Community and Economic Development

# Mandatory Renter Relocation Assistance Informational Briefing

Housing and Permitting Committee
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# Agenda

1. What is Mandatory Renter Relocation Assistance ("MRRA")?
2. State Regulatory Context
3. Rental Services Commission - 2022 Recommendations
4. What's Next?

# 01
# What is Mandatory Renter Relocation Assistance ("MRRA")?

# What is Mandatory Renter Relocation Assistance?

- Adopted in 2017 and updated in 2018
- Requires landlords to pay tenants to help cover the cost of relocating to new housing under specific circumstances

# MRRA Policy Development Context & Timeline

**City Declares Housing Emergency**
**Oct. 2015**
Rapid rent increases raised concerns about involuntary economic displacement and increased homelessness

**Ordinance 188219**
**Feb. 2017**
Mandatory Renter Relocation Assistance first adopted, connected to State of Emergency

**Technical Advisory Group**
**Mar. 2017**
PHB convenes landlords, tenants, and social service providers to review MRRA and suggest technical adjustments

**Rental Services Commission Established**
**Oct. 2017**
Intended to be primary public forum for discussion of landlord-tenant housing regulation and programs

**Ordinance 188849**
**Mar. 2018**
MRRA updated and made permanent (no longer connected to state of emergency)

# MRRA Requires Payments from Landlords to Tenants

Payments are generally required under these circumstances:

- No-cause eviction
- Notice of non-renewal of a fixed term lease
- Terminations allowable for a "qualified landlord reason" (e.g., immediate family member occupancy)
- Rent increase of 10% or more over a 12-month period
- Substantial change of lease terms

Payment to tenants occurs 45 days prior to termination date for no-cause evictions, making it more likely households can avoid court-ordered eviction.

# MRRA Payments Vary by Unit Size

The payment amount is intended to cover relocation expenses, including double rent (i.e., overlapping rent payments for old and new housing), security deposits, application fees, childcare, storage, and moving supplies.

| Number of Bedrooms | Payment Amount |
|---|---|
| Studio or Single Room Occupancy (SRO) | $2,900 |
| One-Bedroom | $3,300 |
| Two-Bedroom | $4,200 |
| Three-Bedroom *or larger* | $4,500 |

# MRRA Exemptions

| Exemptions | Landlord Required to File for Exemption |
|---|---|
| 1 – Week-to-week tenancies | No |
| 2 – Landlords that share the same Dwelling Unit as their tenant(s) | No |
| 3 – Landlords that occupy a Duplex as their Principal Residence and rent the second unit out | Yes |
| 4 – Landlords that rent a Dwelling Unit on a property with an ADU and live on site | Yes |
| 5 – Landlords that temporarily rent out their Principal Residence for not more than 3 years | Yes |
| 6 – Landlords that temporarily rent out their Principal Residence due to active military service | Yes |
| 7 – Landlord is terminating a rental agreement for an Immediate Family Member to occupy the unit | Yes |
| 8 – Dwelling Unit is a regulated affordable unit and issuing a rent increase | No |
| 9 – Dwelling Unit is acquired for public use through eminent domain law | No |
| 10 – Dwelling Unit rendered immediately uninhabitable not due to the action or inaction of landlord | No |
| 11 – Dwelling Unit rented for less than 6 months with a demolition permit in place | Yes |
| 12 – Fixed term tenancy where Tenant was notified of intent to sell or permanently convert the unit | Yes |

# 02
# State Regulatory Context

# Related State Legislation, 2019 - 2023

- In 2019, the State Legislature adopted SB 608, which created a new statewide cap for rent increases, set at 7% plus inflation (the average rate over the past 12 months)
- During COVID, allowable rent increases hovered right around the trigger limits for MRRA
- When inflation began to spike post-COVID, allowable rent increase cap rose to 14.6%
- As a response, in 2023, the State Legislature passed SB 611, which adjusted the rent increase cap, set at 10% or 7% plus inflation [the annual 12-month average change in the consumer price index (CPI)], *whichever is less*.
    - PHB's Rental Services Office data shows marked decline in notice of relocation payments due to rent increases since the 2023 legislation went into effect:

| NRPs due to Rent Increase | |
|---|---|
| FY 22/23 | FY 24/25 |
| 27 | 4 |

# 03
# Rental Services Commission (RSC) 2022 Recommendations

# 2022 RSC Recommendations - Background

In October of 2022, the RSC was asked to consider two policy questions:

1. Should the City increase the mandatory relocation assistance amounts?
2. Should the City index the mandatory relocation payment amounts to an inflation standard?

To support their deliberations, the RSC was provided information on:

- the intent of MRRA
- payment standards
- eviction filing trends
- state laws on allowable rent increases
- overall trends in eviction filings
- information related to rent increases by unit size
- data on property tax increases

# 2022 RSC Recommendations - Summary

In November of 2022, the RSC voted to recommend:

- Increase the MRRA payment standard
  - Align with CPI increases and actual rent increases and rent levels experienced within the city based on CoStar data since the ordinance passed in 2017, and which reflects actual costs experienced to find a new home in the market.
- Index the payment standard to inflation
  - Align with CPI increases and actual rent increases and rent levels experienced within the city based on CoStar data, and which reflects actual costs experienced to find a new home in the market.
  - CPI index should be combined with rent increases in accordance with SB 608.
- Other policy considerations: Concerns around CoStar data accuracy

# 04
# What's Next?

# Landlord-Tenant Policy Evaluation

PHB is undertaking an evaluation of landlord-tenant policy in Portland with support from a financial advisory services firm with landlord-tenant policy expertise.

The evaluation will consider:

- the effectiveness of existing policy (including MRRA)
- opportunities for policy or related programmatic change
- alignment with policy intent
- unintended consequences for tenants and landlords.

# Landlord-Tenant Policy Evaluation Timeline

| | Aug | Sept | Oct | Nov | Dec '25 | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sept | Oct | Nov | Dec '26 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Project Preparation | | | | | | | | | | | | | | | | | |
| Project Launch | | | | | | | | | | | | | | | | | |
| Core Team Meetings | | | | | | | | | | | | | | | | | |
| Phase 1: Evaluation Design | | | | | | | | | | | | | | | | | |
| Phase 2: Quant Data Collection & Analysis | | | | | | | | | | | | | | | | | |
| Phase 3: Qual Data Collection & Analysis | | | | | | | | | | | | | | | | | |
| Phase 4: Policy Analysis & Comparative Analysis | | | | | | | | | | | | | | | | | |
| Phase 5: Synthesis | | | | | | | | | | | | | | | | | |
| Final Report Delivered | | | | | | | | | | | | | | | | | |

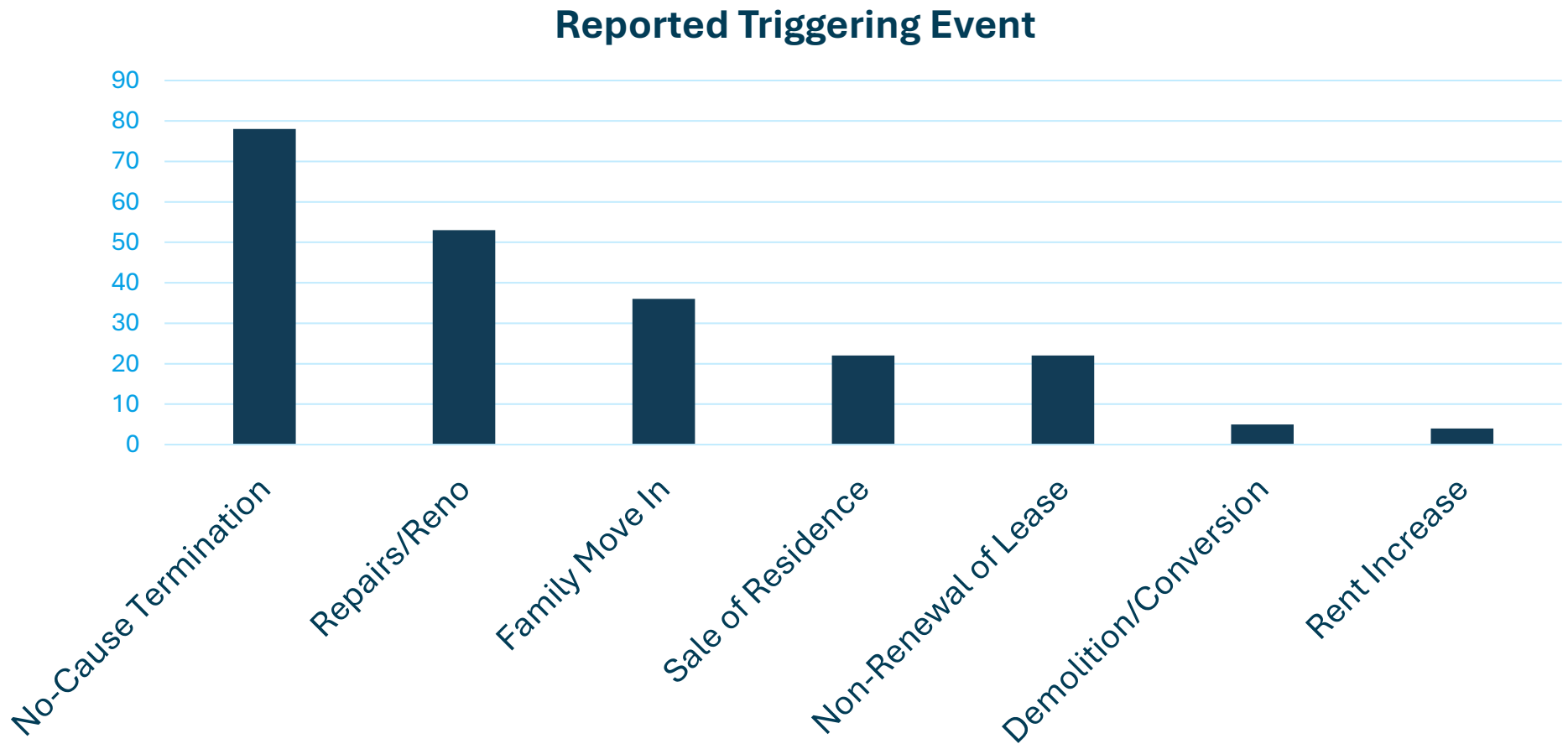
# Learning As We Go

PHB does not plan to wait for the final report to begin learning from this evaluation work.

**Over the coming year, PHB will:**

- Collaborate with the consultant team to derive lessons relevant to policy, data, and program improvement over the course of the engagement.
- Build upon data relevant to MRRA during the evaluation.
- Use historical information about the policy, including 2022 policy recommendations, and filter that information through the lens of current market conditions
- Ask new questions (e.g., should we reconsider the design and administration of MRRA exemptions)

# Example of Data for Evaluation: Payment Data, FY25 and 26



# Example of Data for Evaluation: RSO Help Desk, FY25 and 26

During FY25 and 26, the RSO Help Desk received 728 phone calls, emails, or in-person contacts about MRRA.

| Common Questions from Tenants | Common Questions from Landlords |
|---|---|
| Did the rent increase I received trigger MRRA? | When does a rent increase trigger MRRA? |
| Is relocation assistance triggered by habitability issues? | What notifications need to be included in termination notices? |
| My landlord did not provide me MRRA and I believe I am entitled to MRRA. What do I do? | How do I apply for an Exemption from Relocation Assistance, and what are the rules? |
| My landlord says they are exempt from MRRA- is this true? | Why was my application for an Exemption from Relocation Assistance denied? |
| What is a substantial change in lease terms? Do the changes in the lease I am being offered trigger MRRA? | What are the differences between 30-, 60-, and 90-day notices? |

RSO Help Desk information can be found here: portland.gov/phb/rental-services/helpdesk

# Community and Economic Development