



Portland Housing Bureau

Mayor Ted Wheeler • Director Shannon Callahan

Rental Services Commission

Tuesday, January 15, 2019

2:30 – 5:00 pm

Portland Housing Bureau

421 SW 6th Ave., Suite 500

Portland, OR 97204

January 15, 2019

Meeting Summary (approved)

Members Present: Margot Black, Yoni Kahn – Jochnowitz, Deborah Imse, Christian Bryant, Laura Golino de Lovato, Jessica Greenlee (by phone), Ian Davie, Allen Hines, Katrina Holland

Members Excused: Christina Dirks, Mike Nuss, Leah Sykes, Raul Preciado-Mendez

Staff Present: Sawyer Sheldon, Andrés Oswill, Matthew Tschabold, Kim McCarty, Cupid Alexander

Guest Presenters: Randy Teig and Eric Schmidt, City of Gresham

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>Key Topics Covered</i>	<i>Recording Time</i>
Call to Order, Roll Call	<ul style="list-style-type: none"> Roll Call is taken Minutes are approved 	00:00:00 – 00:01:28
Staff Update	<ul style="list-style-type: none"> Changes to Relocation Exemption 8 are expected to be finalized by the end of the month BDS is working to implement changes to rental codes to make housing safer for renters – requested to come before RSC Check ins are scheduled with commission members to better improve how the commission is running 	00:01:42 – 00:05:22
Budget Update	<ul style="list-style-type: none"> The City is changing the budget process this year Budget is now a program offer based budget, rather than a decision package based budget Bureaus will receive directives to develop new programs from City Council Overall Rental Services budget is \$2M Discussion around education funding 	00:05:55 – 00:2:22
Rental Registration RSC Workplan	<ul style="list-style-type: none"> Staff proposed a slightly different Work Plan flow than what the RSC had initially proposed, partially to better coincide with the budget process Discussion around fee structure & implementation 	00:26:29 – 00:48:35

Public Testimony	<p>Steve Reeves</p> <ul style="list-style-type: none"> • Lives at The Yards • On Disability • All the doors and windows have gaps, leading to a high heating bills • Worries about mold and mildew 	00:48:45 – 00:50:48
	<p>Ted Vogelpohl</p> <ul style="list-style-type: none"> • From the property manager side • Wants to know if there is a way for property managers to help their owners register and pay fees • Wants to avoid missed notices 	00:51:10 – 00:55:50
	<p>Marsha Breher</p> <ul style="list-style-type: none"> • Says there is an urgency to this crisis • Says rent keeps increasing • Says she knows are all overwhelmed, but she wants to help, wants to be a voice • Has lived in the same place for 24 years, has lived with mold most of that time 	00:57:00 – 00:59:22
	<p>TJ Jackson</p> <ul style="list-style-type: none"> • Natio Parkway Resident • Having serious issues with safety • Has tried to talk with management says it's not getting better • Says the transient traffic is causing a lot of the damage and the safety issues 	00:59:35 – 01:01:34
	<p>Anthony Bencivengo</p> <ul style="list-style-type: none"> • Works with Portland Tenants United • Says that there are many issues at the Natio Parkway property • Says there is a pattern of harassment and retaliation • Says the property managers are not working to keep the tenants safe 	01:02:11 – 01:04:50
	<p>Unknown</p> <ul style="list-style-type: none"> • Says that rent keeps getting higher and higher • Says that Portland used to be affordable • Says he has pictures of a door frame that has taken over a year and a half to be fixed • Says his problems are never addressed 	01:06:00 – 01:09:32
<p>Mark Naries</p> <ul style="list-style-type: none"> • From the Compassionate Change District proposal • Says there is a large gentrification project underway that has not been made known to the community • Would set up peer run encampments • Would set up peer run car encampments • Would set up access to toilets, laundry and showers 	01:09:47 – 01:12:32	

Rental Registration Best Practices	<ul style="list-style-type: none"> • Must be user friendly – strong suggestion of online implementation • Simplify information collection • Seattle did a phased registration by zip code to stagger strain on staff • Online systems allow for better integration • Dallas chose to do a fee for mail in applications • Cities emphasized the need for a well-developed implementation plan in place before beginning • Ongoing outreach is important to remind people that this is a requirement • Starting with Tax Assessor data is a good place to start • More frequent registration periods suggested 	01:58:30 – 02:17:55
Gresham Rental Registration	<ul style="list-style-type: none"> • The Rental Housing Inspection Program was adopted in 2008 • Gresham chose to inspect statistically relevant sample sizes • Hone in on what is important to Portland, suggested using the Fire Life Safety Code as a reference document • Send the information and check lists to property owners and tenants in advance • Discussion around ADA units and how those specific concerns are addressed • Citations are the property owner’s responsibility, with regular follow ups – the tenant receives copies 	01:14:35 – 01:58:05