

Rental Services Policy and Planning

Program Description & Goals

The Rental Services Policy and Planning Program is responsible for data analysis, policy development, and regulation related to fair housing and landlord-tenant law. The program works to develop and implement policy and regulation associated with landlord-tenant and fair housing law. This work includes research, data analysis, and policy development as directed by the Housing Bureau Director, Commissioner-in-Charge, and City Council; staff support to the City's Rental Services Commission and Fair Housing Advocacy Committee; technical assistance for the public on local and state landlord-tenant law; administration of the City's mandatory relocation assistance exemption process; and administration of the City's rental unit registration requirement. There are no program-specific performance measures associated with this program offer.

Explanation of Services

Over 46% of households in Portland are renters, and renter households are disproportionately low income and/ or from communities of color. When compared with similar jurisdictions across the nation, or the homeownership market, the rental housing markets in Portland and Oregon are largely missing a modern regulatory framework to maintain a fair and healthy market for both renters and landlords. Renters are experiencing higher rates of displacement due to the rising cost of rent, stagnant incomes, and comparatively loose tenant protections. This displacement has created a need for the City to address and modernize its services and regulations.

This program is one of two associated with the Rental Services Office, the City's landlord-tenant and fair housing organization. This program exists to develop and implement policy and regulation associated with landlord-tenant and fair housing law. Some initiatives are consistent year-to-year, but as new initiatives are identified by City Council, the Commissioner-in-Charge, or the bureau, they are assigned based on workload and expertise.

This program is responsible for leading the coordination and implementation of Rental Services Office workplan and projects, along with the policy and planning associated with contract management, rental unit registration, rental unit application and screening process rules, and rental unit security deposit rules. Other responsibilities include contract management, mandatory relocation technical assistance, rental registration technical assistance and administrative processing. Moreover, this program is responsible for staffing and supporting the Fair Housing Advocacy Committee and the Rental Services Commission, data analysis, pilot program development and evaluation, and national research and comparative analysis.

The results of the program offer include increased knowledge and understanding of rights and responsibilities for landlords and renters under landlord-tenant and fair housing law; administrative processing of mandatory relocation assistance exemptions and payments; a complete registration of rental units; tenant-landlord services contracts; and successful development of policies and regulations as directed by City Council.

Equity Impacts

The Rental Services Policy and Planning program supports the PHB mission of addressing the housing needs of the people of Portland through supporting programs that help low - income Portlanders find, rent, buy, and retain safe housing; and bringing together partners and leading them to assess the city's housing needs, choose sustainable solutions to efficiently meet them, and identify how to pay for them.

This program advances equity by assessing landlord-tenant and fair housing law and its impacts on different communities in Portland. The approach is grounded in remedying historically racist housing policies and practices by designing and implementing policy and program interventions that meet the diverse needs of different communities while also mitigating ongoing harms in the rental market. Success in this program would result in the reduction or elimination in housing disparities between communities with regard to fair housing violations, accessing rental housing units, forced entry and detainer evictions, no cause rental agreement terminations, and other rental housing actions.

Changes to Program

There are no significant changes in this program anticipated for FY 2022-23.

Program Budget

	Actuals FY 2019-20	Actuals FY 2020-21	Revised FY 2021-22	Requested Base FY 2022-23	Requested with DP FY 2022-23
Bureau Expenditures					
Personnel Services	128,535	128,144	182,285	197,076	197,076
External Materials and Services	14,575	36,770	0	0	0
Bureau Expenditures Total	143,110	164,914	182,285	197,076	197,076
Requirements Total	143,110	164,914	182,285	197,076	197,076
FTE	1.45	1.27	1.27	1.27	1.27

Budget Narrative

Resources	The program is primarily funded by General Fund and rental unit registration fund.
Expenses	Program expenses are primarily salaries and benefits for policy and planning staff, as well as payments for consulting, meeting space and materials, printing and distribution, etc.
Staffing	This program offer includes 1.22 FTE positions. Staff are assigned a portfolio of policy and planning issues (see Explanation of Services section) and are responsible for the associated work products.

Portland Housing Bureau

Assets and Liabilities This program has no assets or liabilities.

Program Information

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