



Agenda/Notes  
**Office of Governor Tina Kotek**  
**RJC Housing and Homelessness Committee**  
**March 21, 2025 – Zoom**  
**2:30 – 4:00pm**  
**Facilitator: Javier Cervantes**

**MEMBERS**

E	Chris Bonner		Jimmy Jones	X	Melinda Bell
E	Cameron Herrington	X	Kim McCarty	X	Nathan Teske
	Cathryn Murray	X	Marisa Zapata	E	William Miller
	Jackie Follis	X	Maria "Meg" Guerrero		

**OTHER ATTENDEES**

	Andre Bealer	X	Svetha Ambati		Matthew Tschabold
X	Javier Cervantes	X	Yasmin Solorio	X	Jan Mason

Topic/Lead	Notes/Main Points	Decisions/Action Items
<b>Status updates of letters of support for the Priority 2 (HB 2139 and HB 3644) and Priority 3 (HB 2138)</b>	<p><b>Svetha:</b> Priority 2 HB 2139 is already in Ways and Means.</p> <p>For 3644: statewide shelter program. The work session concluded on Monday. Now moved out of house committee.</p> <p>For 2138: there's a second hearing scheduled for March 26<sup>th</sup> with work session on April 22<sup>nd</sup>. We have additional time to craft a letter, anything you need happy to support with it.</p> <p>There are a few other updates HB2258 for pre-approved land use and building concepts. Second hearing set for April 2<sup>nd</sup>. Bills related to infrastructure 3031 passed this week.</p> <p>SB829 scheduled to go to committee on March 26<sup>th</sup>. There are three components to it premium relief, study to look at long term solutions, third is giving DCBS to create an export list to give smaller market carriers support.</p> <p><b>Nathan:</b> One of the property management companies that Vanessa has worked with has a member on a National Asset Management Association it's called NAMA and I know they were exploring the idea of creating a national, essentially as I understood it, a</p>	

national nonprofit insurance for affordable housing with the goal of trying to come up with a model that would be scalable at a big enough scale. Have you heard anything about that if you have any awareness of that might be coming to Oregon?

**Meg:** Do you have direct contact with that?

**Nathan:** President told me of this, was right after COVID when insurance rates went crazy on properties. Will circle back if that moved forward.

**Meg:** Would be great if we can schedule a presentation of that and keep staff involved in that.

**Nathan:** Sure, thank you.

**Meg:** Can you go into more on what's next, especially on infrastructure HB3031. Really interested on what's next.

**Svetha:** 3031 had a work session. There is \$100 million ask on that specific legislative concept and so in the Ways and Means conversations there's going to be a lot of discussion around the governor's recommended budget and the associated LC's including 3031. I don't have the schedule in front of me right now Meg but I'm happy to follow up on what that is. They already started some of the conversations this week I believe uh with OHCS budget specifically. They continue as bills continue to move out of these committees and then get referred to ways and means they'll have additional hearings and discussions.

**Meg:** Yes that would be great. This was one of the items on the last agenda that didn't pass. Infrastructure in rural areas is a huge problem. This bill will support some cities to build their infrastructure so we can build housing without passing that cost to our construction.

**Javier:** When it goes to ways and means, is there opportunity for the committee to write letter or testimony for support? This is part of the governor's GRB.

**Svetha:** We should probably check with our legislative team just around what their direction would be because I think it because there's a formalized process and approval of letters of support that I don't know if like they would recommend that we do the same approach that we did before or if there's an additional approach for specific areas of opportunity for additional testimony

at hearings and so maybe we can double check with them and circle back with everyone.

**Kim:** Thank you for your support on our previous letter. Want to share my impressions on conversations that happened at RJC. We had chairs for the house and senate, talking about fiscal landscape. There are concerns and they want to be more conservative. Should there be any significant cuts, they were trying to impress on us that there would be no way the state could back fill those cuts. That the governor's office has put forth even in this particular climate so I felt really encouraged by that. Also wanted to share what I'm hearing from other partners that are going to these hearings. Partners say we should have the resources in this state, that we shouldn't back away from the types of infrastructure and plans that we already have in motion because if we do it will just really slow everything down and we may not get back to that momentum 2 years from now, four years from now. Hearing a lot of support to stay the course and I was encouraged by that.

**Marisa:** I apologize as I've been out but I'm back. I totally agree with what Kim was saying. If the federal government really does any portion of what they're threatening to do, in terms of cuts to vouchers or cuts to Medicaid, we cannot backfill in any meaningful way. There's not enough stuff to cut to fix the issue. We just found out a little while ago that they're moving student financial aid loans to Small Business Administration and they fired 40% of the staff and just thinking about like cascading effects. If our students can't get student loans then that the state schools and the community colleges don't have funding. What worries me is it will be slow trickle and will be organization by organization. Everything slowly gets turned off till we don't realize how bad it is.

**Nathan:** Closing HUD in Portland and Seattle. Maybe this is a little bit of a niche concern for developers but it could affect a lot of different groups and the homeless services space as well. One concern I have had is that as they're just taking a wrecking ball to these programs without really any thought. Concerned that they'll keep the regulations but then these agencies will have like 30% of the staff that they used to have. Concerns with response times with less staff.

**Javier:** Let's take note of future convos for agenda planning.

**EOC-Workforce  
Workgroup  
engagement with  
Workgroup Co-Chairs**

**Javier:** This committee was asking to have a convo on possibility of exploring property management in the construction space with EOC Workforce Workgroup.

**Meg** I have been able to look into workforce, we are always focusing on construction. And that is not the only area which housing is impacted by workforce. If you talk to any affordable housing owner, we have a need for housing developers – specifically for people of color. These are well paid positions that communities of color are not reaching. Talking about portfolio managers, housing managers, going down to staff. Having to really spend a lot of time in finding the right person to even manage the properties. Better properties are talking about in regards of financial and physical status of the property.

**Nathan:** Seen many articles on how tenants are treated, root causes are property management function. Turnover is endemic. Success is we can keep those positions longer when they identify and are a part of the community. Not having turnover makes us be better managers.

**Jan:** I've been in the architecture engineering construction industry for 40 years. In the last 10-15 years I've worked primarily in the early stage development. Worked with the developers in the early stage talking about how to bring equity to a project and how did they meet and achieve the goals of the project. I have experience in marketing and production and I actually drew plans. The Economic Opportunity Committee was leveraging what we did with the future ready two - three years ago. Future ready program is still in place, at it's in the tail end of its implementation. The workforce work group was to take lessons learned from the future ready program and how can we apply that to best practices for the state agencies. To use the dollars that they have already won and use it effectively, using the dollars and the programming to do wrap around services similar what you've been doing with the housing on the community development side with housing with wrap around services in the facility and the with the affordable housing space. Last four to six weeks we've been reviewing that and receiving reports on Future Ready. Most relevant to this group which we've been calling it construction. A lot of pieces and construction is actually at the tail end of a development there's so much other planning and economic development strategies and plans that are put in place even for anything goes to construction. How do we help

avoid issues with the tenancy with project managers and having a workforce that's trained to deal with that's different than what where the industry has gone. Removing those biases. How do we encourage more community to be engaged in these types of industry or careers and then how do we get them into that workforce.

**Meg:** Is that report what guides what the committee is doing?

**Jan:** No it's not what the committee is doing, that was actually put out by the workforce talent board.

**Jan:** EOC WFWG, we're looking at key sectors and these are the ones that we have identified for now, construction, behavioral health, and semiconductor. The committee wanted to focus on forecasting workforce demand, looking at the labor market trends, building partnership with industry leaders and those associated with providing workforce services part of our purpose is also to promote successful training models. Speaking again to the wrap around services as mentioning earlier, supporting career advancement how do we help these sectors retain talent and encourage lifelong learning which I'll just add my own tidbit that continuous lifelong learning also leads to future business owners. We may be able to provide something in next session but that all depends on where we are with our budgets as a state and then where this committee goes in the next few months. We're an advisory role.

**Javier:** You might want to think of some recommendations and future considerations for the committee, thinking of a more wholistic approach. Just a thought and something to think about.

**Marisa:** Wonder if there's a good way to crosswalk each committee. Want to make sure that decoupling services from housing provider or landlord may who better outcome for tenant. Having the wrap around services be independent. What threading is happening through Workforce groups.

**Jan:** Perspective of one entity and another with a different lens they are looking through, ensuring to know how to navigate. Each have different purposes and navigate outcomes for the communities.

**Marisa:** Given so many ppl involved in a given development, are all acting in conflict. Landlords

responsibility is to the lender, fed govt. Caseworker commitment is to the individual. Having convos on what they are acting on.

**Jan:** Went to the Philippines on one trip. Was called EcoTourism. It was a nonprofit that builds homes. Build a community, as part of the community building, have tenants learn skills onsite. Not just building a home but create a space for them to have micro-enterprise. One of them was doing peanut brittle, marketed, sold it. Another one did an ice tea drink – manufactured, grew it, etc. to me its an amazing model when you can have a community that's self-sustaining. For security, they had people assigned to patrols on the facility. Helped build sense of pride and place to the individuals there. Here in the US we are always cautious of risk, trying to mitigate and avoid it.

**Meg:** A whole organization should not have both systems in place because they might be conflicting but when you have a mission and that mission overlaps everything that you do I don't think there is a problem. Now the problem is that we, housing developers and housing owners, don't get any money sometimes to pay for services. We raise grants to bring services to our communities. We engage with other organization nonprofit organizations that provide services. To sustain that partnership and what we do in general is to apply for grants to keep that going.

**Nathan:** One thing I would say is that organizations do a lot of fundraising on the side to provide services. Funding for resident services it's not really enough usually to actually do what we want to do. I'd be interested to see the research you mentioned I can definitely see cases where I would see value in them.

**Marisa:** I'll clarify this is that a homeless services in particular I have never looked outside of that.

**Nate:** I think you mentioned central city as an example.

**Marisa:** Some can navigate that beautifully, others cannot do as nice. Some need mediators and outside entities for this. How do we train other organizations to have that mission driven property management. PSU launched a property management program. It is not one I think would produce we would want, but things can always be taken over at PSU through friendship or hostile interactions.

**Javier:** Jan, what would be best way for the committee to provide recommendations for the WG and think on next steps.

**Jan:** still evolving. Would say share our agenda periodically on topics we are covering. Maybe there is a topic to participate in or provide input without having to attend. Any framing content you can help shape a framing dialog with your lens is welcome. Second way is as we create some of our deliverables, don't have a problem sharing to get review and input on them.

**Javier:** sounds good. Can share agendas when things come up around construction with this committee. Can be great to involve more people in that group, and when deliverables come out we can share out with other committees.

**Meg:** thanks, Jan for being with us today. We are all in the same boat and we need to collaborate. We need to complete the circle.

**Jan:** Just want to add one thing on your point on property managers. I think its all of the facets, and commercial real estate. Even real estate brokers, developers, investors, and even finance side. Been thinking lately with how that connects with ESG - environmental social governments. Companies that care on ESG rating and performance and compliance.

**Kim:** So glad you're here. Worked in the housing industry for a long time. We know we'll invest billions of dollars into the industry from architects to people doing the projects. By virtue those who get hired, communities of colors do not often get those opportunities. How we can redirect the funds so everyone is benefiting from the investments.

**Javier:** We will do more investigating. One homework is to check in with Legislative bill on HB3031 if its appropriate for us to write another letter (since we referenced it already in the other letter) and clarifying process.

**Svetha:** Yes, does it need to go through same level of process as previous letter.

**Javier:** agenda planning for April

**Kim:** Let us know what you want to hear in this space.

Meeting Materials	N/A
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## Zoom Chat

14:34:12 From Javier Cervantes, Gov. Office (El, He, Him, His) to Hosts and panelists:

HHC March 21 Agenda

Status updates of letters of support for the Priority 2 (HB 2139 and HB 3644) and Priority 3 (HB 2138)

EOC-Workforce Workgroup engagement with Jan Mason

HHC would like to share importance of increasing workforce and training for property managers when discussion of construction workforce takes place.

14:36:42 From Javier Cervantes, Gov. Office (El, He, Him, His) to Hosts and panelists:

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15:01:40 From Marisa/Mariesa Zapata to Hosts and panelists:

Metro is launching a mission drive property management program.

15:03:16 From FHDC & Evolve to Hosts and panelists:

Yes, Metro has contacted both Nathan and I to talk about it. I have not been able to schedule a meeting with them.

15:04:51 From Nathan Teske to Hosts and panelists:

BRB, I need to jump on another call quickly

15:27:44 From Jan Mason, she/her to Hosts and panelists:

The Genius of the Poor A Journey with Gawad Kalinga by Thomas Graham

15:36:26 From FHDC & Evolve to Hosts and panelists:

Thanks Jan!

15:39:51 From FHDC & Evolve to Hosts and panelists:

Thanks Kim!

15:41:35 From Marisa/Mariesa Zapata to Hosts and panelists:

Thanks for coming Jan!

15:41:47 From Jan Mason, she/her to Hosts and panelists:

Thank you everyone. See you next time.