



# Portland Housing Bureau

Mayor Ted Wheeler • Director Shannon Callahan

Rental Services Commission

Portland Housing Bureau

421 SW 6<sup>th</sup> Ave., Suite 500

Portland, OR 97204

**February 18, 2020**  
Meeting Summary - **DRAFT**

**Members Present:** Allen Hines, Margot Black, Ian Davies, Mike Nuss, Laura Golino De Lovato, Christian Bryant, Christina Dirks

**Members Excused:** Katrina Holland

**Staff Present:** Kim McCarty, Niki Gillespie, Tawnya Harris.

Audio for the “*recording time*” column below can be found under “[Meeting Recordings by Year](https://www.portlandoregon.gov/phb/76570)” here: <https://www.portlandoregon.gov/phb/76570>

<b>Agenda Topic</b>	<b>Key Topics Covered</b>	<b>Recording Time</b>
<b>Call to Order, Roll Call</b>	<ul style="list-style-type: none"><li>• Meeting was called to order by Ian Davie</li><li>• Roll call is taken.</li><li>• Meeting minutes from January 21<sup>st</sup> RSC Meeting were approved.</li></ul>	00:00:13 – 00:01:31
<b>Staff Update</b>	<ul style="list-style-type: none"><li>• Update on FAIR, training and brief update on classes and possible expansion.</li><li>• FAIR Relocation Assistance Rules very close to be approved later in the month. Available on the website.</li><li>• Letter as requested by the RSC was sent to City Council, awaiting a response.</li><li>• RSC is seeking 5 new members. Announcements should be out soon along with other PHB Committees and Commissions.</li><li>• Jamie Duhamel, Senior Staff member with Commissioner Eudaly’s office addressed RSC on upcoming City Council topics, and updates to Amended Rules and Ordinances.</li><li>• Overview and update on the Amendments, suggested delay of enforcement, Rights to Cure and 45-day delay period.</li><li>• Request to match state law with regard to serving notices to tenants.</li><li>• Discussion around not having a right to cure for tenants, and complexities and requirements within the Ordinance with regard to providing a grace period.</li></ul>	00:01:36 – 00:32:00

	<ul style="list-style-type: none"> <li>• Overview of the published Administration rules for Security Deposits, specifically on subsections B and C. Due to the way the original code was written. Rental Agreements that existed before March 1<sup>st</sup> may be exempted regarding security deposits with separate accounts, wear and tear and depreciation schedules.</li> <li>• Discussion and feedback on Security Deposits; subsections B and C of the Rules, also; Prepaid Rents section Amendments and Condition Reports .</li> </ul>	
<p><b>Public Testimony</b></p>	<ul style="list-style-type: none"> <li>• Brandon Moyer Sr. Shared a personal experience rent was raised by 10% in a 12-month period, assumed his landlord would have to pay relocation fees. But was told he lived in Gresham not Portland. However, his address was recorded as a Portland address on his rental contract. He received an eviction; the landlord locked his doors and his items were removed from his unit. Court cited with landlord, fought for 3 months.</li> <li>• Mike Nuss and Margot Black provided a response;</li> <li>• Lives in unincorporated Multnomah County, given a Portland address but its unincorporated county, does not belong to Portland or Gresham. Also, none of the Relocation Rules apply. Also was informed he may have abandoned property rights; landlord has to give notice of abandoned property. Suggested to contact the County and write to County Commissioners.</li> </ul>	<p>00:32:08 – 00:41:03</p>
<p><b>Workplan and Workplan Prioritization</b></p>	<ul style="list-style-type: none"> <li>• Kim McCarthy and Ian Davie provided a summarization of the year, reviewed the memo on the Workplan ideas, also, brief overview of what the RSC has done over the past few years</li> <li>• Review of the workplan ideas; FAIR Policy, Amendments to the Policies, Implementation dates for FAIR, Mandatory Relocation, Public Education and Training, Enforcement, and the case study on Mile Post Five.</li> <li>• Discussion on having an opportunity to frame a new workplan and categorize activities, such as supporting the RSC to Rental Services Office (RSO) relationship and receiving updates monthly or quarterly from the RSO addressing any concerns. Also; legislative updates, relocation rules, and gaps FAIR is not addressing or falling short on, 211 Information line and resources.</li> <li>• Request to have someone from HomeForward attend a future RSC and share.</li> <li>• Question: is the Housing Bureau considering rent stabilization for LIHTC properties? Kim will inquire for a response.</li> <li>• Discussion on where to start and what to prioritize on the workplan.</li> <li>• Laura and Margot provided an overview of the tenant expressed issues with management at Mile Post Five.</li> <li>• Discussion on affordability related to LIHTC and PHB properties and accessibility.</li> <li>• Request for staff update from the Rental Services Office (RSO).</li> </ul>	<p>00:41:27 – 01:30:28</p>

	<ul style="list-style-type: none"> <li>• Discussion on developing a structure for the Rules and By Laws committee and RSC meeting agendas with input from the RSO.</li> <li>• Discussion on public forum and being more responsive to the community served. Also, providing information on RSC duties and responsibilities.</li> </ul>	
<b>By-laws</b>	<ul style="list-style-type: none"> <li>• Reviewed Bylaws for the RSC</li> <li>• Discussion on responding to public and communication and developing a plan reviewing how other US cities conduct community engagement.</li> <li>• Discussion on 211 information line and services available to the public relating to housing needs.</li> </ul>	01:30:40 – 01:51:34

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