May 14, 2020

RSC workplan notes - draft

These notes summarize the workplan discussion at the February Rental Services Commission meeting 2.18.2020.

RSC meeting goals

- Bridge gaps in policy
- Advise the PHB Director, City Council members, the public
- Bridge communication between landlords, tenants, policy makers and advocates
- Learn

Committee workplan - advisory

- Advise on ongoing policy issues brought to PHB by City Council and management issues i.e. FAIR, Relocation Assistance, Rental Registration
- Use committee time to increase knowledge about Landlord and Tenant issues;
    - i.e. presentations from Home Forward regarding rent assistance, from CAT, 211, LASO, and FHCO regarding referral systems and OHSC regarding LIHTC implementation of rent increase guidelines
    - legislative updates
- Advise on education and outreach strategies
- Respond to <u>new policies</u>, i.e. tenant opportunity to purchase, constructive eviction policy, housing bond criteria, etc.…
- Assess housing affordability in the affordable housing market.
    - Publicly financed housing- streamline low barrier screening, address rent, fees, and utility increases that may undermine the goal of providing affordable housing and housing stability.
    - Explore ways to mitigate rent increases at PHB and other public funded rental properties
    - Promote best standards for screening and management of tenant or landlord rental agreement violations
    - Examples

- LIHTC issues especially rent increases
- Case studies, i.e. Mile Post Five
- Fees
- Utilities
- SRO rents
- Enforcement
  - Explore practices to hold housing providers accountable to current law
  - How to correct and enforce violations of landlord tenant law.
- Fair Housing
  - Assess physical and fair housing accessibility in the affordable housing market
  - Accessible services
  - Inventory of accessible housing

Meeting protocol

- Offer a verbal overview of the meeting goal at the beginning of the meeting
- Offer members of the public an opportunity to receive an explanation of resources, FAQ and Resource guide.
- Document and respond to public testimony