



Portland Housing Bureau

Mayor Ted Wheeler • Director Shannon Callahan

Rental Services Commission

Tuesday, May 21, 2019
2:30 – 5:00 pm
Portland Housing Bureau
421 SW 6th Ave., Suite 500
Portland, OR 97204

May 21, 2019

Meeting Summary - approved

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

Staff Present: Kim McCarty, Andrés Oswill, Stacy Jeffries, Matthew Tschabold

Audio for the “*recording time*” column below can be found under “[Meeting Recordings](https://www.portlandoregon.gov/phb/76570)” 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 was taken. Mike Nuss motioned to approve April 16th meeting summary; Laura Golino de Lovato seconded the motion. April 16th meeting summary unanimously approved. 	00:00:00 – 00:01:43
Staff Update	<ul style="list-style-type: none"> Proposed budget includes \$150K in one-time funding for a mediation pilot No funding for a stand-alone rental registration system this budget cycle; the ask was for ~\$900K – a large request for a budget cycle with not a lot of money to spare. PHB will advance this request again during the 2020 – 21 budget cycle. Regarding the RSC work plan: Andrés Oswill recommended using the June RSC meeting as a pivot; PHB is analyzing the FED pilot, there will be expanded hours for the Rental Services Office; by July we’ll know where we’re headed. Ian Davie requested feedback or conclusions from the State of Housing report if there’s time in the work plan. 	00:01:43 – 00:12:45
Title 29	<ul style="list-style-type: none"> Beth Benton, Property Compliance Manager at the Bureau of Development Services, gave a section-by-section overview of proposed amendments to Title 29 (Property Maintenance Regulations). Amendments were based on a work group report from 2008. Current timeline: Hoping to take amendments to Council in July, followed by administrative rules Steve Kass (Housing Inspection Supervisor) discussed enhanced inspection targeted specifically at rental housing Jessica Greenlee requested that the administrative rules be shared with the RSC 	00:12:45 - 01:16:36

	<ul style="list-style-type: none"> • Katrina Holland had questions about what qualifies as a “demonstrable growth of mold” • Mike Nuss asked if there had been discussions about enforcement; said that he buys a lot of dilapidated buildings that have not had a Chapter 13 inspection in years – asked how previous landlords were able to evade inspection. • Beth Benton explained that the Chapter 13 inspection program was on hiatus for years and had only recently been ramped up, which explains why previous landlords were not inspected but the new landlord is. • Beth said they have done a lot of hiring and are currently well staffed, and that they plan to hire an additional three inspectors and increase enforcement. 	
<p>Public Testimony</p>	<p>Gabriel Triplett, Pastoral Associate of St. Charles Catholic Church; Chair of MacG Housing Committee (currently researching housing barriers for people experiencing disability)</p> <ul style="list-style-type: none"> • Provided testimony on the importance of including accessibility features in the City’s rental registry; • Has a non-verbal, non-mobile son with cerebral palsy; between work and caring for their son, he and his wife did not have time to do the detective work to find an accessible home; • Now lives in an accessible Habitat for Humanity home that provides safety and opportunity for his son; says that his situation is extremely rare; • Said disabilities are not being included in the conversation about housing justice, and they should be. <p>John Griffiths, Real Choice Initiative</p> <ul style="list-style-type: none"> • Currently lives in Section 8 Housing through HomeForward; said his home is infested with rats and mold; • Urged the creation of more units that accept Section 8 vouchers, and the inclusion of accessibility features on a rental registry. <p>Nico Serra, Real Choice Initiative</p> <ul style="list-style-type: none"> • Expressed frustration that funding a rental registration system is not a priority for City Council; stressed that people with a disability fall through every crack, and that the rental registration system would be a valuable tool they could use; • Hoped the RSC could exercise influence to change funding priorities. 	<p>01:16:36 – 01:28:54</p>
<p>Title 29 Discussion</p>	<p>There was additional discussion regarding a stand-alone rental registration system (or lack thereof), and ways to track accessibility features in rental units:</p> <ul style="list-style-type: none"> • Mike Nuss said that not funding the rental registration system is a “clog in the machine,” and asked where the data from the Schedule R will go, stressing that there needs to be a bridge to the community to help people find housing; • Andrés Oswill clarified that the only information Revenue’s system can record from the 2018 tax year Schedule R’s is a list of addresses and number of units; • Margot Black expressed frustration with the lack of funding for a stand-alone rental registration system; she pointed out that Portland Maps captures a lot of 	<p>01:29:29 – 01:54:00</p>

	<p>information, and asked if we could include information on accessibility features there?</p> <ul style="list-style-type: none"> • Michael Hallick with Multifamily NW mentioned resuscitating the Housing Connections webpage as a tool for listing units' accessibility features; said there was little to no turnover with those units due to high demand, and the Housing Connections page would allow housing providers to advertise units as soon as they're available, on a totally voluntary basis; • Margot Black said we should start counting accessible units as well, to incent more building. <p>Discussion returned to the topic of the Title 29 amendments:</p> <ul style="list-style-type: none"> • Jessica Greenlee asked about inspection timelines; Beth Benton said initial inspections are conducted within 5 days; • Deborah Imse asked for a timeline of system updates and training: Beth Benton said Nov. 1st is the target date, but that January 1st is more likely, and that BDS will be able to start tracking data effective July 1st; • Kinds of things to track, according to Beth Benton: inspections of renter- v. owner-occupied units; referrals to other agencies; • Yoni Kahn-Jochowitz pointed out that we seem to be unfamiliar with our housing stock and should get a handle on it; • Several Commissioners returned to the topic of residential inspections for mold, suggesting a low barrier (something other than mold being visible) to proving demonstrable growth; • Leah Sykes asked a clarifying question about lead inspections, and Beth Benton pointed out that the Health Department does that testing. 	
<p>Next Steps</p>	<ul style="list-style-type: none"> • FAIR ordinance scheduled to go to Council on May 23rd (3:30 time certain) • Margot Black asked if Cupid Alexander or Mayor Wheeler could attend an RSC meeting; Andrés Oswill said he would make the request. • In response to questions from Laura Golino de Lovato, Beth Benton clarified that BDS was projecting 2200+ investigations of housing complaints this year, and that they do not have the technical ability to pull data by complaint type. • Margot Black requested a subcommittee to follow up with tenants who provide public testimony. • Andrés Oswill pointed out that the Rules & Bylaws Committee is restructuring the process for how the RSC interacts with testimony as part of its larger function. • Andrés informed the Commission that recruitment was underway to fill the vacant RSC seat left by Raul Preciado Mendez. <p>Next meeting: June 18, 2019</p>	<p>01:54:00 – 02:01:05</p>