



BYLAW TEMPLATE FOR CITY ADVISORY BODIES

Rental Services Commission (“Body”)

I. Body created on October 4, 2017, by

- Portland City Code _____
- Council Resolution _____
- Council Ordinance 188633
- Bureau _____; by whom _____
- Other _____

A. Purpose

The City of Portland’s Rental Services Commission is tasked with making recommendations to the City Council and the Mayor regarding legislative changes to City Code that concern rental housing equity in the following areas:

1. Landlord-Tenant Policy Initiatives
2. Landlord-Tenant Regulation and Programs
3. Budget
4. Community Involvement

B. Sponsor Bureau: Portland Housing Bureau (PHB)

C. Staff/Bureau liaison title: Rental Services Policy Coordinator

D. Advise to

- City Council
- Elected-in-Charge¹
- Bureau Director
- Designated bureau staff (title) _____

II. City Role

The Bureau will provide a staff person to assist with technical support, substantive expertise, logistical assistance, administrative assistance, and advice to the Body. The Bureau will also provide public notice of all meetings, post materials to a webpage, and prepare meeting

¹ The term Elected-in-Charge refers to any of the five elected Commissioners (including the Mayor) plus the City Auditor.

summaries that outline the issues discussed, the areas in which there is agreement, and any remaining issues on which agreement was not reached.

III. Frequency of Meetings

The Body shall meet at least 6 times each calendar year and as otherwise necessary to conduct its business. Meetings shall be conducted in accordance with the operating procedures specified herein.

IV. Membership and Term

Members of advisory bodies are public officials. They must become familiar with rules and responsibilities described at the “Oregon Government Ethics Law - A Guide for Public Officials” (Oregon Government Ethics Commission). Must be a specific number.

A. Total membership 13 seats
13 seats for 2 years;

B. Terms (select one)

- Staggered
- All terms begin/end at the same time

C. Term Limits

1. Members may serve any number of terms not to exceed **eight years of total consecutive service**. Completion of an unexpired term does not apply toward the eight-year cumulative.
2. At the completion of each term, regardless of term length, incumbents are required to complete notice of intent to continue to serve and discuss mutual benefits of continuing on the Body with the designated bureau staff liaison.
3. Members interested in continuing service beyond eight years must sit out for (select one)
 - two years (if the body does not have set terms)
 - one term of _____ yearsbefore reapplying to serve on the same advisory body.

Membership appointment shall take into account the socio-economic, gender, racial, ethnic, cultural, and geographic diversity of the City of Portland.

Membership appointment shall achieve a balanced citizen-based perspective encompassing knowledge of fair housing, rent-regulated and market-rate rental housing, landlord-tenant law, property management, renter-owner advocacy, rental housing access, and rental housing health & safety.

Members shall not simultaneously serve on the Portland Housing Advisory Commission

and the Body.

Members may not have alternates and all serving members are selected and appointed to full terms. Whether a seat is filled for the remainder of the vacated term or anew will be determined by the appointing entity. If there are vacancies, including if a position becomes vacated during a term, normal recruitment processes should follow. The process includes recruitment applications, vetting and selecting members, and appointment by the Elected-in-Charge (for bodies advising Council) or bureau director (for bodies advising a bureau program or bureau director).

Members may continue to serve beyond the expiration of their term until their reappointment is confirmed or replacement is appointed (in cases of resignation), unless they were otherwise removed.

D. Quorum (select one)

- Simple majority: 50% plus 1 or greater number of seats
- One-half plus one of all appointed members, per the authority of PCC 3.133.060.

Advisory bodies advising an individual rather than Council are not required to have a quorum to deliberate. These bodies may use alternative means to arrive at recommendations.

E. Voting (select one)

- Majority of seats per ORS 174.130
- Majority of the members present per the authority of PCC 3.133.060.

A quorum shall be necessary of voting members to make decisions that represent the position of the Body and to fulfill any other responsibilities. Proxy/absentee voting is not allowed.

Advisory bodies advising an individual rather than Council are not required to administer a formal vote to make recommendations.

V. General Operating Procedures

A. Disclosure of Conflicts of Interest [or other connection]

- A public official is required to make an announcement of the nature of a conflict of interest each time the issue giving rise to the conflict of interest is discussed or acted upon.
- The announcement needs to be made on each occasion when the public official is met with the conflict of interest, and the public official must disclose the nature of the conflict of interest.
- For example, an elected member of the City Council would have to make the public announcement one time when met with the conflict of interest, but only one time in each meeting of the City Council. If the matter giving rise to the

conflict of interest is raised at another meeting, the disclosure must be made again at that meeting.

- Bureau liaison and/or staff are obligated to record and keep all conflicts of interest that are announced during each meeting.
- If it is found that a member did not disclose a conflict of interest, staff must alert the Bureau Director of the instance as soon as the incidence is known.
- Any potential or actual conflict of interest noted by staff will be included in the recommendation report provided to City Council or other final decision-making body.

B. Meetings will be conducted to foster collaborative decision-making using either:

- Robert’s Rules of Order culminating in a majority vote;
- Consensus Decision Making (including Modified Consensus Decision Making). This option still requires a quorum and a final vote. For example, if there are no vetoes, all voting members’ names are listed as “yay”, and abstentions are also noted.

VI. Removal of Members and Resignations

A. All members serve at the pleasure of the Elected-in-Charge of the Bureau (for bodies advising council) or Bureau Director (for all other bodies) and may be asked to resign or be removed at the Elected-in-Charge or Director’s discretion at any time unless authority (for instance, Code, statute, etc.) exists requiring a different process.

B. Any member who does not give notice that they intend to be absent from a scheduled meeting for more than 25 percent of the meetings in any 12 months of the service will be removed by the Bureau Director.

C. Process for removal

- For unexcused absences: Bureau liaison keeps attendance and informs Bureau Director of absences, who in turn informs the member in writing that they have been removed as a member of the Body.
- By Elected-in-Charge: Elected informs the member in writing that they have been removed as a member of the Body.

D. Resignation process

Members are expected to make a good faith effort to complete their term. In cases where this is not possible, members are expected to provide notice to the City staff liaison in writing (preferred) or verbally. Members are encouraged to complete the Resignation Form and submit to City staff liaison.

VII. Officers and Subcommittees

The presiding officers of the Body may consist of positions in sequential presiding order.

- Chairperson (Chair)

- Vice-chairperson(s) (Vice-Chair)
- Coordinating committee (or similar)
- Other Co-Chairpersons (Co-Chairs)

and will act as designated leadership appointed by:

- Elected-in-Charge.
- Bureau Director.
- Majority vote of members or consensus decision-making.
- Other _____

Members can serve in designated leadership roles for two consecutive terms. Members interested in continuing service in a designated leadership role beyond four consecutive years must sit out for (select one)

- two years (if the body does not have set terms)
 - one term of _____ years
- before self-nominating for a designated leadership role.

Executive committee members may continue to serve in leadership roles beyond the term limits until the new committee members are confirmed into leadership roles, unless they were otherwise removed.

The designated leadership shall be responsible for conducting the meetings and will be voting members of the advisory body. A presiding officer will be designated at all times. The designated leadership may look to staff liaison to facilitate meetings.

The designated leadership will encourage full and safe participation by representatives in all aspects of the process, assist in the process of building consensus, and ensure all participants abide by the Body's operating procedures. The

- Co-Chairs and the Bureau staff liaison
- Bureau staff liaison
- Other _____

will also serve as liaison between the members of the Body and the City. In consultation with the facilitator (if there is one) and staff liaison, the designated leadership will develop meeting agendas, establish subcommittees if needed, and ensure an efficient advisory process.

The Body may divide its members into subcommittees authorized to act on behalf of the full Body for an assigned purpose.

For advisory bodies who advise Council, subcommittee meetings are also subject to Oregon Public Meetings Law and must abide by quorum requirements when voting. While subcommittees may engage non-members, only members may vote to approve reports and recommendations to be forwarded to the full Body. When voting, the quorum for subcommittee members is the simple majority of the subcommittee (50% plus 1 or greater number of seats).

VIII. Communications

Members agree that transparency is essential to all deliberations. In that regard:

- Advisory body members are required to notify City staff liaison of verbal communications with interest groups and all communications with media. Members are required to copy the City staff liaison and, when appropriate, the Facilitator on all written communications from/to interest groups (other than a group specifically represented by a member) commenting on the Body’s deliberations. These communications will be included in the public record as detailed below and copied to the Chair and/or full Body as appropriate.

IX. Public Meetings and Records

Meetings of the full body and subcommittee meetings are open to the public and will be conducted under the provisions of Oregon Public Meetings Law (ORS 192.610-690). The Bureau liaison will provide notice to the public regarding the dates, times, and locations of all meetings:

- Regular meetings:
 - Best practices: at least one week,
 - Minimum requirement: at least 48 hours,
- Special meetings: at least 24 hours.

Per ORS 192.670(1), advisory body members can participate through telephonic conference calls. Requests for any other electronic communication means require approval from the Bureau liaison with City Attorney consultation. All records of the Body, including formal documents, discussion drafts, meeting summaries, and exhibits are public records. Communications among members related to the subject matter of this Body should not be treated as confidential and may be subject to public records requests. “Communications” refers to all statements and votes made during meetings, memoranda, work projects, records, documents, text messages, pictures, or materials developed to fulfill the charge, including electronic mail correspondence by and among the members. The personal notes of individual members taken at public meetings might be considered to be public record to the extent they “relate to the conduct of the public’s business,” (ORS 192.410(4)). Members are not allowed to deliberate towards a decision over e-mail, as public participation needs to be guaranteed through that process.

X. Amendment of Bylaws

The Body may vote to recommend to the Elected-in-Charge (or the Bureau Director, in the case of Type III advisory bodies) amendment or repeal of these Bylaws. The Bureau may also recommend changes to the Elected-in-Charge (or the Bureau Director). The Elected-in- Charge (or the Bureau Director) must sign off on original bylaws and any amendments to the bylaws. Members have no authority to amend bylaws without approval.

Original Bylaws Created by: Andrés Oswill, Policy Coordinator, on 12/6/2019.
(name/title) (date)

Approved by: Shannon Callahan, on 12/6/2019.
(Bureau Director) (date approved)

Amended: Breonne DeDecker, Manager, Rental Services Office, on 1/13/2023
(name, title) (date amended)

Approved by: , on 1/20/2023.
(Bureau Interim Director) (date approved)