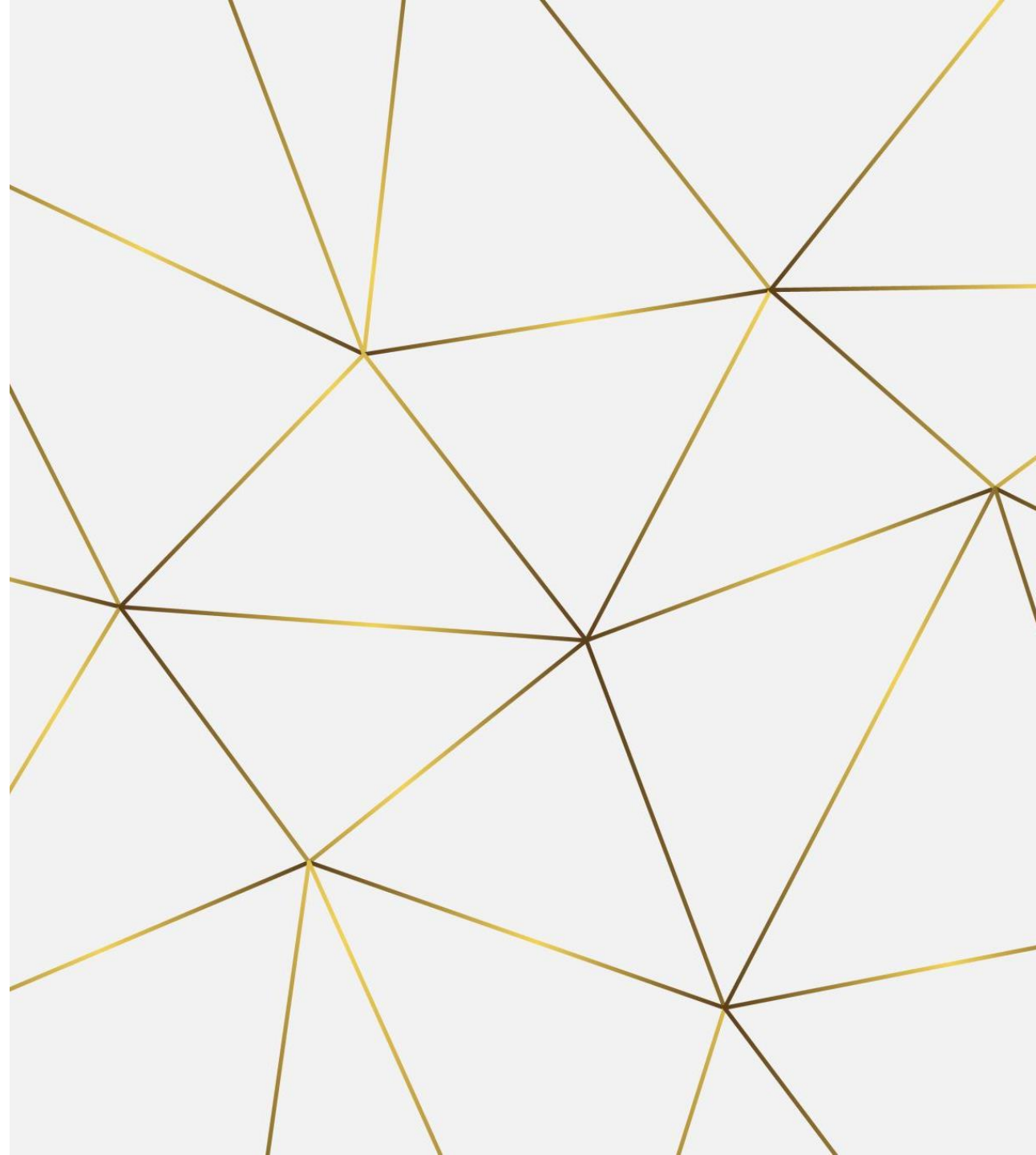


# Andor Law

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## Regulatory Update



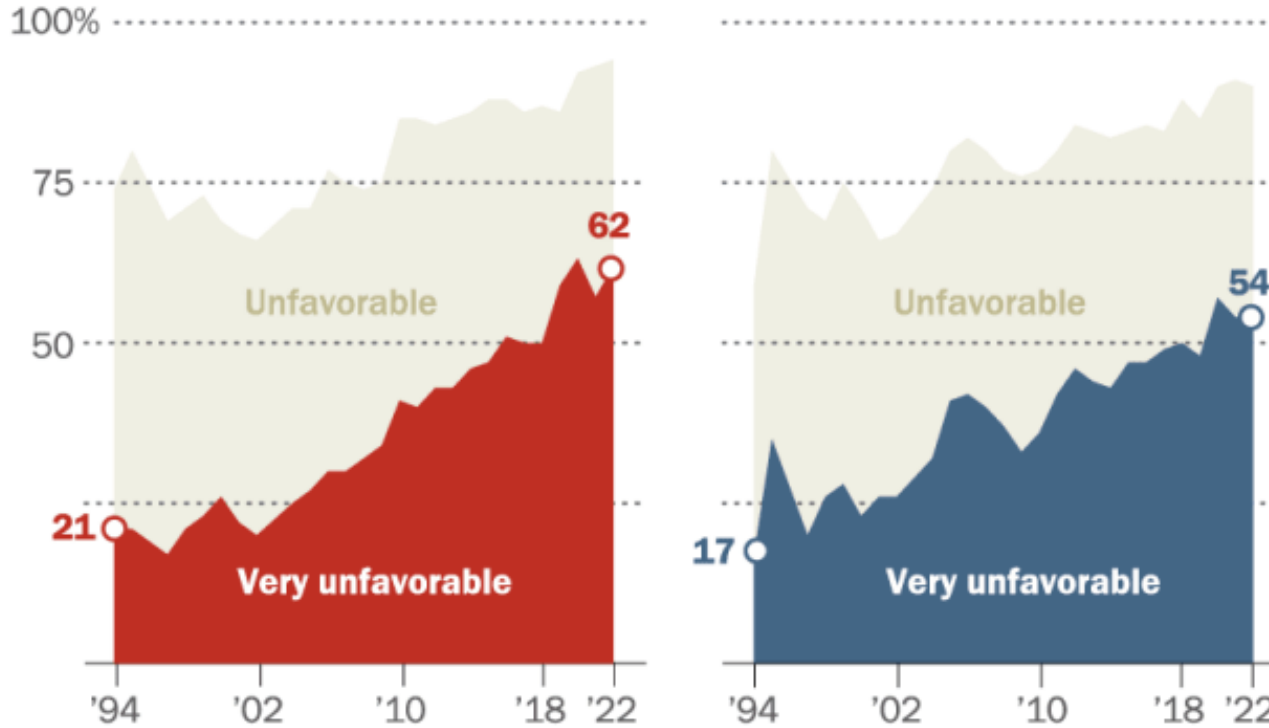


Housing  
availability and  
affordability is  
now a major  
problem and  
political issue.

## Highly negative views of the opposing party are far more widespread than in the past

% of *Republicans* with a(n) \_\_\_\_ view of the *Democratic Party*

% of *Democrats* with a(n) \_\_\_\_ view of the *Republican Party*



Note: Based on partisans and does not include those who lean to each party.

Source: Yearly averages of survey data from Pew Research Center American Trends Panel (2020-2022) and Pew Research Center phone surveys (1994-2019).

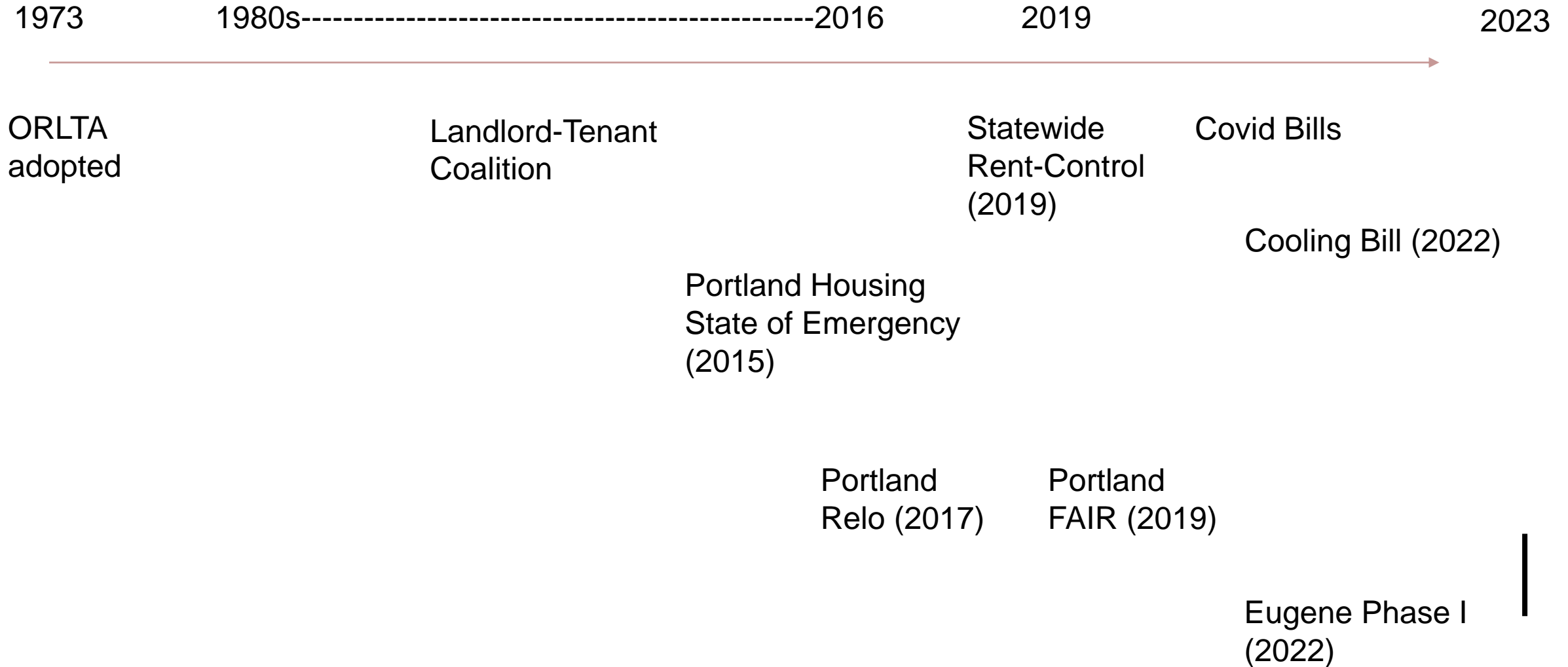
PEW RESEARCH CENTER

# Partisanship continues to worsen

Housing often treated as a political or partisan issue.



# Oregon Housing Timeline





# Oregon 2023 Update

## **RENT CONTROL FURTHER LIMITED**

- Lesser of 7% + CPI or 10%
- 1 rent increase per year

# Oregon 2023 Update

## **SIGNIFICANT CHANGES TO NONPAYMENT AND FED'S**

- 10-day nonpayment notices
- Mandatory disclosures
- Significant changes to FED's
  - New right of redemption
  - Mandatory rental assistance participation



# Oregon 2023 Update

## **ELECTRONIC DELIVERY ALLOWED**

- Notices
- Termination Notices + Mailing
- Refunds
- (2024)





# Oregon 2023 Update

## NEW BIAS CRIME PROTECTIONS

- Victims of bias crimes now receive same protections as victims of domestic violence, sexual assault, and stalking
- (2024)



# Oregon 2023 Update

## NEW Screening Requirements

- Before charging for screening, disclose:
  - Gender anti-discrimination policy
  - Right to refund if unit is filled before screening or applicant withdraws the application before screening
- Provide confirmation of the screening & copy of screening receipt from screener
- Refund if not screened within 30-days
- New penalties
- (2024)



# Oregon 2023 Update

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## **New Childcare Home Rules**

- Must allow childcare home in rentals
- Subject to rulemaking





# Eugene - 2023

## **Passed Phase II Renter Protections**

- New security deposit limits
- New application advertising and processing rules
- New relocation rules/fees
- New penalties

# Possible policies for 2024

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## Oregon

- Portable and re-usable screening report
- Rental registry
- Land-use

## Local

- Eugene Phase III
- Portland - Harassment
- Other jurisdictions

## Federal

- Tenant Bill of Rights
- Fees

# Policy-Making Scorecard

*Best Years*

*1973 - 2015*

*Worst Years*

*2015 - 2022*

*Improving*


*2022 - 2023*

*2024?*

What  
creates  
good  
policy?



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Policy-makers  
value smart and  
broadly supported  
ideas





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## THIS REQUIRES:

- Broad Coalitions
- Bipartisan engagement
- Broad participation
- Thoughtful engagement
- Education
- Reliable data
- Investment

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**Who will do these things?**

Thank you!

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Marcel Gesmundo

**Andor**Law

