



Portland Housing Bureau

Rental Services Office

Director Shannon Callahan

421 SW 6th Avenue, Suite 500 • Portland, OR 97204

PHONE 503-823-1303 • FAX 503-865-3260

portlandoregon.gov/phb/rso

Rental Services Helpdesk Hours

MON, WED, FRI 9–11am and 1–4pm

Rental Services Commission: 2021 Work Plan Topic Ideas

COVID-Specific

1. Policy and program planning related to the end of eviction moratorium and mounting property debts with the goal of eviction prevention. RSC may provide policy concepts to city council, county board for their development to ensure June 30th isn't a "cliff" for both tenants and LLs.
2. Post-Pandemic Emergency Housing Stabilization Planning: Set priorities, provisions, and infrastructure in place for supporting housing stabilization and management of an influx of unemployed, underemployed, at-risk renters (people of color, seniors, those unable to work, immigrants), who will likely be facing eviction after the moratorium and other supports have ended and COVID-19 is finally under control (estimated to be around fall-winter 2021).

Existing Policies

3. Review existing policies and make recommendations to foster equity and assure efficacy.
 - a. Track/Monitor FAIR: Establish a means of evaluating the success of the FAIR screening and security deposit ordinances which may include gathering demographic data from housing providers and evaluating overall understanding of the process from both the applicant and landlord side. Determine the best means of conducting this ongoing review to ensure FAIR is working for everyone with RSC potentially making policy change recommendations based on review as needed.
 - b. Track/monitor progress of Rental Registration system: Determine the best means of conducting this ongoing review to ensure Rental Registration is working for everyone with RSC potentially making policy change recommendations based on review as needed.

Policy Recommendations

4. Creation of a more community-based (bottom up) approach to housing decisions. This forum appears to be underutilized by the community.
5. Creation of a Voluntary Tenant Registry that could serve as verification of rental history by prospective landlords.
6. Creation of new Community Based Housing options including:

- a. Tenant Right to Purchase: create seed money for loans, interim management training, legal support.
 - b. Community Trust Buildings: community-owned, rents in alignment with incomes, and profits go back into the community trust.
7. Creation of a Tenant Board that would have oversight and decision-making authority.
8. Creation of a Tenant Fund that would collect a percentage of annual rents purposed for supporting tenants in need.
9. Create a standardized approach to promissory notes of local rent assistance for lower-income tenants: RSC can review the potential for a more standardized approach to the use of promissory notes that may increase the likelihood of landlords accepting these tenants and of agencies guaranteeing payment to the landlord for a specific term.
10. Review the possibility of partnership pipelines between market-rate properties with long vacancies and local agencies who can guarantee rent for applicants and/or affordable housing providers with successful residents looking to move. Addresses the high number of higher priced units that go unleased in Portland, while affordable housing providers have long waitlists because many residents cannot move on due to cost and screening challenges.