



Portland Housing Bureau

Mayor Ted Wheeler • Director Shannon Callahan

MEMORANDUM

Date: 1/12/2020

To: Rental Services Commission

Copy: Matthew Tschabold, Portland Housing Bureau

From: Kim McCarty, Portland Housing Bureau

Subject: work plan ideas for 2020

Background:

The Rental Services Commission discussed taking time to revisit a workplan for the committee. Below is a list of ideas generated by the committee. After discussion with the Rental Services Commission Executive Committee, it was decided that the list would be brought to the full committee for prioritization. Please review the list. At the meeting, the Executive Committee will lead us through a discussion and exercise to prioritize the list. Please contact the Kim McCarty if you have any questions. If you have items to add to this list, please send them to Kim by Monday February 17.

Workplan ideas:

FAIR Policy

- Changing the income requirements to 2 times rent for 80% MFI and below and 2.5 times rent for >80% MFI.
 - The current policy adversely affects the low-income households
 - The intent/reasoning for the current policy is flawed and will not incentivize housing providers to lower rent

- Implementation date for FAIR
 - Given the delay in rules, discussion about delaying the implementation date to allow time for management companies and housing providers to create updated policies and procedures
- Consider opportunities to encourage affordable housing providers to adopt best practice low-barrier screening when receiving public resources.

Mandatory relocation policy

- Defining associated housing costs
 - Discussion for guidance and intention regarding associated housing costs and the mandatory relocation policy
- Defining a housing crisis
 - Setting parameters to objectively define what is or isn't a housing crisis

Public education

- How to streamline getting the public up to date
- Online city resources for new policies

Enforcement

- How best to enforce a complaint driven system?
- Rental Registration System Procurement,
- Tenant opportunity to purchase,
- Constructive evictions,
- Relocation Assistance and Rent Control,
- Overall lack of accountability with landlord tenant laws and education
- Relocation Assistance limits
- Case Study on Mile Post 5

Current PHB workplan

- Title 29 Admin Rules
- FAIR Permanent Rules
- Relocation Assistance Permanent Rules
- Local Landlord-Tenant Law Trainings
- Mediation Pilot
- Rental Registration System Procurement