Agenda/Notes
Office of Governor Tina Kotek
RJC Housing and Homelessness Committee
September 17, 2026 – Zoom
10:30am – 12:00pm

MEMBERS

A	Cathryn Murray Harris	X	Maria "Meg" Guerrera	X	Teresa Cisneros
E	Gabriela Mann	T	Melinda Bell	X	William Miller
X	Lisa Marandas	E	Nathan Teske	X	Yoni Kahn
X	Leslie Goodlow	X	Star Khan		

OTHER ATTENDEES

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

Topic/Lead	Notes/Main Points	Decisions/Action Items
Priorities	*Meeting starts at 10:36am. Javier shares three top priorities from homework sent in by members.* 1. Preservation of Homes Owned by Seniors Particularly those that are High Risk 2. Permanent supportive housing and service coordination between OHA and OHCS 3. Protect pipeline investments presented by OHCS **Yoni**: Meg and I reviewed our priorities and collaboration with HEHSC. It's more to frame a lens of discussion. • Housing pipeline production. Need to keep going forward with it. • Health and housing integration. Deals with Permanent supportive housing and OHCS concepts. Seeing cascade of difficulty with levels of government beyond our state. Also about thinking about how we stabilize affordable housing so residents don't jeopardize housing stability, how do we look at housing placements in a way that brings people to align provision of services with each other wherever possible. We are in a tight budget environment; can we coordinate resources better. • Intersection between population served with low income housing world and homeless services world and ability and opportunity to find stability in those settings. Thinking through with opportunity to be better equipped with unique needs in settings that they operate. High turnover in property	

	management. Let's recognize that and coordinate with workforce committee. **Leslie**: Will support priorities but only concern with number one is the issue of affordability and we continue to build 60% units that aren't affordable. Unless we change the model, we won't solve the homelessness crisis. We have 16 hundred vacant units that people can't afford. Continuing to build the same thing isn't getting us out. If we can add something that talks about affordability or change in how we structure affordable housing to make it more affordable or looking at the population. It's not just an issue in Portland or Metro, its likely across the state. **Meg**: Can we address the affordability subject on the second point. Can we use the new federal fund road fund road act and include affordability in this area. Federal funds are coming, being in housing, none of us know how that will work yet but maybe it's the time and a place to include the affordability space. **Svetha**: Still in a waiting game to see how congress will allocate funding for that road act. Would be useful to invite agencies who will do that implementation to talk about how they can help achieve some of the goals of the committee. **Lisa**: Do we have an actual infrastructure or accounting of all available units by county? Do we have something like that in place that tracks all the doors empty? Are we understanding how many studios or area so if we were to reevaluate Average Median Income (AMI) that we know where we are at with empty units. **Meg**: You need a vacancy report by city, etc. Important to have the reason. Don't know if that exists. **Lisa**: So much seems to be around calling through the information and understanding where we see empty rooms and what's available to revalue to get folks into a home. Infrastructure piece is missing. **Meg**: What if for number 1 we ask for reporting from OHCS, and Governor to set aside money to put market study. How do we address affordability. Governor can't address affordability unless she knows what the problem is. **Lisa**: Unless you know where you are and have a needs assessment, you can't move forward.	

	Meg: Need Analysis Market Study. **Andre**: Just want to make sure if this is one priority or do we need to split that into two? **Meg**: Think everything is related but leave to other members to talk about it. **Yoni**: Priority 3 - question about changing it to reflect property management workforce training in affordable housing. **Meg:** Does anyone have questions about that? *Reference: Metro study on best property management for residents. We need a place to train people on the property management needed to best support resident.* **Yoni**: I think it is challenging for managers to know how to support all resident's needs. What information do they need to help guide residents toward specific resources vs the need to have those resources available themselves. Do not want to isolate property managers in feeling overwhelmed. **Lisa**: Some properties have set aside a work space for nonprofits to be on site. Maybe we can work in partnership to have nonprofits set up space in apartment buildings to address needs. If there is a way to identify needs for residents can help coordinate which nonprofits need to be available to provide support. Take the burden off the property managers and use the state and or property owners to develop programs to support initiatives like this. **MEG**: I think preservation of homes can go into the protect pipeline investments in priority #1. *Star is potentially resigning from the committee based on being accused of an alleged outburst in the meeting before last. Star says she was reached out to by a colleague about her "outburst" at a conference last week. Andre asked to connect offline to discuss further. Star requests a meeting with co-chairs and GO staff on how to address this concern.* *The committee members have all spoken in support of Star and no expressions of concern around any comments she has made in previous meetings.*	

	Lisa motions to adopt priorities. Will seconds motion. No committee questions or further discussion. Members present and voting "yes" are: *Will, Yoni, Teresa, Lisa, Star, MEG, Leslie* *Meeting adjourns at 11:34am.*	

Meeting Materials	HHC Priorities + Ranking 2026.pdf Housing and Homelessness Priorit

Zoom Chat

2026-09-17 10:45:57 From Teresa Cisneros, Crane Clan Consulting to Hosts and panelists:
may I get a copy of that document please?

2026-09-17 10:46:38 From Teresa Cisneros, Crane Clan Consulting to Hosts and panelists:
oh! I thought it was something I missed while on me

2026-09-17 10:48:48 From Will Miller (he/him) to Hosts and panelists:
I echo Leslie's comments. Affordability is not affordable currently.

2026-09-17 10:52:54 From Javier Cervantes, Gov. Office (El, He, Him, His) to Hosts and panelists:
I have sent the document to the committee. You can check your email.

2026-09-17 10:54:56 From Leslie Goodlow to Hosts and panelists:
we use costar to track Portland vacancies

Here are the Priorities we discussed at the Housing and Homelessness Committee Meeting August 27. Please review and provide your comments and insight in the table below.

Committee	Priority Concepts	What goals do you have for this priority? Please be as specific as possible (Specific, Measurable, Achievable, Relevant, Time-Based).	Rank order the priority from most important to least on scale 1-4 (1=Highest, 4=Lowest).
Housing & Homelessness	• Protect Pipeline Investments presented by OHCS		
	• Increase Federal Funds from the Road Act		
	• Preservation of Homes Owned by Seniors Particularly those that are High Risk		
	• Property Management		
	• Systemic Improvements and Accountability for Agencies and Programs		
	• Metrics and Tracking: Approval Timelines for Housing Production		
	• Permanent supportive housing and service coordination between OHA and OHC		

HHC Priorities: Combined Responses

The following are the responses I received for the priorities of the HHC. Note, not all those that returned the template filled out each priority area (if they left the priority blank, they were assigned a 4 as a low priority).

Priorities:

1. Preservation of Homes Owned by Seniors Particularly those that are High Risk (4)
2. Permanent supportive housing and service coordination between OHA and OHCS (5)
3. Protect Pipeline Investments presented by OHCS (6)

Priorities	**Comments: Goal (Specific, Measurable, Achievable, Relevant, Time-Based)**	**Rank Order**
Protect Pipeline Investments presented by OHCS	Advocate to maintain at minimum the June 2026 one time service levels for eviction prevention, LTRA, rehousing, shelters, and tribal investments through the 2027-29 budget cycle, and protect the approved bond packages (PSH XI-Q, LIFT Rental XI-Q, Preservation/Stabilization Lottery Bonds) from cuts. Establish a quarterly OHCS oversight reporting process by Q1 2027 to ensure 100% of pipeline projects facing cost overruns or budget deficits receive targeted capital preservation, with priority stabilization funds directed to projects developed by or partnered with culturally specific organizations to prevent unit loss. During the 2027 legislative and budget cycle, prioritize protection of existing affordable housing pipeline investments by identifying projects at risk because of funding gaps, escalating development costs, or changes in federal resources and developing strategies to preserve committed public investments and move viable projects toward construction and completion.	1 1 4 Total 6
Increase Federal Funds from the Road Act	Identify and pursue specific federal funding streams tied to the Road Act in the next legislative session, with a defined dollar target. Maximize Oregon's drawdown of federal funds from the 2026 ROAD to Housing Act and federal infrastructure programs by establishing a dedicated state technical assistance grant program within DLCD/OHCS by Q2 2027, ensuring at least 30% of infrastructure awards directly support high-density affordable housing pipelines in historically underinvested and BIPOC-majority communities. Left blank	3 2 4 Total 9
Preservation of Homes Owned by Seniors Particularly those that are High Risk	Increase the number of high-risk senior homeowners reached through preservation, repair, and foreclosure avoidance counseling programs by a set percentage each year, tracked against the current Downpayment Assistance and Homeowner Assistance Program funding levels. Launch a targeted home preservation grant and property tax relief initiative by Q3 2027 reaching at least 1,000 low-income,	2 1

	fixed-income senior homeowners at highest risk of foreclosure or displacement, directing 40% or more of program resources to BIPOC seniors through partnerships with culturally specific elder service organizations. Develop and advance a statewide strategy by June 2027 to identify and preserve housing for senior homeowners at greatest risk of displacement, including strategies to address rising property taxes, deferred maintenance and critical home repairs, accessibility needs, and other housing costs that threaten seniors' ability to remain safely in their homes.	1 Total 4
Property Management	Establish clear property management standards and accountability measures for OHCS funded properties within the next budget cycle, building on the Culturally Responsive Property Management line item. Implement standardized equitable property management guidelines across all state-funded housing by end of 2027, incorporating mandatory tenant-retention protocols, culturally specific eviction-prevention services, and MWESB contractor targets to reduce lease terminations by 20% among historically underserved populations. By June 2027, establish clear statewide expectations and accountability measures for property management of publicly funded affordable housing, with particular attention to habitability, timely maintenance and repairs, resident communication, grievance resolution, and consistent monitoring of property management performance.	4 3 2 Total 9
Systemic Improvements and Accountability for Agencies and Programs	Set defined reporting requirements and performance benchmarks for agencies and programs receiving OHCS funding, tied to the tiered supportive housing framework, with a first report due within one year. Establish public, disaggregated racial equity dashboards across OHCS and partner agencies by Q4 2027 to measure state housing allocations against tenant demographic outcomes, retention rates, and MWESB participation, requiring annual corrective action plans for programs showing persistent equity gaps. Left Blank	3 1 4 Total 8
Metrics and Tracking: Approval Timelines for Housing Production	Reduce average approval timelines for affordable housing production by a specific percentage, tracked quarterly and reported to the committee each budget cycle. Reduce local permitting and entitlement timelines for affordable housing by 30% state-wide by Q4 2027 via HAPO inter-agency tracking, while maintaining non-negotiable standards for public	2 2

	equity audits, anti-displacement protections, and community engagement. Left Blank	 4 Total 8
Permanent supportive housing and service coordination between OHA and OHC	Define a funding level for Intensive PSH Rent Assistance & Services. Formalize a joint OHA-OHCS inter-agency framework by Q2 2027 that expands low-barrier PSH units, aligns OHP Medicaid billing, and **establishes a standardized level-of-care transition and inter-agency communication protocol** to determine how and when clients transition between levels of care or housing needs. This system will implement a shared inter-agency data bridge between OHA and OHCS, regional level-of-care review panels, portable "Moving On" step-down vouchers, and a mandatory 48-hour early-warning notification protocol between property management and clinical support teams to streamline transitions and prevent unnecessary evictions. By June 2027, develop a coordinated approach between housing and health agencies to strengthen permanent supportive housing by aligning funding, service delivery, and accountability expectations so that residents have consistent access to the behavioral health, physical health, and supportive services necessary to remain successfully housed.	1 1 3 Total 5