



**Agenda/Notes**  
**Office of Governor Tina Kotek**  
**RJC Housing and Homelessness Committee**  
**May 16, 2025 – Zoom**  
**2:30 – 4:00pm**  
**Facilitator: Javier Cervantes**

**MEMBERS**

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

**OTHER ATTENDEES**

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

Topic/Lead	Notes/Main Points	Decisions/Action Items
<b>Latest Developments and Updates from Long Session (Matt)</b>	<p><b>Matt:</b> May revenue forecast released on Wednesday. Current Service Level programs continue from biennium. Revenue forecast is down from last March forecast. GRB is no longer in balance, vast majority of housing and homelessness programs are funded with one-time funds. Governor is committed to framework. GRB as written cannot be fully funded given current revenue forecast. Those are still priorities, and Governor is committed to work with folks to maximize investments.</p> <p><b>Meg:</b> We don’t have a balanced budget but that is nothing new and is manageable for now. Is this true or did I misunderstand?</p> <p><b>Matt:</b> Theres 500 million less in general funds than legislature was anticipating in last forecast. There are a lot of investments across the three investments that are not part of current service level budget. Don’t have specifics for you as we are still working through it.</p> <p><b>Meg:</b> What are the three initiative areas for the governor?</p> <p><b>Matt:</b> Housing and homelessness, behavioral health, education – in particular early literacy.</p> <p><b>Cameron:</b> Housing Alliance had a meeting and we got a revenue forecast overview. Same information Matt</p>	<p>Matt to get the revenue forecast slides/presentation. <a href="https://olis.oregonlegislature.gov/liz/2025R1/Downloads/CommitteeMeetingDocument/305665">https://olis.oregonlegislature.gov/liz/2025R1/Downloads/CommitteeMeetingDocument/305665</a></p> <p>Matt to send bucket list of items for agency program recommendations ahead of next meeting.</p>

	<p>reviewed. Helpful to wrap my head around what parts of the state budget are being hit and historical trends, talked about how kicker plays into revenue forecast. With the revised revenue forecast and things happening with GRB, is governor planning to come out with any revised or different budget recommendations with the GRB?</p> <p><b>Matt:</b> GRB is in the hands of the legislature now. Governor does not normally modify it after submitting it.</p> <p><b>Meg:</b> One of the biggest concerns that I have is how much the new administration changes is impacting this budget and how is the Oregon budget compared with national trends?</p> <p><b>Matt:</b> Won't be able to answer the second question but can get you the slides for the revenue forecast presentation. They do emphasize trade issues, Oregon is impacted more than other states. Our state is impacted more than the average state. With federal, we are tracking announcements and challenges to those grants.</p> <p><b>Cathryn:</b> With the new administration does anyone know what is changing with things dealing with the unhoused population?</p> <p><b>Matt:</b> Some funding to CBOs have been cut off. As far as what the state government receives of federal funding for housing and homelessness, we are not tracking. State does not get much federal funding, as it normally goes directly to housing authorities or continuums of care. There are a lot of policy bills still moving through second chamber deadline. Work session posting deadline has passed, getting close to knowing policy bills that will hit the floors.</p>	
<p><b>Feedback on Agency Programs</b></p> <ul style="list-style-type: none"> <li>• Fair Housing and Rule Making Recommendations (Matt &amp; Svetha)</li> <li>• Culturally Specific Property Management</li> </ul>	<p><b>Meg:</b> Do you know what are those agency programs?</p> <p><b>Matt:</b> Short answer is no.</p> <p><b>Meg:</b> If we have a list of them to review that would be great.</p> <p><b>Matt:</b> To help facilitate decision making, housing needs analysis - we know the departments will be working on them. We don't know what the second set of programs that the agencies are running this biennium but they are funded with one time funds. We'll have to wait for legislative budget decisions to determine if those</p>	

	<p>programs will continue next biennium. Some of them will. Many of them will have some amount of funding. There's the third bucket which is new programs. I think that is the one that's most uncertain given the revenue forecast. We can list those in those three categories, I will say there are too many, from my perspective. My recommendation, there are too many for this committee to deeply develop recommendations. Just given implementation timelines. We can send those out in those three categories to survey the committee members for the purposes of our next biennium's work. What are our top priorities. The Governor's Office can then work with the departments to figure out how to integrate this committees review and feedback into their program development processes.</p> <p><b>Meg:</b> Thank you. I think that's such wonderful idea. Assuming we will invite people from those agencies here so we are all on the same page.</p> <p><b>Matt:</b> Maybe policy and programs this group is interested in developing that don't exist.</p> <p><b>Meg:</b> Sounds like a good plan.</p> <p><b>Javier:</b> We can review how to set this up as Matt has proposed we can go over that with Kim at our next agenda planning.</p> <p><b>Meg:</b> The sooner we start working the better, keeping in mind summer plans.</p>	
<b>Program Implementation (All)</b>	<b>Javier:</b> This will tie into our next agenda topic.	
<p><b>Workplan Development for Future Focus:</b></p> <ul style="list-style-type: none"> <li>• Culturally Specific Housing Development</li> <li>• Culturally Specific Property Management</li> <li>• Culturally specific housing development</li> <li>• Fair Housing in OHCS funded housing</li> <li>• Fair Housing in urban planning and the implementation of Goal 10.</li> <li>• Incentives for</li> </ul>	<p><b>Javier:</b> We have a list of items that we discussed with future workplan items to get a head start of things we are thinking about for the rest of the year.</p> <p><b>Matt:</b> Oregon Housing Needs Analysis with DLCD.</p> <p><b>Javier:</b> From the list of bulleted items, anything we want to adjust/edit?</p> <p><b>Chris:</b> City of Portland is talking about vacancy tax to handle both housing shortage and bring in awareness of usage of land. Vacant properties and land – to hold off land and not use them to the benefit of the communities. Has anyone heard anything on the state level?</p> <p><b>Meg:</b> Have not heard anything.</p>	

meeting MWESB goals in housing construction, architecture, planning, etc.

- Reinforcement of sanctuary law

**Cameron:** Not that specific idea. Though its closely related to an idea Sen. Bonman was interested in relating to short term rentals. There're are a number of other cities that have been doing those vacancy taxes. Bigger question around revenue is coming up regularly including key leaders in housing communities. Theres a lot of interest in generating new dedicated revenue sources in housing and homelessness. Would be good to spotlight in this committee.

**Meg:** Theres a lot of talk about social housing in the nonprofit housing business. I don't think that as a revenue generator, that will request more money out of the state. Has anyone looked at that a little bit more. Been seeing the Singapore model and that is a more revenue generator. We might not see impacts of federal budget in 2025 but may see it in 2026. Do we have anything in infrastructure? Especially in rural areas, do we know the status of that bill?

**Matt:** Megs referring to Governor's HB3031, its \$100 million of lottery backed bonds. That is in Ways and Means.

**Meg:** Let us know if we can provide more support.

**Javier:** What I have is an addition to what we have here, as well as vacancy tax conversation.

**Kim:** Homeless prevention services, supportive services. We need that in affordable housing.

**Meg:** Do you have any opinions to reach areas that sometimes housing developers are not going to? What is needed?

**Jenny:** Clatsop County, Columbia, Tillamook. Shelters for the unhoused.

**Cameron:** That could be another sign that we should explore that vacancy tax idea. What I have learned is that if its successful, it stops collecting revenue because people are using their homes as rentals. We want people to use actual homes as homes and not rentals. There are all sorts of incentives to keep homes off the market either vacant or used as rentals for vacations.

**Nathan:** The ideas of the vacancy tax, one is like a tax on Airbnb and vacation rentals is pretty compelling for rural communities. That seems different to me for a tax on a

	<p>vacant land or building. Are we talking about both ideas?</p> <p><b>Cameron:</b> Tax or fee on any unit of housing not being used as someone's primary residence. One of the Portland city council members is looking at it on the commercial side.</p> <p><b>Cathryn:</b> Sharing my story. It's been difficult overcoming homelessness and the affect of going through an eviction and getting housing again. I speak for a lot of people that go in that face criminal charges because they are unhoused.</p> <p><b>Javier:</b> This has a lot of intersection with Criminal Justice Committee, and Health Equity Committee. Theres's opportunities to weave in work of the RJC and the work too.</p> <p><b>Cathryn:</b> Thankful for Simonka and their work in Keizer and Salem. They do a lot of good work for women especially.</p>	
<p><b>Recommendations for Consideration for Workforce Workgroup (Co-Chairs Lead)</b></p>	<p><b>Meg:</b> In previous meetings you've seen co-chair of Workforce Group to come to this committee. I've participated in one of their meetings. Sometimes we tend to work in silos, when we should be more connected. Have a high interest with this committee and workforce committee to work hand in hand to create common goals. Right now, the workforce team is dedicated to provide training and income for training. They are only focusing on construction, but there are tons of other areas in housing that we can and need to highlight and bring more young minds to this. Scarcity of young people getting into the housing industry is very interesting. We might get someone and train them, and as soon as they learn they go to Metro or an area that pays better. Either way, we all gain out of this system of having a pipeline of people ready to come.</p> <p><b>Javier:</b> Primary focused of the Health Equity Human Services Committee been focused on behavioral healthcare. They haven't discussed a lot around construction workforce area. Theres room for dissecting that. As I mentioned before, the wrap around services in behavioral health has some impact on how services are provided in Criminal justice space and behavioral health spaces. I think they would look favorably on that guidance with that conversation.</p> <p><b>Meg:</b> We know that health is critical for everyone. They are really good with ideas in the health industry that we</p>	

	<p>may be able to emulate at some point. I know they are working in construction and the need in property management is huge.</p> <p><b>Nathan:</b> Your model at Evolve is really great, you have young people coming up who are likely living in your community. We have recognized college is not for everyone and creating pathways for people if college isn't a good group.</p> <p><b>Javier:</b> Property management as a career and tying it into the Future Ready Oregon.</p> <p><b>Chris:</b> I think the other push was for culturally specific property management. I think the committee wanted to push for more funding or training money to get that up and running. Seemed like a vital way to get folks sustainable services.</p>	
<b>Adjourn</b>	Javier shares reminder - Oregon Government Ethics Commission will be providing a training on Conflict of interest. This will be on May 30 <sup>th</sup> at 1:30pm.	

<b>Meeting Materials</b>	<p><i>Post meeting materials</i></p> <p>Revenue forecast:</p> <p><a href="https://olis.oregonlegislature.gov/liz/2025R1/Downloads/CommitteeMeetingDocument/305665">https://olis.oregonlegislature.gov/liz/2025R1/Downloads/CommitteeMeetingDocument/305665</a></p> <p><a href="https://olis.oregonlegislature.gov/liz/2025R1/Downloads/CommitteeMeetingDocument/305663">https://olis.oregonlegislature.gov/liz/2025R1/Downloads/CommitteeMeetingDocument/305663</a></p>	
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### Zoom Chat

14:33:59 From Javier Cervantes, Gov. Office (El, He, Him, His) to Hosts and panelists:

#### Agenda

1. Latest Developments and Updates from Long Session (Matt)
2. Feedback on Agency Programs
  - Fair Housing and Rule Making Recommendations (Matt & Svetha)
  - Culturally Specific Property Management
3. Program Implementation (All)
4. Workplan Development for Future Focus:
  - Culturally Specific Housing Development
  - Culturally Specific Property Management
  - Culturally specific housing development
  - Fair Housing in OHCS funded housing
  - Fair Housing in urban planning and the implementation of Goal 10.
  - Incentives for meeting MWESB goals in housing construction, architecture, planning, etc.
  - Reinforcement of sanctuary law
5. Recommendations for Consideration for Workforce Workgroup (Co-Chairs Lead)

14:54:48 From Cathryn murray to Hosts and panelists:

with the new administration does anyone know what is changing with things dealing with the unhoused population.  
maybe you are covering that

15:23:52 From Matthew Tschabold to Hosts and panelists:

Doubled up

15:25:33 From Cathryn murray to Hosts and panelists:

I am houses living in a shelter. I was living in a apartment for six years and experienced an eviction. and many of us in shelters are dealing with having evictions and it impacts getting housed. it's really bad for the unhoused. they have programs like rent well but it really does not help

15:30:54 From Cameron Herrington to Hosts and panelists:

This is a good listen on vacancy tax ideas: <https://portland.citycast.fm/podcasts/portlands-full-of-empty-buildings-could-a-vacancy-tax-help>

15:31:03 From MEG (She, Her, Ella) to Hosts and panelists:

Recommendations to closely work with Workforce Group: Community-Based Apprenticeships: Establishing apprenticeships within affordable housing projects can provide hands-on experience for individuals transitioning out of homelessness.

15:32:58 From MEG (She, Her, Ella) to Hosts and panelists:

Partnerships with Housing Agencies: Collaborating with agencies like Oregon Housing and Community Services can help align training programs with state housing initiatives, ensuring job placement opportunities.

15:39:35 From MEG (She, Her, Ella) to Hosts and panelists:

Heald, construction and Technology

15:39:43 From MEG (She, Her, Ella) to Hosts and panelists:

health

15:43:11 From Cameron Herrington to Hosts and panelists:

Time to pick up my kindergartner. See you all next time!

15:44:50 From MEG (She, Her, Ella) to Hosts and panelists:

thanks Cameron

15:48:18 From Chris Bonner, She/Her to Hosts and panelists:

I think the other push was for culturally specific property managemet

15:50:40 From Will Miller (he/him) to Hosts and panelists:

I have to jump to another call!

15:52:53 From Cathryn murray to Hosts and panelists:

thank you! have a wonderful weekend