



Portland Housing Bureau

Mayor Ted Wheeler • Director Shannon Callahan

Rental Services Commission

Tuesday, December 18, 2018

2:30 – 5:00 pm

Portland Housing Bureau

421 SW 6th Ave., Suite 500

Portland, OR 97204

December 18, 2018

Meeting Summary - approved

Members Present: Margot Black, Ian Davie, Laura Golino de Lovato, Jessica Greenlee, Allen Hines, Katrina Holland, Deborah Imse, Mike Nuss

Members Excused: Christina Dirks, Raul Preciado Mendez, Yoni Kahn-Jochnowitz, Leah Sykes

Staff Present: Andrés Oswill, Stacy Jeffries

Audio for the "recording time" column below can be found under "[Meeting Recordings](#)" here:

<https://www.portlandoregon.gov/phb/76570>

<i>Agenda Topic</i>	<i>Speakers/Key Topics Covered</i>	<i>Recording Time</i>
Call to Order, Roll Call, Minutes	<p>Katrina Holland called the meeting to order.</p> <p>Deborah Imse motioned to approve the October meeting minutes. Allen Hines seconded the motion, and the October minutes were unanimously approved.</p> <p>Ian Davie requested that a clarifying statement to his position on screening criteria be added to the Nov. 20 meeting summary.</p> <p>Ian Davie then motioned to approve the amended Nov. 20 meeting summary. Deborah Imse seconded the motion, and the Nov. 20 meeting summary (with the amendment) was unanimously approved.</p>	00:00:00 – 00:04:57
Staff Update	<p>Andrés Oswill</p> <ul style="list-style-type: none"> Change to meeting minutes: detailed minutes will be replaced by the meeting summary format, a high-level overview of points raised and discussed at RSC meetings. (Margot Black requested that topics be added to the names of people providing public testimony.) PHB's State of Housing Report will be released this week. Commissioners will be able to review and revise position letters on screening criteria and security deposits before they go to Council. Andrés will continue year-end check-ins with commissioners. Matthew Tschabold is out sick, so the budget update will be brief. 	00:04:57 – 00:10:22

Budget Update	Andrés Oswill <ul style="list-style-type: none"> No decisions or major developments made with the budget since the update the commission received last month. PHB plans to bring a draft of its budget asks to all advisory bodies (including the RSC) in January 2019. 	00:10:29 – 00:11:17
Rental Registration – RSC Process	Katrina Holland <ul style="list-style-type: none"> Introduction to the topic: RSC Executive Committee has come up with a preliminary list of topics to discuss, along with potential timelines, to provide structure to the conversation. Andrés Oswill <ul style="list-style-type: none"> PHB is sending a mailer on rental registration at the end of December to Portland residents identified through the tax assessor’s database as owners of single- and multi-family homes. (Jessica Greenlee pointed out that it would be useful to cross-reference for registered agents at the state level if the owner is an LLC.) Andrés stressed that the goal at this point is to let owners of rental property know that the rental registration requirement exists; follow-up communication may be more targeted. Long-term goal is to have a stand-alone rental registration system. City has to decide by June/July 2019 if a rental registration fee will be in place by the next tax year. The soonest that procurement of a new data system could begin would also be June/July 2019 <p>Commissioners developed the following workplan for the topic of rental registration (final recap on the audio from 1:38:40 – 1:40:39):</p> <ol style="list-style-type: none"> January 15, 2019 meeting - Best practices (communication, what others who have implemented rental registration systems would have done differently, etc.) February 19th - Services provided / system costs March 19th - Services provided / system costs April 16th - Registration structure, information collected, and data uses May 21st - Fee structure June 18th - Data system needs; program enforcement July 16th - Data system needs; program enforcement August 20th - Outreach and education September 17th - External timelines 	00:11:18 – 00:54:54 Break for public testimony 01:19:42 – 01:40:47
Public Testimony	Margot Black <ul style="list-style-type: none"> Conveyed concerns from a tenant who wanted to testify on the topic of constructive evictions, but couldn’t attend the meeting. (By “constructive evictions,” she means renovations so significant that they create a disruptive living environment.) Wants an ordinance to require that renters get notice of upcoming construction projects as soon as permits are filed/approved. Margot proposes creating a public feedback subcommittee that would serve as an “onramp for issues” that might be recommended to Council. She would also like the RSC to consider the topic of constructive evictions. 	00:55:15 – 01:18:55

	<p>Mike Nuss</p> <ul style="list-style-type: none"> Margot should email her requests to the Rules & Bylaws Committee (or email them to Andrés, who can forward them to the Rules & Bylaws Committee). 	
<p>Rental Registration Comparative Analysis</p>	<p>Andrés Oswill – Overview</p> <ul style="list-style-type: none"> Comparative analysis prepared by staff looks at some of the largest cities with rental registration systems, along with cities of interest like Gresham <p>Ian Davie</p> <ul style="list-style-type: none"> Suggested “complicating additional info” that could be added about NYC Said it would be helpful to know if there is a regulatory agreement on the property. <p>Katrina Holland</p> <ul style="list-style-type: none"> Mentioned that Clackamas County, Metro, and Multnomah County are all also considering rental registration Would like information about who manages the data and how compliance is determined Asked that Milwaukie be added to the list <p>Margot Black</p> <ul style="list-style-type: none"> Suggested adding Denver or Boulder to the comp. analysis <p>Deborah Imse</p> <ul style="list-style-type: none"> Suggested the comparative analysis indicate how long rental registration / fees had been in place 	<p>01:40:50 – 02:06:58</p>
<p>Good of the Order</p>	<p>Ian Davie adjourned the meeting.</p> <p>Next meeting: January 15, 2019</p>	<p>02:07:00 – 02:07:14</p>

Action Items:

<i>Request for Action</i>	<i>Deliverable(s) and Responsible Party</i>
<p>Laura Golino de Lovato requested that commissioners receive the mailer on rental registration that is being sent to owners of single- and multi-family homes</p>	<p>Andrés Oswill will send the mailer to commissioners via email.</p>
<p>Jessica Greenlee requested program outlines, registration forms from other jurisdictions with rental registration to review before January 15th meeting</p>	<p>Andrés Oswill said he could provide forms for most of the jurisdictions in the comparative analysis before the January meeting.</p>
<p>Margot Black Would like to propose a public feedback subcommittee, and would like to suggest that the RSC add the issue of constructive evictions to their workplan.</p>	<p>Margot Black will email her suggestions to the Rules & Bylaws Committee, or to Andrés, who will forward them to the committee.</p>