



Rulemaking Engagement Record

# Publicly Supported Housing Preservation (PuSH)

Point of Contact: Rachel Pallatin

Oregon Housing and Community Services

Last Updated: April 3, 2026

Finalized Date:



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# Rules Notices



PUBLICLY SUPPORTED HOUSING PRESERVATION (PUSH)

[Temporary Rule Order](#) (filed 11/21/2025)

[Notice of Proposed Rulemaking](#) (filed 2/27/2026)

Permanent Rule Order

Rules public notice link: [Oregon Housing and Community Services : Administrative Rules : Get Involved : State of Oregon](#) (see Rule filings)

# Engagement Summaries



## Summary

RAC members shared that the proposed rules will create substantial communication and administrative demands for housing authorities and partner organizations. Members noted that communication needs extend well beyond formal notices, including responding to tenant and public questions, providing translations, and potentially notifying elected officials. They also requested examples or best-practice guidance to support consistent outreach.

The committee recommended clarifying when an individual is considered a “prospective tenant,” as this affects screening and notification requirements.

RAC members highlighted meaningful but hard-to-quantify compliance costs, including staff capacity, system updates, and language access needs. Housing authorities described significant behind-the-scenes administrative work associated with implementation.

Small business and racial equity statements were supported as drafted.

OHCS Rules Lead and RAC Facilitator: Kassie Clarke and Rachel Pallatin

RAC Members:

Jessica Blakely, Salem Housing Authority

Jason Icenbice, Marion County Housing Authority

Alex Chrisman, Chrisman Development, Inc.

Jill Chen, Housing Authority of Washington County

Tamara Holden, Guardian

Dan Butler, Housing Authority of Lincoln County

Emily Rena-Dozier, Oregon Law Center

Lynn Williams, NeighborWorks Umpqua

Syrena Halvorsent, NeighborWorks Umpqua

Margaret Salazar, REACH

Sen. Neron Misslin, Legislature

RAC Feedback will be posted prior to the filing of the Notice of Proposed Rulemaking.

## RULES PUBLIC HEARINGS

The March 25, 2026 public hearing, led by OHCS hearing officer Kassie Clarke, focused on proposed rule updates for the Division 115 Publicly Supported Housing (PuSH) Program. The proposed rules (OAR 813-115-0001, 0010, 0020, 0030, 0035, and 0060) aim to align program requirements with legislative changes from House Bill 3042 (2023) and Senate Bill 973 (2025).

The session outlined opportunities for the public to provide oral or written comments, with written submissions accepted until 4:00 PM on March 31, 2026. OHCS noted that questions would not be addressed during the hearing, and all comments received would later be compiled into a formal report.

No attendees offered public comment during the hearing. The session remained open until 10:30 AM to allow additional participants the opportunity to join, but no oral testimony was provided. The hearing concluded without any public input.

# Rules Engagement Materials and Meeting Transcript



## PARTICIPANTS AGENDA FOR RAC

**Date/Time:** January 29<sup>th</sup> at 2 p.m. to 3 p.m.

**Location:** Teams Webinar (link no longer included)

**Participants:** Committee Members + Open to public for observation

### **Meeting Objectives**

- Conduct Rules Advisory Committee with a diverse group of individuals who are directly impacted by the Publicly Supported Housing Contract Preservation (PuSH-CP) program.
- To create space to uncover different perspectives that can inform the proposed amendments and gather feedback about the potential impacts as required by state rules development process.

### **Agenda**

#### **Welcome & Introductions**

- *Be prepared to share:* name, pronouns, work affiliation and position, and what lens or unique perspective do you bring to today's discussion on the PuSH program.

#### **Background on the mission of OHCS and a look at the PuSH-CP proposed rule changes & RAC Responsibility**

#### **Opportunity to Review & Improve the Drafted Economic and Fiscal Impact Statements**

- How will this rule remove barriers and/or otherwise improve access for the communities that you serve?
- Do you see opportunities to adjust the rule to better serve those communities?
- Once this rule is amended, what will your organization need to support this change?

#### **Impact Assessment**

- State RAC procedures require assessment of impact in the following areas:

- o fiscal impact on state agencies, local government, or the public
- o potential of significant adverse impact on small businesses
- o reporting and other administrative activities required for compliance

### Next Steps & Closing

- Review comments and feedback collected during the meeting
- Announce future engagement opportunities & public comment period

### SHARED PDFS OR OTHER SUPPORTING DOCUMENTS

[Rules Advisory Committee Meeting Slides](#)

### MEETING TRANSCRIPT

Publicly Supported Housing Program - Contract Preservation (PuSH-CP)

Rules Advisory Committee Meeting Transcript

January 29, 2026, 2:00PM

Total Time: 48m 31s

PALLATIN Rachel \* HCS 0:10

I think we'll give it a couple more minutes until we get going, Kassie.

CLARKE Kassie \* HCS 0:19

Sounds great. Thanks, Rachel.

PALLATIN Rachel \* HCS 0:20

Of course.

Welcome in, Jessica. Thanks for joining us.

Just waiting for a few more folks to join us and then we'll get started.

Welcome in, Jill.

Thank you for joining Margaret. And with that, I think we can get started.

Hopefully more folks join us, but I think that four is enough for now.

Or we think that four is enough for now. I'm speaking on behalf of a couple of us here.

Well, my name is Rachel Pallatin or Pal-uh-teen. And I use she/they pronouns I'm

going to get us kicked off. And then Kassie and Jaci are going to take parts as well. As you can see, by all of our names being listed.

I just want to- I wanted to tell you all: I appreciate that you're taking the time to attend this Division 115 Publicly Supported Housing Program Rules Advisory Committee.

The purpose of this meeting is to review the proposed amendments to the Division 115 rules and to vet the responses to seven impact statements, RAC members, presenters and rule coordinators will have access to their cameras and microphones and RAC members will be able to speak during the meeting. Observers will have the opportunity to provide oral or written comments during the public comment period and the public hearing is scheduled for, I believe March 25th.

But we will have details on that to come.

So yeah, I'm gonna click the next slide if that's OK. Obviously if you have any questions, let us know.

Again, my name is Rachel Pallatin. I use she/they pronouns. I am with Oregon Housing and Community Services. I'm a community engagement strategist and my connection to the push program is this helping with the RAC and the roles process along with a couple of other folks on the team that I will ask to introduce themselves.

And our ice breaker for the day is. Do you prefer being at the beach or hiking a nice trail?

And I did not put this on here, because I can't say that there's a separation as I live. Really, I live in Bandon. So for me I- I would have to say both and Jaci, thank you so much for putting that in the chat. RAC members, please answer these questions in the chat. But I'm gonna pass it over to my teammates.

Kassie, can you share with us?

CLARKE Kassie \* HCS 5:46

Absolutely. Hi, everyone. I'm Kassie Clark.

I use she/her pronouns and I am the PuSH CP program manager.

That is the Publicly Supported Housing Contract Preservation Program Manager. So thank you all for joining us today to talk about the rules that govern this program. And I would say that I like a nice hike on the beach. So I that's really

skirting that question, but joining you, Rachel and I literally just did both recently. So it's fantastic. So passing it over to Jaci.

DAVIS Jaci \* HCS 6:17

That's such a good answer, Kassie. I don't know if I can follow you.

Hello everyone. My name is Jaci Davis I use she/her pronouns and I have the privilege of serving as the OHCS lead administrative rules coordinator so I get to support a lot of our engagement spaces and work with you all in community to make sure that we are right sizing and accurately reporting in our administrative rules. As far as what I would prefer, I would say a hike. Give me a mountain. Give me a Creek. I will do that versus some of those beaches. That's just a preference for me, but I really do also appreciate everybody's participation in the chat. Getting to know our RAC members today. I'll kick it back over to you, Rachel.

PALLATIN Rachel \* HCS 7:01

Thank you so much, Jaci and yeah, you know, I see all of the RAC members put in the chat who they are, which love it. Thank you for being here, but can at least one of you come off mute and let us know if you prefer being at the beach or hiking on a trail. Or you can join us and you know, hike up the mountains on the beach.

Yeah, I think that's- I think we've decided that's OK.

Margaret Salazar 7:32

Hi folks. I will be the first to jump off mute and introduce myself. Margaret Salazar. She/her. I'm here with Reach CDC. And it's got to be hiking in the mountains for me for sure.

PALLATIN Rachel \* HCS 7:48

Now which mountains, Margaret?

Margaret Salazar 7:51

Any. Any mountain will do or a hill will also suffice.

PALLATIN Rachel \* HCS 7:52

Yeah.

I love that I'm a mountain person who lives at the beach. Oh wow. OK. Feel free to keep playing with this. I think it's a- It's a fun break in the process for that, you may take it any time, but right now my part is to just go through our process agreements and just make sure that we can all be here and have a good space together.

So first and foremost, we seek common ground and understand divergence. We share air time.

We asked for active participation, but we also really ask you to take care of yourself, so everyone deserves to be heard and everyone has a piece of the truth.

So I want to make sure that you know you get to say your truth and, and others can say theirs. We ask, we challenge you to engage in ways that honor the voices and thinking space of others.

To respect the topic, each other and to make the most of our time together, please practice active virtual participation to the maximum.

During discussions, use the raise hand feature to signal you have something to say.

Also, you can always throw in the chat.

I am a chat person. I throw way too much in there, but we will capture it all and make sure we incorporate it into our rule making process.

We strive to facilitate high impact RACs, where we use our limited time to the fullest. So please do what you need to take care of yourself so you can participate fully and do your best thinking.

Do what you need.

You know if you need to go off camera.

I often do that too.

No judgment here. If you need some water. If you need to eat, you're human, so be human. Don't be a robot.

And so with that, some housekeeping. I think the first few are pretty normal and straightforward. For your audio, please keep yourself muted when not talking.

If you don't, you know we'll mute you and that's OK and unmute yourself when called on so we can actually hear you if you forget to do that, we'll let you know. That's OK too.

The chat feature has been enabled. Actually, that's incorrect. I apologize, but it's disabled for people who are just observing. So for folks observing, you can e-mail us if something really major is going on in the moment.

Raise hands during the discussion. Please use the raise hand feature to signal you have something to say. I think that's straightforward, but always worth mentioning.

And this is the one that's a little unique to our process, but the talking head icon in the bottom left corner. It's a prompt that will show you when we really need impact or when we need your feedback on the impact statements. So keep an eye out for that.

So with that, what we're going to run through today, so we can get to the meat of everything is an overview of OHCS, what is rule making and why does it matter.

I think we need to ground ourselves and why we're here today and then we'll get to the proposed rules, review the draft impact statements discussion, and then we'll recap everything at the end to make sure that we heard what you all said. Sure.

So with that, I'm going to pass it to Jaci.

DAVIS Jaci \* HCS 11:05

So next slide please.

Perfect. And I'm just gonna try and help level set a little bit more about who we are talking about and who you are in virtual community today with.

But we are Oregon Housing and Community Services and as many of you know, I believe all of our RAC members are well aware of, but we are the state's housing finance agency. Just to be super clear, we are not a direct service provider. We do not build or own any housing.

We also really work to understand the- the money that we receive from the state and federal legislature that we then disperse into the communities around community based organizations, Public housing authorities and other developing partners. Many of you on the call today with us. So we are excited to be a partner with you all, but we want to get really clear about the role that we play here in the state's housing Enterprise. In the way that we are absolutely tied to each one of you that are in the communities providing these resources with us.

Next slide please.

This slide really helps to break down the three most prominent and working divisions of our organization.

So of course we have our Housing Stabilization Division that works really on eviction prevention and housing, rapid rehousing resources and sheltering.

We also have our Home Ownership Division that works with down payment assistance and other lending tools that help bring homeowners into that opportunity.

We have our Affordable Rental Housing Division, which is our largest and probably the one that you all are most predominant to be working with. And these ones really work with all of our developers and for our rental development portfolio.

Right after the 2020 wildfires that we had here, the Labor Day fires we actually were, we created a new section of the of our department and that is our Disaster Recovery and Resilience Division.

They really work with our wildfire response, recovery and long term strategy planning within those impacted community members.

That's a brief moment to talk about who we are.

But this next slide really helps walk through who we are trying to serve here. When we think about housing continuum here in Oregon, you could look at anywhere around that, that continuum and highlight different areas that probably need some state support.

But here are, our resources are not finite and we do strive to help those that are the most vulnerable.

This slide I think really helps to illustrate the human aspect of the work and who we're serving here, starting with a singer, a single senior who might be living off the Social Security and close to that 30% AMI, or that area median income.

The median income actually depends on counties, and it can vary quite a bit throughout the entire state.

So it's really good that we look at these percentages to understand how they are impacted within the communities that we're looking at. It gives us a very intelligent lens here, but you can also see when there are two full time workers, they still qualify for some of OHCS's Programs, as they're about 120% AMI.

So those are predominantly who we are working to serve.

Who we partner with all of you to ensure these resources get to benefit.

But let's talk about rulemaking a little bit. I'm gonna launch a couple of quick polls, just giving you a quick heads up so that you could be interactive with us, but I'm curious here: Have you ever participated on a rule, in a rule making process before? That doesn't have to- that doesn't have to be a RAC. It could have been, maybe you participated.

In a public hearing.

Or maybe you provided some public comments to us during that solicited pro- process, but I'm curious, have you ever participated in the OHCS process? Being 7 responses, majority of you have. That's really great to know.

It also helps us understand who we are in our virtual space with.

But now I'm going to get a little bit more.

In the details here about your engagements that you may have had around rule making and I'm curious has anyone ever, have they, have they had the opportunity yet to be on a Rules Advisory Committee here. I would say in the last couple of years. We have definitely wrapped up, ramped up a lot of our engagement and intentionality to make sure that we are carving out this time with you all and right sizing our goal making.

But I'm curious, have any of you served on a Rules Advisory Committee before? And that is the second poll.

OK, seeing majority have not. So, it's some first timers as well that are joining us to be on a Rules Advisory Committee for the first time. That's really great to know.

Thank you for participating with that one. Next slide please.

So I'll talk a little bit about what administrative rules are.

Again, I do apologize that some of this is repetitive, some for some of our RAC members, our members of the public that are- are watching today.

But if you think about the statutes and our laws, think of them as the architectural blueprint of the way our housing, state's housing Finance Agency is ran and how all of our programs are supposed to be implemented.

And then you can think of our administrative rules as layering right on top of them, like a construction plan.

So we've got the blueprints that kind of give us the scaffolding and then our construction plans that really build in all of the details.

Where is everything going to be going?

What goes first?

That's what our administrative rules are really intended on doing.

The legislature has been very gracious to continue to give us a lot of great investment here at the department to continue to serve Oregonians, but sometimes those bills and pieces of legislation, they're a little vague.

They might be missing part of that.

Maybe it's implied, "OHCS write rules on this?"

It's that in which we are coming to you all to figure out and right size all of the details, all of those construction plans on top of the architectural blueprints of the way this program is going to be operating and maintaining the records from. Now the administrative process, it looks a little different when you go and might be on a RAC with one of our sister agencies or local governments and then coming to us.

So it's really helpful for you to understand that we are coming to you all to try and seek as much engagement as at all possible and within the spirit of the law to engage with you all to the maximum extent throughout, not only today through our entire Rule Making Process.

So you'll be getting a lot of emails from us.

Keeping you informed and your Rule Making Process with us.

Next slide please.

Just wanna quickly highlight the role of a RAC member and that this engagement space is quite different than other engagement spaces that you may have participated within.

We have a lot of partner calls, a lot of other engagement opportunities with you all but a RAC is very different as in which we are preparing to file that notice of proposed rulemaking in March with the Secretary of State's office.

And we need to make sure that when we're making these changes that we are rightsizing and we are being transparent and accurate in the way we are reporting all of our impacts.

We really use our Rules Advisory Committee expertise to make sure that we are being transparent.

We know what we know, but we don't know everything and we really do value all of the feedback that you all will provide us today.

So I will be a little looking off of the screen, but that's because I'll be taking some live notes today and we will be encompassing all of your feedback in a Rulemaking Engagement Record. That will also be on our rules website- website.

Here at the OHCS website, so we'll share some of those links a little bit later on. But I would love to kick it over to our program leads before I do that.

Are there any questions about rulemaking or the organization itself?

All right, Kassie.

I'm not seeing anything. I'll turn it over to you.

CLARKE Kassie \* HCS 20:07

Great. Thanks so much, Jaci.

I really appreciate everyone being here and especially our RAC members and giving us feedback on this program.

We're discussing the Division 115 rules, which oversee the Publicly Supported Housing Program, and so our "what" today is to amend these rules to reflect legislative changes and agency related to OHCS PuSH-CP requirements and processes.

And "the why" is that these amendments of rules is necessary to align requirements and establish processes consistent with legislative updates from House Bill 3042, which was in the 2023 legislative Session, and Senate Bill 973, which was in this past legislative session. These laws are intended to strengthen tenant protections, extend noticing requirements, and clarify responsibilities for property owners and OHCS.

The updates are aimed at preserving affordable rental housing and ensuring appropriate notification to current and prospective tenants related to affordability expiration.

Thank you Greg for posting the link in the chat.

And we'll go ahead and flip it over to this next slide. Thank you.

So here's some highlights of our proposed rule text for OAR813-115 again, which is the Publicly Supported Housing Preservation rules.

We clarified some definitions to better align with ORS 456 and federal housing programs.

We added explicit tenant and perspective tenant notice requirements.

Including notice before screening fees or lease execution. Using OHCS forms. we tightened owner notice delivery requirements including certified or OHCS approved electronic methods and clarified the receipt of the timing of these notices. Also expanded OHCS authority to waive or extend notice requirements, including for local governments or housing authorities.

And we clarified the Right of First Refusal or ROFR for procedures including recording without an offer and clearer rules for assignment and release.

And so here go back just a quick second if you wouldn't mind.

Thanks Rachel.

So here's the cool icon that is prompting you for your input here.

So do you have any questions about these proposed rule changes before we dive into each one of the impact statements?

Not seeing any. We can go forward.

Thanks Rachel though for, for going back. I just wanted to call out the feedback icon.

So we'll go ahead and get started here with the draft, the fiscal impact statements.

And so question one is to identify whether the rules will have a fiscal impact, either negative or positive on state agencies, local government or the public and if so, the extent of the impact.

And so our response is the fiscal impact of adopting rules under Senate Bill 973 and House Bill 3042 is anticipated to be minimal, with costs primarily related to administrative tasks, including the development and distribution of multilingual notices.

Additional economic impact includes costs associated with compliance monitoring during extended affordability and the cost of recording related legal documents.

We'll pause and seek feedback.

Yes, go ahead, Margaret.

Margaret Salazar 23:50

Thank you so much.

So just also letting folks know, Reach CDC.

We're a nonprofit affordable housing provider. At times we've been subject to PuSH as an owner and then potentially we could be interested as a purchaser at some point. And I think the one thing I would just say is I'm curious about, you know the form of the notice. It sounds like you all have or will be creating a form of. Notice that folks can use. As well as access to translation services or what have you. Certainly if the notice, even if it is a form notice is one piece of it. But what we've found is there is an impact in terms of tenant communications and

potentially communications with the public when there is a potential for a change in use of a property or sale of a property. There's often sort of the unbudgeted time of communications work to field questions from residents as well as, you know, put out additional communication.

So I just wanted to clarify that and understand the extent to which OHCS will have communications tools available. But of course every transaction is unique and would require owners to communicate with more than just a notice.

CLARKE Kassie \* HCS 25:21

Thank you for that feedback, Margaret. We've made note of that.

We have posted these tenant notices as you say. That is just one step of it. They have been posted both for those in the PuSH period and those new or prospective tenants as well, and those have been translated into six different languages. It's also been uploaded into TenantTech. So there is a template in TenantTech for those properties utilizing that software. However, as you mentioned, it is just one component of that. When you do send these letters, there is an impact upon your administrative time to answer and field questions as a result.

Thanks for that feedback.

Any other?

Yes, Jill. Thank you.

Jill Chen 26:13

Hey, thanks, Kassie. And mine was sort of similar to what Margaret was talking about.

You know, we get.

We as local- I'm from the Housing Authority of Washington County, so we get notified as a local jurisdiction.

And of course, the residents get notified.

What's the process? Especially for other folks who are maybe the electeds because of course, there's always the potential for some of- I don't know if I would call it blowback, but some kind of- actions in the political arena are is there going to be a notification also of say? The local elected or is that as a local jurisdiction our job to essentially notify them?

CLARKE Kassie \* HCS 27:18

Thanks for the feedback, Jill. The current legislation does not require notification of our elected officials. It is just the 1st and 2nd notice are to be to OHCS and to local jurisdictions.

Jill Chen 27:40

It might be- It might be useful to have some ideas of how you know what is- What's been the reaction from other places? Potentially, you know, here's some handy dandy best practice ideas.

CLARKE Kassie \* HCS 27:55

Great feedback.

Thanks Jill.

Yeah. Emily.

Emily Rena-Dozier 28:06

Thank you.

I just had a quick question about the definition of prospective tenants.

Am I not finding that? I didn't find it in the rules, but if it is elsewhere that would be great. If I could take a look at it.

CLARKE Kassie \* HCS 28:23

Thank you.

Emily Rena-Dozier 28:23

Thank you.

CLARKE Kassie \* HCS 28:25

We will look for that definition.

That definition is not in this rule, so we can get back to you, Emily, on looking for that. For purposes of this rule- what it defines in the legislation is before assessing a screening fee or signing a new lease is the intention of the notification to go to those before you assess a screening fee or before they sign a lease?

Emily Rena-Dozier 28:54

OK.

Thank you.

CLARKE Kassie \* HCS 28:55

Mm-hmm.

Great questions, great feedback.

Just pause here for another second to see if there's any additional feedback or questions for this first question.

I believe there are seven that we'll get through.

DAVIS Jaci \* HCS 29:14

Real quick before we move on. Kassie, if that's all right.

Emily, could you give me that one more time?

The definition that you were looking for, if I can make sure I capture that in my notes.

Emily Rena-Dozier 29:23

For sure is the definition of prospective tenant.

I wasn't sure if that was specifically defined term 'cause it's capitalized.

CLARKE Kassie \* HCS 29:36

Great call out and thanks Jaci for recapturing that question to make sure that it was part of the notes and we will be looking at those to identify statements that need to be included when amending the rules before publishing. Thank you.

And moving on. So the next question here is the draft small business impact statement.

So question two is identify whether the rules will have a significant adverse impact on small business. What can be done to mitigate the impact on small business?

Our response was that small businesses are not affected by the PuSH process.

Would love to hear your feedback and thoughts on this.

I saw a thumbs up.

Not seeing any hands raised.

I think this is an agreement.

There's no additional feedback for this question. Want to move to question 3. Thank you, which is a draft of small business impact statements again.

So question 3.

Estimate the number of small businesses subject to these rules. Identify types of businesses and industries with small businesses subject to these rules.

Again, we say the small businesses are not affected by the PuSH process.

I believe our next impact statement does clarify what businesses are covered here that we're talking about.

See if you want to go to question 4 draft impact statement on compliance and Question 4 is "Describe the projected reporting and other administrative activities required for compliance, including costs of professional services." And the response is that OHCS affordable rental housing property owners, local governments and housing authorities and property management companies.

Any feedback on this?

DAVIS Jaci \* HCS 32:28

Real quick too. Before I- I wanna remember what, Margaret, what you had mentioned earlier about communications and some of those professional services, maybe we'll want to flag some of the feedback that you had provided earlier to possibly consider updating some of this compliance to impact statement. How does that feel?

Margaret Salazar 32:50

Yeah. Thank you for that, I would imagine that the entities you list here are still the right entities.

It's maybe just expanding the administrative activities required.

CLARKE Kassie \* HCS 33:11

Agreed yes.

Great feedback.

Thanks Jaci for the call out.

I think it would apply in this situation as well, so thanks for making note of that.

Let's go to the next one.

Thank you.

So draft impact statement on administration, question 5. Identify equipment or

supplies labor and increased administration required to comply with rules.

Response is PuSH recipients are not projected to have any cost associated with supplies, labor, or administration to comply with these proposed rules.

I think Margaret's original feedback would also apply here as well, Jaci, just to make note of that that there is an unseen administrative burden in addition to the distribution of notices for communication.

Jill.

Jill Chen 34:20

When you say PuSH recipients, I'm assuming you're only referring to the residents, the tenants, right?

CLARKE Kassie \* HCS 34:34

I think we can clarify that, Jill, I think it's- it's PuSH properties versus PuSH recipients.

Jill Chen 34:43

OK.

CLARKE Kassie \* HCS 34:43

I think it's properties that are subject to the PuSH regul- regulations, which is all of the properties that are affordable housing in the state. So I think we can be more clear about that.

Jill Chen 35:01

I'm now thinking if it's the properties themselves.

And, also thinking about what Margaret said earlier about being both potentially on the receiving end, meaning having properties that will expire and also being an active, you can call it a potential participant as a ROFer or a buyer.

CLARKE Kassie \* HCS 35:28

Thank you.

Jill Chen 35:31

I'm not- not quite sure. I mean, there's a huge amount of you call it work to determine if you're actually gonna. If you are a seller to sell or not to keep affordable or not and the same thing as a buyer, how you're going to be able to make the numbers work? I'm not sure if I see that not projected to have any cost. Because there will be significant amount of cost related to staff time.

CLARKE Kassie \* HCS 36:02

Great call out, Jill.

Thanks for that feedback. Please do add that to the notes Jaci.

Did you have a specific question before we get to you, Jessica?

Let's just see follow up this if that's OK, go ahead Jaci.

You're muted.

DAVIS Jaci \* HCS 36:25

Thank you.

I did not realize that I had hit the raise button.

I was listening to you, Jill, and I turned over to make some notes. So I do apologize for my hand raised. Go ahead.

CLARKE Kassie \* HCS 36:34

Great. Perfect.

Great. Again, thanks Jill.

Good call out Jessica.

Jessica Blakely 36:41

Yeah. So I'm thinking of the most recent impact for us would be. We engage TenantTech to duplicate the form that you guys have in English on the website and the cost for that was \$100 for them to make it usable within their system. And so there could be a cost associated with having to have them replicated in multiple languages. And then of course the administrative time it takes to kind of get the infrastructure set up for it.

CLARKE Kassie \* HCS 37:15

Sure.

Jessica Blakely 37:25

I think the time will be less once it's just a part of our normal procedure, but to get things up and running there, there is a cost associated and time to do that. And then you know, of course the communication part like Margaret, Margaret was talking about. I remember the engagement with Orchard Park. And I think I probably, I mean I- I spent a very, very, a lot of time on that project, specifically Jill and I both with her Wood Spring and my Orchard Park. So, you know, I think the housing authorities have a pretty significant impact being that first piece and then kind of that scramble to see you know, can we make this work? Who can we partner with? So, behind the scenes that decision making piece on whether or not to go forward with the first writer refusal is pretty significant. And, so, so I don't know how you quantify that though and really administrative burden more so than an actual cost impact.

CLARKE Kassie \* HCS 38:44

Great feedback. I don't know if we need to quantify it, but I do think calling it out that that is an part of the overall cost of administering this program is the need to have those coordinated conversations with OHCS and the Housing Authority about the specific properties and the filing of the documents necessary for the continued affordability or the purchase of the property are definitely significant. The time consuming part of it is definitely a high cost and that is not articulated here. So thanks for that feedback and we can take that part of the notes as well.

Good feedback, I really appreciate you all for chiming in on these.

I think we're at a lull here for Question 5.

So we'll go ahead and move on to Question 6.

So drafting this is a draft of small business involvement.

Question 6.

Describe how OHCS involves small businesses in the development of these rules. Again.

Small businesses are not affected by the PuSH process.

We captured the feedback we're feeling with our small businesses that are part of our housing authorities and our independently owned housing developments. I saw a thumbs up for this question, so I'm not seeing any hands raised.

We'll go ahead and move on to the next question. I believe this is our last.

Question: draft racial equity impact statement and Question 7 is: describe how you represent the community impacted by these rule changes. What are the racial equity impacts with these rule changes?

Our response is that the rules support the preservation efforts for affordable housing in Oregon, preserving this resource effects racial equity to the degree that people of color experience disproportionately negative housing outcomes and are overrepresented in the affordable housing. The rules otherwise make no provisions related to racial equity, due to statutory limitations on authority.

Any feedback on this?

A thumbs up.

OK.

See a couple of thumbs up and no other hands raised.

So Jaci, I'm gonna go ahead and turn it back over to you.

DAVIS Jaci \* HCS 41:25

Sounds great. I think we might have to jump on and off on our screens.

We're gonna try and get the live notetaking to be shown for you all one second while we pull that one back up.

All right, this is me and my feverish types of note taking on the side y'all so just know this is raw notes.

I'm gonna use our transcript today.

We're not going to share our recording, but we definitely I will watch the recording. I'll make sure I get everything that you said verbatim.

But here's some raw notes about what we heard today and Kassie, with your engagement space. There is definitely a lot to capture around your fiscal impact statement.

We definitely heard from Margaret. And Jill and and other folks as well.

Emily, I think I included one of your comments around the prospective tenant. The- the definition question there that you had as well.

There was also a lot of feedback that you all provided around the compliance or that administrative cost. So we definitely wanted to make sure that those were noted. So I noted all of those ones as well, including the last one, Jessica that you included here about administering that program and some of that administrative burden that's associated to that.

The other feedback that we received around small business and our racial equity y'all gave us all the thumbs up that we needed so we'll go ahead and continue on if those ones are drafted and please know that these are some raw notes, but we will. So we will solidify them.

They will be captured in a more finalized form in the rule making record a little bit later.

Next slide please.

Before we do that one too, I- I apologize if there's any questions about the notes that I provided. Feel free to ask those. I kind of zipped through that one, but I wanted to make sure that we had time to talk about our next steps.

Are there any things that I missed or anything that you wanted to make sure that I included or flagged for our transcriptions? I can circle back to that one.

Does it look good to you all?

Thank you.

Thank you, Rachel, for pivoting back real quick for me.

Now let's talk about our timeline.

Today, we're going to be hosting a RAC, our Rules Advisory Committee, and then we're going to bring back all of this lovely gifts that you have provided within your feedback.

We're going to be incorporating your feedback and making some adjustments either to our filing statements and maybe even the rule text, but it'll be very closely aligned to the materials that you all received in preparation of this RAC.

In March, that's when we plan to have this filed in with the Secretary of State as a notice of proposed rulemaking. And that's just going to let everybody know like we're drafting some stuff y'all we we're doing some things, but just know that it's super drafty all the way through our comment periods. We want to be able to solicit feedback and then still incorporate that back in before we- we confirm our permanent rule language.

We will be hosting a rules public hearing. I apologize, this slide is a little messy looking. We'll clean that up when we publish it on our website, but thank you Greg for posting that one. We are going to have our public hearing on the 19th. Is it the 20th? The 25th? Thank you. 25th of March. So that'll be during the public comment period where you all will get another e-mail from us saying, hey, don't forget we got a- a public hearing if you all have any other comments to provide your organization would like to provide about any other comments, that's a

great time to do it.

We will be concluding our our comment periods are in the April time frame in hopes that we're going to have our permanent rule language solidified by the beginning of May of this year.

I want to mention one other thing that's not included on our cool little slide, but it's a- it's a customary space that we like to provide our RAC members as well. So as you all are in this space with us and you're hearing from your colleagues and- and you might be someone that's kind of more like me that needs time to process some of this before I'm able to really bring in a lot of solid other additional feedback, we invite you all RAC members to continue to think about all of the information that we've talked about today and the materials that we emailed you, those are all going to go on the website as well.

But take a look at those over the next week between now and next Tuesday, please e-mail our team and let us know if you've thought of anything extra. If you oh, there's this piece in that one part of that impact statement.

It kept me up Jaci.

I got to talk to you about it.

We want to know, so please provide any feedback that you all may have around any of the information, especially our drafted impact statements within one week. And you can e-mail our rules help desk or you can e-mail Kassie if you know her e-mail directly, a lot of you work really closely with her and her team. So feel free. Just make sure that you're bringing that feedback back to us, but we are absolutely wanting to receive that over the next week.

We will be emailing you incrementally, but here is Kassie's information so you all can reach out to her directly.

She will be your main point of contact through our rule making process, but as you can see there's a team of us here at OHCS that are really here to structure a lot of extra support if you need it.

So I just want to say thank you all so, so much for joining us today.

We really were able to use one hour to the very maximum and we received a lot of additional information and I'll kick it over to Rachel to wrap it up for us.

Thank you.

PALLATIN Rachel \* HCS 47:39

Well, thank you all. And I think we can end the event with that.

But yeah, thank you and I apologize if there were any glitches.  
But you know, I'm human too. Kassie, would you like to sign us out?

CLARKE Kassie \* HCS 47:54

I thank you for your support Rachel and Jaci and the- the other behind the scenes team that you may not see here. Thank you for everyone at OHCS for all the support here and- and for our RAC team members.

Great feedback. Thank you for that.

We look forward to the continued engagement with you as we implement these rules and continue to implement the program.

So thanks everyone.

stopped transcription

# Appendix



ALL OTHER PUBLIC COMMENTS

No other public or legislative comments received.