



CAT Board Agenda
COMMUNITY ALLIANCE OF TENANTS (CAT)
March 27, 2023
6:00 PM - 8:00 PM

6:00 Welcome

Board role: Agenda approval and ground rules review

*6:05 Approval of February 27th minutes.

6:10 Board introductions. check-ins and staff introductions

Check-in Question:

6:15 Staff Reports

- Admin- Hiring of the Finance Director, Finance reports, fundraising
- Education- Report on PHB, Multnomah County and OHCS monitoring
- Organizing and Advocacy- SB 611 and HB 2001

Board Role: Listen, discussion

7:00 Break

7:05 Policy and advocacy update SB 611, Housing Alliance endorsements

Board Role: Listen, Discussion

7:30 New Business- Discuss what the CAT Board expects of staff and strategic plan implementation.

Board Role: Listen, ask questions

8:00 Adjourn

*These are action items

CAT Board Minutes
COMMUNITY ALLIANCE OF TENANTS (CAT)
February 28th, 2022
6:00 PM - 8:00 PM

Board Members in Attendance: CR Foster, Jackie Magee, Amanda Caffall, Musonda Mwango

Others in Attendance: Elaine Zevenbergen, Kim McCarty, Meaghann Ande, Lynne Salcido, Crystalyn Black, Brian Gardner

- Policy Recommendations
 - Recommendations
 - Endorse/Support HB 2001 bipartisan package (inclusive of SB 799 without the double occupancy and safe harbor period)
 - Support Rental Application Fee reforms now \$25/application
 - Decline endorsement at this time for Home Share Oregon
 - Endorse the Right to Rest Act
 - Endorse SB601. Provide tenants with an opportunity to purchase. See one-pager attached
 - Support YES on Measure 26-238 in May ERA ballot
 - Support the People's Housing Assistance Fund: ROC's very own legislative concept, SB 603.
 - Status of current endorsements:
 - Support SB 611
 - Senate passed SB 599. This bill requires landlords to allow their tenants to operate home-based childcare businesses, provided they meet the state's health and safety requirements for such facilities.
 - Fair Shot People's budget proposals due March 3rd
 - Staff recommendation:
 - 1. ROC pilot project
 - 2. Rental Assistance Funding
 - Support Mortgage Interest Deduction reform
 - Support Kicker reform
- Approval of December 12th and December 20th, 2022 minutes and January 23rd minutes
 - Motion to approve made by Amanda Caffall, seconded by Musonda Mwango, Passed unanimously.
- Motion to approve policy endorsements
 - Motion to approve made by CR Foster, seconded by Musonda Mwango, Passed unanimously.
- Staff Updates – Documentation in Board Packet
 - Member Support Specialist, mid-Valley Organizer, Multnomah County Organizer, Jackson County Education Specialist, Dialed back hiring schedule



- Interview new board applicant Crystalyn Black
 - Tell us about your relevant experience, i.e. organizing, board, or anything you feel is relevant:
 - CAT is in a important position to pursue policy change. Comes from a lifelong renting family that was threatened by insufficient income. Passionate about housing and homelessness issues.
 - What is your housing situation?
 - Lives in Vancouver, but is a renter.
 - What would you like to accomplish with CAT?
 - Gaining perspective on Renter's Rights, intends to be available to support legislative advocacy.

Closed Session:

Decision Board Applicant: Unanimous agreement to accept Crystalyn Black as an interim board member until the annual Member Meeting Vote to affirm recommendations to the CAT Board.

Decision Audit Review: Unanimous agreement to contract with Hoffman for the CAT Audit Review.

Decision Finance Director process: CAT Board agrees to a Finance and Administration Director process that includes paying a fee of \$25,000 finder fee for a recruitment. If it exceeds \$25,000 seek board approval.

Until an interim part-time Finance Professional or full time Finance and Administration Director is hired, CAT will contract with Elaine week to week at a rate of \$100/hr not to exceed \$20,000 in a two month period.

Adjourned at 8:19

Community Alliance of Tenants Department Manager Reports- Finance and Administrative

2-21-23

Purpose: These are to be used for management meetings and board reports for the board of directors. This is to help consolidate information the amount of report out to make life a little easier for managerial staff. The idea behind this template is that you fill it out twice a month for management team meetings and the latest one will be used for the board meeting.

Questions to answer:

- How are staff doing in your department?
 - What is their morale like?
 - What is their performance like regarding achieving workplan goals for the year?
- How are you doing on completing your workplan?
 - What projects are going well?
 - Which projects need a little help?
 - Where would you say you are in completing your whole workplan?
 - What elements of your workplan would you like to highlight?
- How is fundraising going for your department?
 - What deficits remain in which departments?
 - What are we doing to address those deficits if applicable?
 - What applications and reports are due in the next two weeks?
- How are you doing in maintaining your budget?
 - How is spending in your department? On track, accelerated or slow-going?
 - If applicable, what needs to be adjusted to help bring your spending back on track?
- What are some things you'd like to highlight in your department in terms of upcoming activities, projects, events, campaigns, etc.?

STAFF CHECK IN

On a scale of 1 to 10, how would you rate morale for your staff? (1 being poor, 10 being awesome!)

1	2	3	4	5	6	7	8	9	10
---	---	---	---	---	---	---	---	---	----

What’s the story behind selecting your answer? (Feel free to add any important details that will help us understand as to why morale is the way it is!)

Steven Abraham was hired as a financial consultant to help the accounting department with audit requests, balance sheet reconciliations and adjustments. Unfortunately, he wasn’t the best fit for our finance department, so we had to let him go after 3 weeks.

The accounting department (Steve, Elaine & Lynne) is making great strides on catching up on departmental reports, bank reconciliations and grant expense adjustments. Out of the 90 balance sheet items, we have reconciled about 80; the other 10 are works in progress as we doublecheck numbers and adjust as needed. We are working with our nonprofit consultant for Abila to help us cleanup the remainder of the accounts.

Kendra is working on the payroll and timesheet conversion project, which means moving payroll and timesheets into the Abila MIP accounting system. This will cut down on data entry time for her as well as for the Lynne. We hope to go “live” with this by the end of March. We held a staff training on **February 16th, 2023** to show people how to log in and use the new timesheet system and have access directly to their own payroll data, such as earnings and W-2s. I believe it is a better system for both the employees and managers.

Kendra is also advertising several vacant positions on various websites: Southern Oregon Bilingual Tenant Education Specialist, Multnomah County Tenant Education Specialist, Finance and Administrative director, Marion County Regional Organizer, and Member Services Specialist. My understanding is that we have an internal candidate for the Multnomah County Tenant Education Specialist, who will be interviewed in the next week or two.

Meaghann, Kim, Dung, Lynne and I met with OHCS contract managers, who have asked us to give them projections for next year’s budget (**FY23-25**) as well as addition revisions on the revised **FY22-23** budget. We are asking for **\$340,000** more in funds to cover some of our budget gaps with Portland Housing Bureau and some smaller grants. She has completed an annual fundraising plan and calendar for the organization, and worked on grants for Gresham, Oregon Community Foundation, etc.

What is performance like with regard to achieving workplan goals for the year?

<i>Behind, need support</i>	<i>Behind, but have a plan</i>	<i>No opinion, really</i>	On track	
-----------------------------	--------------------------------	---------------------------	-----------------	--

WORKPLAN CHECK IN

How far along are you in completing your workplan for the year? 0-100%

What are the top three workplan items that are going the best?

- (1) **General financial operations and accounting records for FY22-23:** Financial Operations continues to go smoothly. We are current with invoicing, monthly general ledger recording of deposits and expenses, paying bills and organizational financial reports.
- (2) **Human Resources and Payroll:** Monthly Payroll processing and timesheet submittal are going very smoothly. Steven has been working with our payroll provider to revise payroll for multi-state payroll taxes and worker’s compensation. Our payroll provide has only have 3 more adjustments to make for payroll system, but will need to adjust quarterly and annual payroll reports as well.
- (3) **Development:** Meaghann Ande is working on fundraising opportunities as delineated in the fundraising section below, with a focus on private foundation grants. She is also working on getting the C4 entity up and running and is recruiting new candidates for both the C3 and C4 Boards.

What are three workplan items that need some more attention to get/stay on track?

- (1) **Balance sheet adjustments:** Lynne, Steven and Elaine will work this month to reclassing private grant expenditures from restricted to unrestricted grants for private grants for the upcoming financial audit. We are current on all electronic filing for accounts payable, accounts receivable grants, bank reconciliations, Pex debit accounts and other audit-worthy documents for **FY21-22**. As mentioned previously we have another 10 more accounts to fix on the balance sheet.
- (2) **Financial policies and procedures:** While these were revised in **March 2022**, there is still more work to improve this manual, and put in more details on actual procedures. This may be assigned to one or both of the Stevens.
- (3) **Information Technology:** We still have some projects that need attention on the IT front, which includes enhancing security for our Google Suite, as well as setting up the domain Controller, which will make our onboarding and offboarding of employees more efficient.

Are there any unfunded projects in your work plan/task list right now that we need to develop a plan for funding and/or strategically letting go?

Yes	No
-----	----

Any highlights about your workplan that you’d like to share?

We received **\$100,000** from Meyer Memorial Trust in January 2023 for general operating support. We also had an additional **\$20,000** added to an extended contract for Washington County through October 31st, 2023, which supports hotline and workshop projects in that region.

We are continuing to work to bring down CAT operating costs as follows:

- (1) Kendra Roberts is researching the options and prices of a new smaller office space that will be more a cost efficient. Steve Mitchel put in a property tax exemption application so we won't have to pay for this in the future. Nonprofit organizations are exempt from these taxes; however, one still has to apply for this exemption. This should save us another **\$200 a month**.
- (2) Kendra is working with the Tenant Education department to reduce the number of lines we have on our phone system, which costs us almost **\$1,000** a month. Tenant Education uses the Jive (aka Go to Connect) phone system, but there are number of staff members on the Admin & Organizing teams that don't need the service, as well as former employees.
- (3) Lynne was able to bring down costs for Comcast for our wi-fi from \$700 to \$200 a month for our wi-fi service in the current office space.
- (4) Elaine has come up a supplemental budget which I can share with the Board to show that even if we don't get another penny from anyone, we can still make it with existing staff and to accomplish our program deliverables. However, there were some slashes to staff costs for unfilled positions, and to development and other line items.

On March 2nd, 2023, Portland Housing Bureau will be conducting a virtual site visit both a fiscal and programmatic site visit. We will be providing the financial docs requested by **February 23rd, 2023**.

In mid- March 2023, Multnomah County Community development Block Grant managers will be conducting an in-person site visit for both programs and finance. I believe that is will be an in-office visit.

FUNDRAISING CHECK IN

*How are you doing with raising the funding needed in your department?
(1-10, 1 being poor, 10 being awesome)*

1	2	3	4	5	6	7	8	9	10
---	---	---	---	---	---	---	---	---	----

What funding opportunities are you waiting to hear back from:

We are waiting to hear back from Home Forward for a renewal of the Housing Choice Voucher program for calendar year **2023**. This will help fund one of our positions, Tenant Education Coordinator Fitsum Berhe. Dung Ho put in a proposal in **January 2023**.

We are also waiting to hear back in **March 2023** from OHCS on the **\$340,000** additional request for **22-23**. That will help us for this year for shortfalls in the budget.

What funding opportunities do you have your eye on?

We will also be aggressively pursuing Oregon Community Foundation, Collins Foundation, Start Small, and Kaiser Foundation for private grant monies for **FY22-23**.

What funding opportunities are you pursuing right now and for what purpose?

See above.

BUDGET CHECK IN

How are you doing with spending? Are you accelerated? On track? Slow-going?

Accelerated (for revenues)	On Track	A little Slow-Going (for both expenses and revenues)
----------------------------	-----------------	--

What's the story behind your selection?

Net income as of **January 31st, 2023** is **\$211,647** with unrestricted funds only, and **\$561,164** with restricted funds. This is largely due to the fact that we had a Small Business Administration PPE payroll in 2021 that was converted into a grant (**\$202,892**).

CAT earned **69 %** of revenues, the bulk of which is from government contracts with Multnomah County, Oregon Housing and Community Services, Portland Water Bureau, and Portland Housing Bureau (**\$1,463,136**), as well as from private funds from Oregon Community Foundation, Meyer Memorial Trust, Oregon Consumer Justice, Unite Oregon and Right to the City) (**\$373,945**).

Expenditures were **\$1,572,549**, representing **51%** of budget. The majority of the expenditures was for personnel (**\$1,115,354**), and contract services (**\$166,743**). Contract services consists of services provided by Robert Half temps for Communications, Accounting, and Tenant Education, as well as for an independent lobbyist and policy researcher.

Cash flow is holding steady at **\$376,921**; we are still waiting on payments from Multnomah County OHCS and Portland Housing Bureau for **December 2023**. Lynne will be billing OHCS, Multnomah County, Portland Water Bureau, Metro Tenant Education, and Portland Housing Bureau for **January 2023**, so we should have **\$500,000** or more in cash at the end of **February 2023**.

Cash flow is estimated to be **\$508,265** by **June 30th, 2023**. At the end of the calendar year (**December 31st, 2023**), we should have at minimum **\$112,121**.

January 2023 Board Blurb

Hotline

In the month of January, we completed 223 hotline calls across the state. 48 Live Calls.

Issue	Number
Repairs - Essential Service	34
Rent Increase	23
Repairs - Other Repairs	33
Termination/Eviction - No cause	87
Lease Questions	28
Deposit returns/billing	18

Events:

1/20/23 Resource Tabling at the AFHHO and CAIRO African Career Fair. Roughly 55-60 participants, predominantly of African diaspora.

1/24 - Renters' Rights 101 Webinar on Zoom - Reed College
Topic: Renters' Rights/CAT introduction, affordable housing, rent increase, relocation rights
Presented in English.

Tenant Protections Team (TPT)

1/18 - TPT talks on Facebook Livestream and Zoom.
Topic: Rent Increases
Presented in English and ASL

Most tenants were provided services with Vietnamese language support. Tenants needed the most help with eviction & rent increases.

IRCO- 6 referrals.

APANO- 19 referrals.

Livestream Sessions (Vietnamese language):
1/25 Renting process livestreams: 5 lives, 60 views

34 referrals to Troy.

SEI- 12 referrals. No workshops. The two most common issues tenants needed help with were Evictions and Repairs.

CAT- 17 referrals.

January 2023 Board Report Organizing and Communications

CAT Board

CAT Finance Committee Training :The Effective Board Treasurer: Understanding Roles, Responsibilities, and Good Standards

April 12, 7:30 – 9:30 a.m. | Presenter: Erin Zollenkopf, *Susan Matlack Jones & Associates*
Whether you are a Treasurer, are interested in being a Treasurer, or are staff working with a Treasurer, understanding the responsibilities of this role and how it fits into the structure of an organization is essential for good governance and a sustainable, fiscally responsible nonprofit. Organizations can struggle when a Treasurer is inexperienced, unsupported, or doesn't understand the unique quirks and challenges in the nonprofit sector. Setting up good systems and standards can help resolve this struggle and create a Treasurer position that is effective and fulfilling for the person serving in that role. More details and registration [here](#).

Board Bright: Finance Fundamentals

March 14, 3 – 4:30 p.m. | Presenter: Jenn Clemo, *NAO*
Join us for an overview of basic financial principles including board member responsibilities, understanding restrictions, reviewing your statements for key financial indicators, and internal controls. Please note that this webinar provides fundamentals-level overview that is most appropriate for new board members, emerging nonprofit leaders, or those looking for a refresh of the basics. Free to NAO members! More details and registration information [here](#).

CAT Policy Committee recommendations:

Staff recommendation:

- Endorse/Support HB 2001 bipartisan package (inclusive of SB 799 without the double occupancy and safe harbor period)
- Support Rental Application Fee reforms now \$25/application
- Decline endorsement at this time for Home Share Oregon
- Endorse the Right to Rest Act
- Endorse SB601. Provide tenants with an opportunity to purchase. See one-pager attached
- Support YES on Measure 26-238 in May ERA ballot
- **Support the People's Housing Assistance Fund:** ROC's very own legislative concept, SB 603.
-

Status of current endorsements:

- Support SB 611
- Senate passed SB 599. This bill requires landlords to allow their tenants to operate home-based childcare businesses, provided they meet the state's health and safety requirements for such facilities.

Organizing

January 2023 Board Report Organizing and Communications

- Leadership cohorts-Cohorts have been established for Central Oregon, Southern Oregon and the Metro area.
- Co-hort members are learning how to write testimony, coordinate neighbors, offer oral testimony.

Development

CAT has applied for a general grant from Myer Memorial and received \$100,000.

Metro application - \$30,000

We need to follow up with a year-end report.

We are raising funds for the development of a legal services program.

We are applying to resources to support metro area organizing around environmental justice issues.

We applied to OHCS for some gap funding to address increased wage costs, and the reduced contract from the City of Portland.

Policy

- Policy Committee choose to support the Stable Homes for Oregon Families package. However, the committee feels that the 8% cap is too high and they plan to express their dissent.
- CAT is meeting with Fair Shot, the Housing Alliance, Stable Homes and other coalitions on these and other housing policies. The website has been updated with a campaign webpage and Every Action letter.
- A social media awareness campaign was started to bring awareness to the increase in the rent cap to 14.6%.
- The Board is working on an Op Ed piece.
- HB 2001 is a bipartisan package that includes elements of SB 799 except for the safe harbor and occupancy standard changes that may be considered in the future.

Staffing:

- Member Services Support Specialist- this position has been posted
- Multnomah County Organizer – this position is canceled pending resources
- Mid-Valley Organizer position external candidates were interviewed.
- Finance and Administration Director posted.
- Interim Finance Consultant was hired to assist the finance department.
- Southern Oregon Education Specialist- delays in hiring due to a lack of qualified candidates
- Marion County Education Specialist- Will be vacated in February
- Multnomah County Education Specialist- posted with an internal candidate

CAT Action Fund (C4)

- CAT Action needs to amend by-laws, and update fundraising efforts and establish itself with the State.
- CAT Action may join the ERA ballot initiative

Communications

- CAT put out a survey about whether tenants can afford a 14.6% increase.
- Here is a link to [CAT in the news](#).
- Calculate your rent calculator on social media.
- CAT worked to uplift the work of Welcome Home on homelessness prevention policies.
- CAT Board is writing an Op-Ed piece

Strategic Plan

- The Strategic Plan was presented at the Member meeting and adopted by the board in October
- Staff Safety Plan is incomplete
- The Executive Team, the CAT Board and Praxis will present a Strategic Plan implementation plan.

Membership Services

January 2023 Board Report Organizing and Communications

- Member to Member meeting on the Second Saturday of each month will be assisted by Jensi and is on hold until January
- PSU Student volunteers are back
- Membership Support Specialist applicants are being sought.
- Membership module may be added to Every Action

Union Negotiations

CAT and CLU have reviewed all articles. CAT has shared their response to the financial article. CAT and CLU have agreed to meet more frequently. A majority of the articles are with CLU.

Calendar

November

~~Tenant Assembly planning~~
~~CAT fundraising appeal letter~~

December

~~**CAT Board creates a Finance Committee and selects the Chair**~~
~~Finance Director Search~~
~~Regional Cohort announcements~~
~~Tenant Assembly December 3rd~~
~~Winter Break~~
~~Tenant Assembly planning~~

~~Regional Cohort announcements~~

January

~~**CAT Board approves State Legislative Endorsements**~~
~~Mid-West Academy Training~~
~~Rent Well Training~~
~~Advocacy training~~
~~Finance Director Hiring posting~~
~~Operations Manager contracting part-time discussed~~
~~Fair Shot Assembly January 14th~~
~~Abila payroll system kick-off~~
~~Annual Report FY 2021~~
~~Mid-year operation grant requests~~
~~Regional Cohort kickoffs~~
~~Make grants to tenant advocate organizations~~
~~Strategic Plan implementation strategy~~
~~Board Editorials~~

February

~~**CAT Board adds board members, revisits board recruitment plan.**~~
~~**CAT Board discusses the implementation of the Strategic Plan**~~
~~**Sign contract with Upward Technology**~~

January 2023 Board Report Organizing and Communications

~~Legislative Session Kick-Off~~

Lobby Day?

Distribute cohort equipment

Complete new staff hiring

Finance Director Hiring

Attend hearings and offer testimony for Stable Homes priorities.

March

CAT Board discusses program priorities based on the Strategic Plan

Contract amendments

Finalize the CLU Collective Bargaining Agreement?

Grant Applications

Budget Amendments

PHB Monitoring

April

CAT Board reviews the funding plan for the program priorities

Support OHCS budget

Negotiate a new PHB contact

May

CAT Board prepares for the Summer Member Meeting

Independent Financial Audit

Negotiate a new PHCS contract

Sign new Contracts

Tenant Surveys

June

CAT Board Approve the 2023 CAT Budget

Summer Member meeting

July

CAT Board Retreat?

Wage amendments

New Policy Campaign priorities

Find a legislative champion

Management Overview

- Future projects
 1. Bylaw review
 2. New programming proposals
 3. HMIS and Every Action integration
 4. Further expansion of hotline hours
 5. Legal Advocacy program
 6. Resource development goals

January 2023 Board Report Organizing and Communications

7. Office Move
 - ~~8. Transition to Abila for payroll~~
 - ~~9. Independent Audit Review selection~~
- CAT Morale?
 - ~~○ CAT Staff participated in a four-day training about organizing and leadership development.~~
 - Workplace transitions and hiring delays are causing issues.
 - Workplan performance?
 - The education department is nearly fully staffed and training is close to completion.
 - The Tenant Protection Program is making progress.
 - The finance department is making progress with accounting clean-ups and hired a finance consultant to help.
 - Which projects need a little help?
 - CAT needs to recruit for the C4 and C3 boards.
 - We need to keep projects closer to the mission.
 - Progress on workplan?
 - Implementation of the strategic plan proposal has been delayed until February
 - Challenges
 - The use of contractors has caused problems with billing that we did not understand until June. We are still correcting for this by amending the OHCS budget and asking for help with discovered shortfalls.
 - Elaine Zevenbergen, the Finance and Admin Director plans to retire. Filling the position could cause some delays in response to the financial issues caused by the PHB revised scope of services. The finance consultant hired was hired to resolve the backlog of administrative issues. Therefore we are considering hiring a part-time Operations Director.
 - Hiring was delayed because of uncertainty about resources.
 - We have experienced new expectations from PHB. We are working to improve our billing process, and communication of deliverables to make it clear to our funders that we are performing as required.
 - What are some things you'd like to highlight in your department in terms of upcoming activities, projects, events, campaigns, etc.?
 - CAT's policy campaign was adopted by Fair Shot.
 - Staff are working to improve our language access protocols.
 - The Abila payroll transition is going well.

Media

[CAT in the news.](#)

January 2023 Board Report Organizing and Communications

Legislative advocacy update | March 24, 2023

PRIORITY BILLS

Bill #	Subject	Recent steps <i>Updates since 3-20-23 in BOLD</i>	Next step <i>Updates since 3-20-23 in BOLD</i>
HB 3488	Fair housing investigation, enforcement, education	Incorporated into HB 3488 Mar 16: Hearing in House Housing	Mar 30: Work session in House Housing
TBD	Tax credit to increase homeownership supply	Bill was not introduced	
HB 3492	Improve mortgage availability for ITIN homebuyers	Mar 16: Hearing in House Housing	Mar 30: Work session in House Housing
SB 976	Mortgage interest deduction reform	Bill referred to Senate Finance & Revenue Mar 13: Informational mtg in Senate Housing	Hearing in Senate Finance and Revenue
HB 2001 (originally SB 799)	Eviction reform and reduction	Incorporated into HB 2001 Mar 15: Adopted by House of Representatives Mar 21: Adopted by Senate	Governor's signature
SB 611	Reasonable rent		Mar 27: Hearing in Senate Housing Mar 29: Work session in Senate Housing
HB 2001 (originally HB 2456)	Support for houseless youth	Incorporated into HB 2001 Mar 15: Adopted by House of Representatives Mar 21: Adopted by Senate	Governor's signature
SB 225	Private activity bonds for affordable housing	Feb 6: Hearing in Senate Housing Mar 20: Senate Housing voted to recommend w/ amendment	Hearing in Senate Finance and Revenue

ENDORSED BILLS

Bill #	Subject	Recent steps <i>Updates since 3-20-23 in BOLD</i>	Next step <i>Updates since 3-20-23 in BOLD</i>
HB 3488	Reporting on racial disparities in homeownership; Homebuyer education and financial literacy; Fair housing investigations, enforcement, education	Mar 16: Hearing in House Housing	Mar 30: Work session in House Housing
SB 702	Appraiser training and education requirements	Feb 20: Adopted by Senate	Hearing in House Housing
SB 937	Building assets through shorter mortgage periods for shared-equity homeowners	Mar 1: Hearing in Senate Housing Mar 22: Senate Housing voted to recommend w/ amendments	Hearing in Ways and Means
HB 3235	Oregon kids' credit	Feb 27: Hearing in House Early Childhood and Human Services	Mar 29: Work session in House Early Childhood and Human Services
HB 3169	Rental market data		Bill will not advance
SB 603	People's housing assistance fund	Feb 27: Hearing in Senate Housing	Bill will not advance
HB 2680	Screening fee transparency	Mar 14: Hearing in House Housing	Mar 28: Work session in House Housing
SB 599	Allow tenants to operate home-based childcares	Feb 15: Adopted by Senate	Hearing in House Early Childhood and Human Services
HB 3151	Manufactured housing dispute resolution and tenant legal aid	Mar 14: House Housing voted to recommend w/ amendments Mar 22: Adopted by House of Representatives	Hearing in Senate Housing
HB 2466	Property tax exemption for limited-equity cooperatives	Jan 24: Hearing in House Housing Feb 23: House Housing voted to recommend w/ amendments	Hearing in Tax Expenditures

Bill #	Subject	Recent steps <i>Updates since 3-20-23 in BOLD</i>	Next step <i>Updates since 3-20-23 in BOLD</i>
HB 3042	Protections for residents of housing with expiring affordability restrictions	Feb 2: Hearing in House Housing Mar 23: House Housing voted to recommend w/ amendments	House vote
HB 2653	Tax credit for preservation of regulated affordable housing	Jan 24: Hearing in House Housing Mar 21: House Housing voted to recommend w/ amendments	Hearing in Tax Expenditures
HB 2465	Affordable housing tax credits for limited-equity cooperatives	Feb 23: House Housing voted to recommend w/ amendments	Hearing in Tax Expenditures
LC 2191	Parking reform		Bill was not introduced
HB 3482	Affordable housing on non-profit property	Mar 21: Hearing in House Housing	Mar 28: Work session in House Housing
HB 2761	Funding affordable homes within mixed-income developments	Mar 7: Hearing in House Housing	Mar 28: Work session in House Housing
SB 892	OHCS statute clean-up to improve agency operations	Mar 20: Hearing in Senate Housing Mar 22: Senate Housing voted to recommend w/ amendments	Senate vote
HB 3215	Supporting housing recovery after disasters	Mar 7: Hearing in House Housing Mar 21: House Housing voted to recommend w/ amendments	Hearing in Ways and Means
HB 2001 (originally HB 2889)	Oregon housing needs analysis (OHNA)	Incorporated into HB 2001 Mar 15: Adopted by House of Representatives Mar 21: Adopted by Senate	Governor's signature

ENDORSED BILLS – additional bills added to our agenda mid-session

Bill #	Subject	Recent steps <i>Updates since 3-20-23 in BOLD</i>	Next step <i>Updates since 3-20-23 in BOLD</i>
SB 496	Emergency Homelessness Funds for Companion Animals	Feb 8: Senate Housing voted to recommend w/ amendments	Hearing in Ways and Means
SB 601	Tenant opportunity to purchase (TOP) for multi-family properties	Feb 27: Hearing in Senate Housing	Bill will not advance
SB 1076	Regulating hospital discharge of homeless patients	Mar 22: Hearing in Senate Health Care	Mar 27: Hearing in Senate Health Care Apr 3: Work session in Sen. Health Care
SB 684	\$10 tenant screening fee cap		Bill will not advance
HB 3462	Emergency housing for all	Mar 21: Hearing in House Housing	Mar 28: Work session in House Housing
HB 3309	Incentivize and study accessible housing	Mar 23: Hearing in House Housing	Mar 28: Work session in House Housing
OHCS budget	Recapitalize Market Cost Offset Fund		
HB 2548	OPPOSE. Would remove Metro's statutory authority to impose income tax for housing services	Feb 1: Hearing in House Revenue Mar 21: Informational mtg in House Revenue	Work session in House Revenue
SB 744	OPPOSE. Would legalize insurance products tenants could buy instead of a security deposit		Bill will not advance

Senate Bill 611 / House Bill 2733

Prevent high-rent homelessness

Oregon is in a high rent emergency and current laws are making it worse. Reports are pouring in:



In **Brookings**, 44 households in a 55+ mobile home community received 14.6% rent increases.



In **Eugene**, more than a dozen elders received rent increases over 14%.



In **Portland**, an entire apartment building received 50% rent increases.



In **Sherwood**, a family received a 32% rent increase and will have to leave their home.



Four in 10 Oregonians rent their homes and they already pay the **ninth highest rent in the nation**.¹



The rent increases far outpace wage and Social Security increases.



Communities of color are more likely to be in financial distress. **More than 6 out of 10 renters** who were behind on payments live in communities of color last year.²



High-rent home loss is reaching a crisis level: More than 86% of court evictions are for non-payment³ and Oregon has one of the fastest growing homelessness rates in the country.⁴

Very few Oregonians can afford a 14.6% increase in housing costs.

Lawmakers did the right thing passing SB 608 in 2019. **But we are now facing extreme inflation and the 2023 rate increase is an unreasonable 14.6%**. According to the federal Government Accountability Office, every \$100 increase in community median rent equals a 9% increase in local homelessness.⁵

SB 611 is part of the Homelessness Prevention Package. It sets reasonable, predictable rent increases for tenants:

- Limits rent increases to 3% + inflation with maximum increase of 8% during a calendar year.
- Narrows the loophole, applying rent stabilization to buildings older than 3 years, which increases the number of people protected while exempting new construction.
- Increases relocation assistance to three-months' rent to help tenants displaced through no fault of their own avoid homelessness. Landlords with four units or less are exempt from this provision.
- Sets no limits on rent resets between tenants.

1. kgw.com/article/news/local/oregon-rent-among-highest-in-country-according-to-new-report/283-ec40e58c-049f-4001-9cb5-eb2dd25ddbba

2. jchs.harvard.edu/blog/renter-financial-distress-has-been-concentrated-high-poverty-neighborhoods-and-communities

3. OJD Data; see <https://olis.oregonlegislature.gov/liz/2023R1/Downloads/PublicTestimonyDocument/50686>

4. huduser.gov/portal/datasets/ahar/2022-ahar-part-1-pit-estimates-of-homelessness-in-the-us.htm

5. gao.gov/products/gao-20-433

SB 611 and the Homeless Prevention Package is endorsed by:



To learn more and join the coalition, go to StableHomesOR.org

Sybil Hebb, Oregon Law Center | shebb@oregonlawcenter.org
Justen Rainey, Oregon Housing Alliance | justenr@pacounsel.com
Alberto Gallegos, SEIU Oregon | alberto.gallegos@seiuoregon.org