismic upgrades	In progress	\$0-\$	6-18 months	The new housing website and stay in your home flyer promote this information. Additional marketing materials and outreach is scheduled for Spring 2019. More research and coordination is needed with the county to consider developing a renter emergency fund.
3.1	Partner with nonprofits and employers to provide first-time homebuyer education and support	In progress	\$	6-18 months	Staff have met with Proud Ground twice to strategize potential opportunities for collaboration.
3.2	Support and promote programs to certify renters and reduce their move-in costs	In progress	\$	6-18 months	The Rent Well program is currently being promoted on our housing website and flyer. Additional marketing materials and targeted outreach is scheduled for Spring 2019.
3.3	Support and promote programs that streamline the rental application process and reduce application fees	In progress	\$	6-18 months	OneApp, a one stop rental application portal, has been contacted and an MOU will be crafted in 2019.



Actions		Status	Cost	Timeline	Work to Date
3.4	Develop a marketing campaign to educate and engage the community on housing affordability, density, and development realities in order to develop community capacity	In progress	\$0	6-36 months	A rent and ownership burden infographic; power point presentation on state of housing data; affordable housing 101 flyer; and online interactive maps have been created so far. Additional outreach and marketing materials will be created in Spring of 2019.
3.5	Develop a financing and resource database	In progress	\$0	6-18 months	Development of financing and resource database is currently being finalized.
3.6	Partner with Oregon IDA Initiative to help Milwaukie residents build financial management skills and assets	In progress	\$0	6-18 months	The Housing and Economic Development Coordinator and the Community Development Director attended the Oregon IDA conference in October of 2018. Partnership opportunities will be discussed in Spring/Summer 2019.



THANK YOU

QUESTIONS?

