



Portland Housing Bureau

Mayor Ted Wheeler • Director Shannon Callahan

Rental Services Commission

Tuesday, February 19, 2019

2:30 – 5:00 pm

Portland Housing Bureau

421 SW 6th Ave., Suite 500

Portland, OR 97204

February 19, 2019

Meeting Summary (approved)

Members Present: Jessica Greenlee, Michael Ness, Yoni Kahn – Jochnowitz, Christian Bryant, Katrina Holland, Allen Hines, Leah Sykes, Ian Davie, Margot Black

Members Excused: Christina Dirks, Deborah Imse, Laura Golino de Lovato

Staff Present: Andrés Oswill, Matthew Tschabold, Sawyer Sheldon

Audio for the “*recording time*” column below can be found under “[Meeting Recordings](#)” here:

<https://www.portlandoregon.gov/phb/76570>

<i>Agenda Topic</i>	<i>Speakers/Key Topics Covered</i>	<i>Recording Time</i>
Call to Order, Roll Call, Minutes	Roll call is taken, minutes are approved.	00:00:00 – 00:02:35
Staff Update	<p>Andrés Oswill</p> <ul style="list-style-type: none"> Binders are now available for the Commissioners Any notes made in the binder will become public records and will have to be retained as such Changes to Relocation Assistance Code are on hold pending SB 1608 PHB is in the second cycle of budget directives BDS is looking to come to RSC for an hour in April or May 	00:02:46 – 00:14:55
Rental Registration Overview	<p>Matthew Tschabold</p> <ul style="list-style-type: none"> Landlords must register their rentals with their tax filings The soonest funds could be appropriated for this system is FY 19-20 The quickest a new system could reasonably be procured is 12 months, this does not include development time and implementation time Discussion around the cost of the program and the fee structure 	00:14:58 – 00:33:08
Service Categories	<p>Andrés Oswill</p> <ul style="list-style-type: none"> What services should be offered by Rental Services Offices 	00:33:17 – 00:46:30
Rental Services Brainstorm	<ul style="list-style-type: none"> “One stop shop” Councilor to make calls on people’s behalf Hotline with quick response to people’s questions Landlord / tenant mediation / investigation 	<p>Recording 2</p> <p>00:00:00 – 00:09:40</p>

<p>Public Testimony</p>	<p>Karen Frost</p> <ul style="list-style-type: none"> • Landlord • Offers two additional exemptions; 1 regardless of how long it's been since the landlord has lived there • Means comparison of the landlord and tenants for calculating their relocation assistance • Wants to know if there is an appeals process <p>Roz Roseman</p> <ul style="list-style-type: none"> • Says if you have a good tenant, don't raise the rent • Wants to know why we would be registering rental units and why it would cost something • Matthew T. responds: says most city's that register the rentals have a fee associated, says it would be a good way to know the number of rentals across the city. Says it would also allow for better standers for living. • Thanks to committee <p>Thui Phan</p> <ul style="list-style-type: none"> • With CAT, APANO, and IRCO, has 3 Vietnamese tenants with her, she tells their stories. • Says they did not know about any of these organizations • Says that one person was evicted, says that her landlord told her she was going to take her to court when she asked for Relocation assistance. Says she feels protected when Legal Aid stepped in to help her. • The second woman says that she was denied housing because she could not afford the rental insurance, she went to the renter assistance program and helped her get into a safe apartment. • The third woman says she feels protected because she knows more about the landlord tenant laws. They know my language and culture and they are willing to help me. <p>Joy Jackson</p> <ul style="list-style-type: none"> • With the Tenant Protection Team at SEI and APANO • Says that she helps tenants talk to their landlords / property managers, without fears of retaliation • Mary: Been living in the building for 18 years, says she needs more safety, alarms on the doors, and the bathrooms on the ground floor unlocked • Katherine: Says her big thing is safety. Says there have been instances of people entering the buildings that don't live there, and of safety concerns. • Dion: Says that she really appreciates Joy and her help. Says they have reached out to REACH but no one comes to address the issues. 	<p>00:10:56 – 00:16:33</p> <p>00:16:49 – 00:19:41</p> <p>00:20:17 – 00:28:00</p> <p>00:28:46 – 00:34:50</p>
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	<p>Aminah Kelley</p> <ul style="list-style-type: none"> • Works at SEI • Says there is a huge need for these services • Says that there are hundred of program participants that are abused by their landlords. • Says there is distrust and fear in the community • Says the landlord tenant education services are needed 	<p>00:35:30 – 00:39:24</p>
<p>Discussion</p>	<p>(Rental Services Brainstorm continued)</p> <ul style="list-style-type: none"> • There are a lot of good community organizations doing good work already, and we don't need to duplicate that work • Track accessible units • Make sure accessible units are going to people who need them • High priority set on landlord training • Discouraging of instantaneous massive fines for landlords who may not know they are violating a law • Fees need to cover tenant protection team • Certificates for completing some sort of the class (online?) – more for Education • Randomized mandatory inspections • Rental Relocation Assistance hardship pool • Equity & culturally specific • List of affordable housing / special needs housing • Translated forms from landlords (safe harbor languages) • Lawyers on staff • Develop “best practices” for people to reference • Housing provider resource hotline • Rental Market Analysis like the State of Housing Report • Financial Education • Track affordable housing units, when are they going on line, how do people know and how can they apply • Rentwell certificates for renters 	<p>00:39:35 – 01:18:02</p>