Public Forum Diane Werich 2.21.17

Resolution Supporting Funding of Ashland's Affordable Housing Trust Fund

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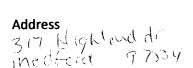
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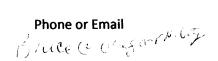
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sufficient re	evenues to fund the neglected Affordable Housing Trus	st Fund.
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Resolution Supporting Funding of Ashland's Affordable Housing Trust Fund

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Resolution Supporting Funding of Ashland's Affordable Housing Trust Fund

trust fund requires immediate funding. Funding should come from existing, or future taxes that do not increase housing costs. Ashland's Affordable Housing Trust Fund. In order to reduce homelessness and provide housing to low income residents, the undersigned hereby resolve to support the City of Ashland's implementation of a sustainable funding mechanism for We believe that the Transient Occupancy Tax (TOT) and the Prepared Food and Beverage Tax (Meals Tax) both provide sufficient revenues to fund the neglected Affordable Housing Trust Fund. We the

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Affordable Housing

Solutions

Tell the Ashland City Council:

In response to the housing crisis in fund Ashland's Housing Trust Fund Ashland, I urge the council to fully with a dedicated revenue stream.

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Mayor Stromberg and members of the City Council: My name is Evan Lasley and I live at 326 Talent Ave in Talent. I grew up in Ashland and can no longer afford to live here.

I am here tonight speaking on behalf of the Southern Oregon Housing for All coalition. Thank you for taking the time tonight to listen to our ideas on local steps we can take to address the housing crisis.

In Jackson County, one in every three renters is extremely cost-burdened. That is, they pay more than 50 percent of their income towards rent. Among residents with low incomes, that number rises to 75 percent of all renters. This is a crisis which affects working families all across Southern Oregon. Families are already being displaced, out of Ashland, and out of the Rogue Valley. Being priced out is more than a financial problem. It isolates, damages, and affects profoundly our very sense of community.

It is our hope that with the leadership of cities across Southern Oregon — coming together with religious and community organizations, tenants and landlords, we can begin to develop a long-term strategy to promote stable homes for our neighbors.

Through our series of public forums and speaking to tenants most impacted by the housing crisis we have identified four priority issues which we believe we can take action on together as a community: (1) expanding access to temporary shelter; (2) identifying land and community partnerships to build transitional tiny homes; (3) sustainably funding and leveraging the City's Housing Trust Fund; (4) expanding tenant protections locally.

I will address the last priority, expanded tenant protections. Currently under Oregon law, a tenant can be evicted without cause with 30 days notice within the first year of occupancy. With a rental vacancy rate of around 1.5 percent in Ashland, 30 days is simply not enough time to find a new place to live.

Over the last several months, we have been speaking to tenants in Ashland and have collected hundreds of signatures supporting a local ordinance which would extend the notification period to 90 days for any No Cause eviction or drastic increase in rent. Until we significantly address the challenges of our housing stock, 90 days notice is the least we can provide for working families in Southern Oregon.

Other cities across Oregon have begun to take action. I submit to the record two ordinances passed last year by the city of Milwaukie — declaring a housing state of emergency and implementing 90 days notice as we have noted.

We submit that cities in Southern Oregon should not wait upon the state legislature to take action to address the crisis. We can begin to make a difference in the lives of those most impacted now. Thank you again for your attention.



CITY OF MILWAUKIE "Dogwood City of the West"

Ordinance No. 2117

AN ORDINANCE OF THE CITY OF MILWAUKIE, OREGON, AUTHORIZING THE CITY COUNCIL TO DECLARE A HOUSING EMERGENCY UNDER SPECIFIED CIRCUMSTANCES, DEFINING DURATION AND CITY COUNCIL POWERS DURING A HOUSING EMERGENCY AND DECLARING AN EMERGENCY

WHEREAS, the Portland metropolitan region had the lowest residential vacancy rate in the nation as of the fourth quarter of 2015, estimated at 2.4%; and

WHEREAS, the region's low vacancy rate has resulted in significant rent increases over the last several years, including a 11.3% yearly increase as of the fourth quarter of 2015; and

WHEREAS, Milwaukie's proximity to Portland has resulted in increased gentrification and displacement of residents in recent years; and

WHEREAS, at the same time, many city residents have experienced a decrease in inflation adjusted wages and a reduced ability to find adequate and affordable housing; and

WHEREAS, the combination of high rents and low vacancy rates has resulted in heightened housing uncertainty for many Milwaukie residents; and

WHEREAS, the City Council finds that the uncertainty created by the possibility of losing affordable housing and homelessness is a danger to the public health, safety and welfare.

Now, Therefore, the City of Milwaukie does ordain as follows:

- Section 1. The City Council is authorized to declare a housing emergency when there is an immediate need to address the shortage of affordable housing, in order to avoid human suffering.
- Section 2. The initial duration of a housing emergency shall not exceed one year, but may be extended in six-month increments.
- Section 3. The Milwaukie City Council shall terminate a housing emergency by resolution when the emergency no longer exists or when the threat of an emergency has passed.

Upon the declaration of a housing emergency, in addition to any other Section 4. powers that may be exercised by a local government, the City Council may: A) Utilize City owned resources; Designate persons to coordinate the work of public, private or B) nonprofit relief agencies responding to the housing emergency; Order such other measures as may be necessary to protect the life, C) safety and health of persons, property or the environment. Emergency. With increasing housing uncertainty and fear of Section 5. homelessness for city residents, this Ordinance is necessary for the immediate protection of public health, safety and general welfare; therefore an emergency is declared to exist and this Ordinance shall become effective upon the date of its adoption. Read the first time on $\frac{4/19/16}{1}$, and moved to second reading by $\frac{5:0}{1}$ vote of the City Council. Read the second time and adopted by the City Council on $\frac{4}{19}/16$ Signed by the Mayor on 4/19/16. APPROVED: Approved by Milwaukie City Council this 19th day of April . 2016. Mark Gamba, Mayor APPROVED AS TO FORM: ATTEST: Jordan Ramis PC

Pat Dewal

Pat DuVal, City Recorder

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City Attorney



CITY OF MILWAUKIE

"Dogwood City of the West"

Ordinance No. 2118

AN ORDINANCE OF THE CITY OF MILWAUKIE, OREGON, RELATING TO RENTER PROTECTIONS, ESTABLISHING NEW CODE CHAPTER 5.60 AND DECLARING AN EMERGENCY

WHEREAS, the Portland metropolitan region had the lowest residential vacancy rate in the nation as of the fourth quarter of 2015, estimated at 2.4%; and

WHEREAS, the region's low vacancy rate has resulted in significant rent increases over the last several years, including a 11.3% yearly increase as of the fourth quarter of 2015; and

WHEREAS, Milwaukie's proximity to Portland has resulted in increased gentrification and displacement of residents in recent years; and

WHEREAS, the combination of high rents and low vacancy rates has resulted in heightened housing uncertainty for many Milwaukie residents; and

WHEREAS, in recognition of the impact of the low residential vacancy rates and increasing rents, the Milwaukie City Council has declared a housing emergency; and

WHEREAS, the Milwaukie City Council has authority under Ordinance No. 2117 to take legislative action to provide adequate written notice of a no cause termination; and

WHEREAS, the Residential Landlord and Tenant Act (ORS Chapter 90) allows for no-cause terminations of month-to-month rental agreements with 30 days' notice during the first year of a tenant's occupancy, and with 60 days' notice after the first year of occupancy; and

WHEREAS, the Milwaukie City Council has determined that 30 or 60 days is not adequate time for displaced tenants to find and secure new rental housing; and

WHEREAS, in order to provide tenants enough time to find and secure a new rental unit, the minimum written notice of a no cause termination of tenancy should be 90 days.

Now, Therefore, the City of Milwaukie does ordain as follows:

Section 1. A new Chapter 5.60 is adopted and added to the Municipal Code of Milwaukie which will read as follows:

5 60 Milwaukie Renter Additional Protections

5.60.010 Purpose and Intent. The purpose of this Section is to provide residential renters in the City of Milwaukie with adequate protections in the event that they are served with a no cause eviction.

5.60.020 Definitions.

Act - the Residential Landlord and Tenant Act, codified in Chapter 90 of the Oregon Revised Statutes. For the purposes of Chapter 5.60, capitalized terms have the meaning set forth in the Act.

5.60.030 Applicability. The following apply to Tenants of Dwelling Units within the boundaries of the City of Milwaukie, which are in addition to the requirements and protections set forth in the Act:

- A Landlord may terminate a Rental Agreement without a cause specified in the Act ("no cause eviction") only by delivering a written notice of termination to the Tenant of (a) not less than 90 days before the termination designated in that notice as calculated under the Act; or (b) the time period designated in the Rental Agreement, whichever is longer. This requirement does not apply to Rental Agreements for Week-to-week tenancies or to Tenants that occupy the same Dwelling Unit as the Landlord.
- A Landlord that fails to comply with any of the requirements set forth in this Section 5.60.030 shall be liable to the Tenant for an amount up to three months' Rent as well as actual damages, 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.
- The Milwaukie City Council shall reconsider the protections herein if the Section 2. Portland metropolitan region's residential vacancy rate rises above 4%, or after one year, whichever occurs first.
- Section 3. Emergency. With increasing housing uncertainty and fear of homelessness for city residents, this Ordinance is necessary for the immediate protection of public health, safety and general welfare; therefore an emergency is declared to exist and this Ordinance shall become effective upon the date of its adoption.

Read the first time on $\frac{4/19/16}{}$, and moved to second reading by $\frac{5:0}{}$ vote of the City Council.

Read the second time and adopted by the City Council on $\frac{4/19/16}{1}$ Signed by the Mayor on 4/19/16

APPROVED: Approved by Milwaukie City Council on 4/19/16.

Mark Gamba, Mayor

ATTEST: APPROVED AS TO FORM:
Jordan Ramis PC

Pat DuVal, City Recorder City Attorney