

**Analysis of Impediments to Fair Housing
Advisory Committee
August 31, 2005**

Attendees: Steve Weiss (ILR and CAT board member); Andrew Epstein (ILR); Joe Wykowski (Community Vision); Pegge McGuire ((FHCO); Deborah Imse (Metro Multifamily Housing Association); Mike Sheehan (AI consultant); Nickole Cheron (citizen); Hannah Callahan (Legal Aid); Ian Slingerland (CAT); Monica Goracke and Micky Ryan (Oregon Law Center); Liv Jenson Tracy Lehto and Trell Anderson (BHCD)

Introductions

Missing issues:

- Landlords rep
- Impact of increased section 8 rents on protected classes

- Deborah Imse – Metro Multifamily Housing Association (MMHA)
 - Lack of training noted repeatedly, MMHA does many trainings in conjunction with FHCO, and an annual conference for landlords
 - Language barriers, MMHA, spent hundreds to develop Spanish application and rules, overlaid in english so manager can read it. Put in production last summer. Any member or nonmember can purchase it. Considering translating into other languages based on need, like Russian.
 - Many landlords advertise onsite managers with that speak languages other than English.
 - Use of word “many” used throughout report, not quantified. Agree training is needed especially for mom pops landlords.
- MR-Some issues need to be addressed at state level, changed in landlord-tenant law at state, work on LL tenant group (get name from Ian). Ian disagree’s that some issues many. I may not have notes right on what needs to be dealt with at the state.
- Deborah
 - Avg training 40-50 attendees, top 10 pm firms, 9 members, do in house fair housing training.
 - Metro multifamily represents 135,000 units. 100,000 in metro area.
 - Trainings are 3-4 hours. FHCO does them, do several times per year. So, basically only one training per region per year. Pegge supplements this with other trainings.

- PM-Concerned about those landlords who are not interested or do not hear about the trainings.
- PM-mobile home owners get certified (unclear what this means).
- MR-Landlords/rental industry is not regulated like other businessindustries. Is the only way to reach all is to mandate it?
- IV – what funds are available to landlords to repair rental units? Landlords have fears to attend trainings and and be called out. Trell noted that the challend in funding to pay for general repairs to rental properties is that City of Portland only wants to invest in rentals that serve low income and then want owners to commit to keeping rents down, like City does when invests in new construction, smaller landlords may balk at this for small repairs.
- MR- With increased property values, shouldn’t landlords have equity to address repairs? IV feels people are scared to tap into equity, but would take loans from city.
- MS- suggested stronger code enforcement, fees would be money maker for code enforcement.
- IV- The rumor mill suggests that some of the CDCs some units in poor condition. Are they inspected? It is sad if they have are not keeping up units.

- MR – There are inspections if get units get federal money.
- TA- PDC does asset management, do onsite inspections of CDBG HOME funded units annually.
- JW- In some cases CDC housing is not bringing in enough rental income and therefore can not afford the maintenance and repairs.
- PM – need supportive services to help keep people housed, no money for that.
- TL –will licensing or increased code violation fees really make money because at times will need to go to court, then have legal fees.
- Ian thinks city is more than breaking even, ask ONI
- TA-City has receivership option, take over poorly managed properties.
- Ian – code does not treat homeowners vs rental units differently, some low-income homeowners being fined when unit does not meet code and can't afford to repair it. This has caused hesitancy in enforcing from City Council.
- PM-problem is good guys are the ones to pay if licensing model is used.
- PM-anything else missing?
- NC-looking for accessible unit for 3 months, report captures the challenges she has faced. ADA not clear,
 - She found that property managers did not know which units have roll-in showers (HAP wrong)
 - If a tenant wanted to modify for roll-in shower, it would be very expensive, and even more expensive if asked to return to original.
- AE-landlords do not know what when they need to pay for modifications and when don't based on if subsidized. Hard for tenant to know what to ask for. On site managers don't know what are required to do. Not cooperative in getting info.
- PM-include in fair housing plan to do audit testing to see if CDBG units are accessible as supposed to.
- MR-have local/federal funded properties post something in area where renters apply noting that the property is governed by 504, must make modifications.
- Unlimited Choice make modifications, but renter needs lease or rental agreement before they will make the modification, were is person supposed to live while getting the modification, can't afford 2 apartments. Is that a UC rule or funding rule?
- TL-There appears to be a need to educate developers for need to develop accessible units, and what units should be like?
- IV concern that many landlords don't desire to provide good quality housing to tenants.
- IV-want to see content of landlords education classes
- MR-city could require greater accessibility in city funded units.
- NC-has only found studio and 1 bedrooms.
- AE-There is a need for an inventory of accessible housing.
- AE-New Columbia accessible units out of compliance, not accessible as should be.
- SW - #38 related, reports from national organizations, states/oregon are dragging feet on Olmstead decision, is this a fair housing barrier.
- MS- asked AE, SW to help write response on #38
- IV – family vs singles. Is the AI is going to look at affordability of larger units, larger accessible units?
- SW- want to know how many large units HAP has.
- TA- look at larger units listed in HC as data source.
- TA- don't see any impediments about race/color, that seems unlikely.
- MS-NAACP said homeownership biggest issue. Urban League to busy to talk with him. Data from FHCO and Legal aid, discrimination based on color/race # 3 issue.
- PM-unincorporated Mult co, race/color discrimination complaints #1 issue.
- State AI telephone survey showed 1 in 10 who thought experienced discrimination did anything about it.
- IV- says African Americans are choosing to move to suburbs.

- MS-concentration by race, is this caused by lack of choice or choice to live with others like themselves? Islamic social services organization reported no problems.
- IS-hear about targeting protected class tenants with different rules. Using no cause evictions for previous and to push out tenants when converting building to higher income housing.
- MS- not getting info on race discrimination
- SW- talk to Oregon Action
- Margaret Carter, Avel Gordly, Joanne Bowman, they might have insight into any race discrimination happening.
- PM-when approach folks to interview, color/race discrimination may not be first issue comes to mind.
- HC-Question about impediments overall, if one person noted the issue it became an impediment.
- MS-based on experience in Washington County, list them all. Most agreed to including all for now. Some concerned about creditability if only one source.
- AE-second hand smoke, says nicotine addiction not a disability.
- MR and SW say could be issue, if helps cope with disability.
- AE-no choice for smoke free, ask that CDBG have set aside for smoke free
- SW-two groups with disabilities at odds.
- MS-smoking required for some disability, questions this.
- SW-in some cases smoking is a disability or side affect of disability
- MS-could those not ask for reasonable accommodation?
- TL-ask for time out, save second hand smoke issue for later.
- AE-ask for more smoke free housing.
- MR - HUD requires housing authorities to keep inventory of accessible units that can be rented by Section 8 voucher holders.
- SW #21, only subgroup paying that.
- JW-looking at groupings, funding, reach, criminal history
- JW-chemical sensitivity issue. Lack of adequate housing options for people with chemical sensitivity.
- LJ-for her clients (post-incarceration) physical accessibility big issue, criminal history big, always big, getting bigger, accessibility and people with limited function limited issue. Sometimes less apartment configuration but lack of personal assistance.