



# Portland Housing Bureau

Mayor Ted Wheeler • Interim Director Shannon Callahan

## Rental Services Commission (RSC)

May 15, 2018

2:30 – 5:00 p.m.

Portland Housing Bureau, Suite 500

421 SW 6th Ave.

Portland, OR 97204

### May 15, 2018 Meeting Minutes (approved)

- ✓ = RSC member action item
- ▶ = PHB staff member action item

*Note: Meeting minutes are intended as a meeting summary that records the members present, all motions, resolutions, votes taken, and the general substance of any discussion. If a more detailed record is necessary, full audio recordings of all RSC meetings are available upon request.*

**Members Present:** Margot Black, Christian Bryant, Ian Davie, Christina Dirks, Laura Golino de Lovato, Jessica Greenlee, Allen Hines, Katrina Holland (via phone), Deborah Imse, Yoni Kahn-Jochowitz, Michael Nuss, Raul Preciado-Mendez

**Members Excused:** Leah Sykes

**Staff Present:** Cupid Alexander, Anthony Bencivengo, Jamey Duhamel, Stacy Jeffries, Andrés Oswill, Matthew Tschabold

**Guests Present:**

All RSC meeting materials are archived on the website at <https://www.portlandoregon.gov/phb/76347>.

Agenda Item	Discussion Highlights	Outcomes / Next Steps
<b>Call to Order, Roll Call, Minutes</b>	<b>Christian Bryant</b> , Co-Chair of the Rental Services Commission, called the meeting to order at 2:35 pm.  Quorum was reached; <b>Ian Davie</b> made a motion to approve the April minutes, <b>Laura Golino de Lovato</b> seconded the motion, and the minutes were unanimously approved.	
<b>Staff Update</b>	<b>Andrés Oswill</b> encouraged the Commissioners to set up their city email on their phones or other mobile devices. <b>Stacy Jeffries</b> will be updating the Commissioners' contact information to make sure it is current. PHB will be organizing an additional session to bring commissioners up-to-speed on the Rental Services budget, for those who were interested but unable to attend previously.	
<b>Bylaws</b>	<b>Yoni Kahn-Jochowitz</b> gave an overview of the development of the bylaws, and how they are intended to work.	

	<p><b>Raul Preciado-Mendez</b> added that he had called for a mechanism for transparency and dissent with the Rules and Executive Committees, and for providing the opportunity for folks who aren't on either of those committees to appeal and possibly overturn a decision.</p> <p><b>Margot Black</b> requested clarification on how an "Action Item" is defined; Yoni answered that it was anything a commissioner wanted to propose, for the group to take up as a whole in order to craft an opinion on it.</p>	
<b>Screening Criteria and Security Deposits</b>	<p><b>Jamey Duhamel</b>, Director of Policy from Commissioner Chloe Eudaly's office, informed the commissioners that the current policy was "malleable and rapidly evolving," and that they do not, at this time, have a firmly fleshed-out version to present the RSC. Their office will be intensively workshopping an alternative draft of the policy throughout May and June with various community organizations, including A Home for Everyone, OneApp Oregon, The Housing Alliance, Multifamily NW, SE Works, TPI, The National Association of Property Managers, and IRCO. Jamey is scheduled to meet with 16 organizations in May and early June. Her goal is to bring the policy to Council on August 16<sup>th</sup>.</p>	
<b>Public Testimony</b>	<p>There was no public testimony.</p>	
<b>Bylaws Discussion</b>	<p>Key discussion items related to the bylaws included:</p> <ul style="list-style-type: none"> <li>• Clarifying the Commission's goals: "churning out opinions" as opposed to addressing a specific problem and making recommendations on how that problem gets solved; also how to amend the workplan (Laura Golino de Lovato)</li> <li>• Clarification that action items did <i>not</i> need pre-approval, and that any of the commissioners could bring anything up for a vote (Christian Bryant)</li> <li>• List of things a formal decision should have (section VIII); is the Commission equipped to ascertain the economic impact of certain decisions? (Allen Hines)</li> <li>• Suggested additions (in italics) to language in Section VII.C (Christina Dirks): (Section VII.C): The term "Action Item" refers to a specific policy proposal or recommendation that concerns the topic at hand <b><i>or any topic that addresses rental housing equity</i></b>. Any member shall reserve the right to add an Action Item to the list</li> </ul>	

	<p>without any additional support from other members <b><i>and at any time, not limited to a work session.</i></b></p> <p><b>Christian Bryant</b> motioned to approve the bylaws with Christina Dirks’ additions. <b>Jessica Greenlee</b> seconded the motion. The commissioners voted as follows:</p> <p>Margot Black: aye  Christian Bryant: aye  Ian Davie: aye  Christina Dirks: aye  Laura Golino de Lovato: aye  Jessica Greenlee: aye  Allen Hines: aye  Katrina Holland (via phone): aye  Deborah Imse: aye  Yoni Kahn-Jochowitz: aye  Michael Nuss: aye  Raul Preciado-Mendez: aye</p> <p>The ayes have it; the bylaws are passed.</p> <p><b>Andrés Oswill</b> brought up the process for amending the (now adopted and functioning) bylaws, which can be found on page 10, section XII.</p>	
<b>Upcoming Meetings</b>	<p><b>Mike Nuss</b> had questions about the RSC’s workplan; Andrés confirmed that there was some lack of clarity due to uncertainty with the screening criteria and security deposit proposals. The original plan was to have a work session on screening criteria and security deposits today, but Jamey Duhamel requested to delay that work session. The hope is now to hold that work session in June with the final hearing in July, but Jamey acknowledged the potential for that timeline to change again.</p>	
<b>Good of the Order</b>	<p><b>Christian Bryant</b> adjourned the meeting at 3:40 p.m.</p>	