

These minutes contain materials which paraphrase and/or summarize statements made during this session. Only text enclosed in quotation marks

report a speaker's exact words. For complete contents of the proceedings, please refer to the tapes.

HOUSE COMMITTEE ON HOUSING AND URBAN DEVELOPMENT

February 5, 1991 Hearing Room D 8:00 a.m. Tape 18 - 21

MEMBERS PRESENT: Rep. Bob Repine, Chair Rep. Judy Bauman, Vice-Chair
Rep. Marie Bell Rep. Rod Johnson Rep. Dave McTeague Rep. Gail Shibley
Rep. Ron Sunseri

STAFF PRESENT: Janet McComb, Committee Administrator Kimberly
Burt, Committee Assistant

MEASURES CONSIDERED: LC 2053

These minutes contain materials which paraphrase and/or summarize statements made during this session. Only text enclosed in quotation marks report a speaker's exact words. For complete contents of the proceedings, please refer to the tapes.

TAPE 18, SIDE A

005 CHAIR REPINE: Calls the hearing to order. (8:02 a.m.)

Roll Call: Representatives Bell, McTeague, Shibley and Repine answer "present".

INFORMATIONAL HEARING - REAL ESTATE OVERVIEW & LAND USE OVERVIEW
Witnesses: Morella Larsen, Real Estate Commissioner

023 MORELLA LARSEN, REAL ESTATE COMMISSIONER: Submits written testimony and

informative material covering the history of the agency and her position, (EXHIBIT A).

055 LARSEN: Continues reviewing duties of Commission.

Rep. Sunseri arrives. (8:03 a.m.)

Rep. Bauman arrives. (8:04 a.m.)

085 LARSEN: Continues with written testimony, see Exhibit A.

175 LARSEN: Reviews activities for year.

Fingerprint requirement for licensees.

Reviews changes from 1989 session.

272 REP. BELL: How much of your license violation fines go into the general fund?

LARSEN: We don't have civil penalties for licensees, but we do have civil penalties for unlicensed activity.

300 CHAIR REPINE: In regards to the trust fund for housing from last session, could you tell us how that came about, what has transpired in the process of putting it in place and what the concerns are with that document?

LARSEN: HB 3478 requires that security deposits be put in an interest bearing trust funds; the major problem we had was that our licensees had to comply, yet we didn't have rule writing authority to set out what our licensees had to do.

Our licensees have tried to comply; we have an auditor on the road now and the only problems we've found is a lack of understanding, so we have been pulling our licensees along.

Ultimately, the interest generated had to be sent to the Housing Agency who then can disperse the funds.

365 CHAIR REPINE: Did you do training after the mailing?

LARSEN: In the fall of 1989 we did a mailing explaining what the bill was, then we did another mailing with more details telling them what to do and that they must be in compliance by January 1 and then we gave them one month to implement this because of financial institution problems and by February 1st they were to be on board.

We also sent out our publications with information and we held update seminars.

400 CHAIR REPINE: Do the people in the field do audits?

LARSEN: When our auditor stops in they ask for specific things to make sure that the licensee is complying.

445 REP. SUNSERI: Are you moving toward disclosure?

LARSEN: We have proposed disclosure in the past; we have recommended that licensees use owner/sellers disclosure statements for years.

REP. SUNSERI: Agency disclosure?

LARSEN: We did propose agency disclosure two or three sessions ago and it wasn't successful.

TAPE 19, SIDE A

032 LARSEN: I would prefer to see both disclosures.

REP. BAUMAN: When were rules drafted?

LARSEN: We don't have the authority to write rules.

The housing agency did write rules last fall, but the Attorney General recommended that we not enforce those rules.

REP. BAUMAN: Did you have input on those rules as an agency?

LARSEN: There was some communication, but I don't think that we understood that there would be a booklet published and sent out to all people saying this was exactly how it was and additionally, at that time both myself and my deputy commissioner were on the road doing update seminars so it was one of those things that came and went.

055 REP. BAUMAN: You did receive communication that the rules were being written but it was inconvenient for you to respond and then when the rules came out, they were in a condition that wasn't satisfactory to your agency?

LARSEN: We had questions; the rules said this was retroactive and that is unusual and it also had some requirements for unilateral contracts and that is something that is contrary to agency law.

Also there was a provision that said the conditionally refundable security deposit belonged to the tenant and that isn't true, it belongs to both the tenant and the owner.

REP. BAUMAN: Has the Housing Agency been difficult to work with?

LARSEN: They don't understand real estate law; they don't know what impact these rules are having on licensees.

REP. BAUMAN: So the two agencies didn't work together until rules were written?

LARSEN: Yes, we did work together, but they didn't understand.

REP. BAUMAN: Why couldn't they understand; what was the problem.

103 LARSEN: They were doing the best they could with their interpretations; they had misinformation and some of that misinformation is what the rules were based on.

I haven't spent a lot of time trying to figure out what went wrong, but rather, how do we get people on board today and get the fund generating interest.

112 REP. BAUMAN: Were the financial institutions cooperative?

LARSEN: As I indicated, both agencies cooperated; all three of us tried to cooperate as best we could with the abilities we had.

REP. BAUMAN: How many licensed property managers are there in Oregon?

LARSEN: Very few, but brokers can also manage property so we don't know; there are 142 licensed property managers in Oregon.

052 REP. BELL: Do we have a way of knowing all the individuals who deal in rental property?

LARSEN: I don't see how we could get a hold on that number except perhaps by seeing who claims rental income their income tax forms.

WORK SESSION - LC 2053 (EXHIBIT B) Witness: Bruce Anderson, Oregon State Homebuilders Association

175 BRUCE ANDERSON, OREGON STATE HOMEBUILDERS ASSOCIATION: Primarily the problem arises in Central and Southern Oregon where construction of homes is done under the guise of the builder owning the homes, then the homes are sold.

The person doing that doesn't have to register with the contractors board, carry workers' compensation insurance coverage or liability insurance.

LC 2053 would extend certain limitations for building a home without being registered, establishing penalties for violating this provision, increasing current penalties and providing a consumer protection measure in the title of the home.

200 CHAIR REPINE: This is an issue that has plagued the State of Oregon and does at least need to be discussed.

REP. SUNSERI: This requires that any subcontractor used must be a member of the Contractors Board; will people wanting to have labor done be required to be members of the subcontractors board if someone does work on property that isn't?

ANDERSON: People working in this state as a contractor need to be registered with the Contractors Board; I do believe that there are some certain exemptions if you perform work under a certain dollar value.

225 MOTION: REP. BAUMAN moves that LC 2053 be made a committee bill.

230 VOTE: Hearing no objection the motion carries.

INFORMATIONAL HEARING - REAL ESTATE OVERVIEW & LAND USE OVERVIEW

Witnesses: Greg Wolf, Assistant Director, Land Conservation and Development Department. Bob Rindy, LCDC John Chandler, Oregon Homebuilders Association and Common Ground Charlie Hale, Oregon Homebuilders Association and Common Ground Phil Fell, League of Oregon Cities Steve Bryant, City Manager, Albany, Oregon Karl Mawsom, City Manager, Forest Grove Bill Gillespie, Community Housing Planner, Oregon Housing Agency

245 GREG WOLF, ASSISTANT DIRECTOR, LAND CONSERVATION AND DEVELOPMENT DEPARTMENT: Reviews goal ten, (EXHIBIT C).

270 WOLF: We have been working with the Housing Agency and are glad that they are providing technical assistance to local governments in getting their housing plans up to date with the current needs in those jurisdictions.

At periodic review there is an opportunity to get the plans updated; we do make sure that manufactured housing and farm worker housing are incorporated into local plans.

290 WOLF: The main features of our requirement are that local governments supply a twenty year supply of housing and that land is available for that housing;

Second is that the housing needs to include single family, multi-family, manufactured housing, government assisted housing and farm worker

housing.

Third is that zoning and approval procedures be clear and objective so that they can't be excluding one of those housing types and that there not be unreasonable cost or delay in the provision of that housing through the local ordinances.

310 REP. SUNSERI: There is a concern that while there is a requirement for a certain amount of zoning, there is a problem enforcing that and we have found that while zoning for manufactured homes may be on the map to comply, there may be no services, so in reality it is impractical.

WOLF: The housing goal requires that there be land available and that it be buildable and serviceable, so if a jurisdiction is creating that problem then at periodic review we would seek to find a remedy to that.

335 BOB RINDY, LCDC: Enforcement is a problem, we aren't able to be out there in each jurisdiction.

With a twenty year housing supply in many areas the land isn't serviced and many cities have told us that they are doing everything they can to provide service but there is a financial problem.

There is a lot of serviceable land identified in urban growth boundaries where it may be 10 to 15 years before there is sewer or water.

420 RINDY: In the Portland area we have a requirement that buildable land provide for 50% multiple family or attached single family housing units in that supply.

LCDC mandated average densities for each city so we have much higher densities permitted on the theory that the higher density housing is going to be more affordable.

444 REP. MCTEAGUE: Are you familiar with the City of Gladstone?

WOLF: It isn't currently in my field territory.

REP. MCTEAGUE: A couple years ago there was a proposed low income housing project on a site within Gladstone, but the city fathers and the community opposed this for a variety of reasons.

Are you familiar with that situation?

WOLF: I'm not familiar with that particular situation, but I am familiar with the generic situation.

470 REP. MCTEAGUE: It was a classic case of a non-profit going out on a limb to develop suitable low income housing with the community being appalled.

TAPE 18, SIDE B

WOLF: That kind of situation is what the program envisions preventing because if the lands are planned in advance, with clear and objective criteria for the review of that kind of a development proposal, then the opportunity to deny that kind of request based on subjective incompatibility of the neighborhood or is diminished.

REP. MCTEAGUE: Would a city have to file their claim with you

independent of the counties comprehensive plan or do they fold into that plan?

030 WOLF: They have a comprehensive plan of their own but they would need to coordinate with the county as well.

REP. MCTEAGUE: I'd like to know if Gladstone has met their housing goal and if they are up for period review soon.

WOLF: We will be glad to do a memo to you on that and do an investigation as to what the particular situation is in Gladstone.

045 REP. SUNSERI: The cost of land has gone up twenty times since 1959; our biggest problem is the cost of land.

WOLF: It is the intent of our program to make sure that affordable housing is provided.

It clearly is our intent to provide the opportunity for affordable housing, we believe generally that smaller lots are more affordable than large lots and in some areas where there isn't regulation you find a lot of large lot zoning that utilizes the land in an inefficient way relative not only to housing costs, but also public service delivery.

RINDY: There are individual jurisdictions out there that we continue to hear stories about; the theory of our program is to make sure that the zoning and restrictions that local government are able to impose on housing and their ability to deny housing is set out so we can look at it.

130 WOLF: We are working together with the building industry and the cities in implementing goal 10 and in doing planning for needed housing types and we are proud of the relationship developed there.

RINDY: We have seen the rising cost of housing across the United States, but we have also seen, in other states that don't regulate land use, in addition to the raising costs of urban lots and housing, the ability of local jurisdictions to zone out certain housing types, to zone for large lots and other things that we believe raise housing costs.

155 REP. SHIBLEY: What are the financial capabilities of Oregon households?

WOLF: We asked each jurisdiction to do a needs analysis and then we expect them to provide land that is commensurate with that needs assessment.

We can have our field representative from the Portland area contact you.

RINDY: The ability of every jurisdiction in the state to look at their own individual situation was factored in; 50% of the housing would be attached housing, and in Portland, ten units per acre is an average density.

188 REP. SHIBLEY: How do you define affordable housing?

RINDY: That is in done in the local jurisdiction.

REP. SHIBLEY: I am asking about the City of Portland as the

metropolitan area in our state, can you define what affordable housing is?

RINDY: They may have done that in their plan; we have seen it done differently by each jurisdiction; we will get back to you.

205 REP. SHIBLEY: When will Portland go through periodic review?

WOLF: The next update is coming soon.

222 REP. SHIBLEY: How can we and LCDC provide better government oversight to ensure that these units will be affordable?

RINDY: The principal for providing affordable housing deals with land use issues and we are trying to deal with it through zoning; I don't think that through zoning you can make housing affordable, but you will provide the opportunity.

REP. MCTEAGUE: I don't understand how this plays out between LCDC and the local jurisdictions.

WOLF: We have a process, we don't think it is working well, but we do have a bill introduced to try to streamline this, avoiding some of the paper work.

275 WOLF: We have tried to cooperate with the jurisdictions and they have also; there are exceptions to that, so there are situations where we need to get involved in a contentious way.

CHAIR REPINE: Would it be more appropriate to look at making more of an opportunity available by re-inventorying the housing needs and setting into place the values or costs that define affordability?

341 WOLF: A major improvement would be the appeals bill on the limited land use decision; the periodic review bill is also important as it will allow for us to do this quicker.

Any legislation that can be passed doesn't necessarily have to be tied to periodic review, but could be on a separate time frame to be addressed by local government.

REP. BELL: One of the barriers in my district is that planning is reactionary.

WOLF: Public education and local information is critical.

420 RINDY: Periodic review provides the opportunity for each area to re-visit what has been planned for their area.

REP. BELL: We need the "grass roots" people to give input as they are the ones who voice public outcries.

RINDY: People don't seem to get involved until there is what they perceive to be a crisis occurring next door to them; we do, as a part of periodic review, require that there be public involvement and there is various intensity levels of that depending on the jurisdiction.

450 REP. BAUMAN: We are moving to develop neighborhood development and community development formation of groups that can focus locally; it seems that they would be useful in meeting goal ten.

It might be a matter of going into the neighborhood initially.

TAPE 19, SIDE B

040 WOLF: I do think that there is a lot of opportunity to find ways to make some of these development projects more attractive to communities.

I've heard ideas of providing some kind of tax incentive to a community if they accept these projects.

REP. BAUMAN: Is a property tax structure where you tax land at a higher rate than you tax development, the object to encourage density?

WOLF: I've heard a lot of ideas, but I'm not an expert or in a position to judge which solution is best.

058 CHAIR REPINE: We will stand at ease. (9:32 a.m.)

CHAIR REPINE: Calls the hearing back to order. (10:45 a.m.)

060 JOHN CHANDLER, OREGON HOMEBUILDERS ASSOCIATION AND COMMON GROUND: I am the staff attorney for Common Ground, the Urban Land Council of Oregon which is an organization of developers, multi-family, industrial/commercial, residential, lenders, lawyers and others involved in the land use process in Oregon with an attempt to make it work better.

There is a definite relationship between land use planning and housing affordability and this morning we will be discussing the history of the program, what we have seen on the development side and also what we are going to see coming through this legislative session.

070 CHARLIE HALES, OREGON HOMEBUILDERS ASSOCIATION AND COMMON GROUND: This is the best land use planning system in the country; it isn't perfect and it does require legislative re-adjustment.

The Metropolitan Housing Rule has worked well; we have achieved about 90% of the theoretical density on multi-family projects and about 67% of the theoretical density on single family projects.

REP. BELL returns from break (9:52 a.m.)

HALES: The second critical component is the state's anti-moratorium that regulates the use of building moratoriums by local governments enacted to stop the growth.

The third component is the state's 120 day rule that tries to demand a certain level of performance from local governments in approving development.

In reality the local approval standards and processes get clogged and convoluted with regulation and it is difficult to get the job done in 120 days, so they are asking applicants to waive their rights to their 120 day review.

148 HALES: Those three components have worked effectively on the behalf of affordable housing.

There have been lots of times when a locally unwanted land use or a LULU

has been run out of town by either the local approval criteria or the Land Use Board of Appeals, (LUBA) appeal process.

CHAIR REPINE: HB 2261 that would solve that problem?

HALES: Yes.

195 CHANDLER: HB 2261 deals with the limited land use decisions and some other things.

Under HB 2261 some things will fall out of the land use process and not be considered a land use decision; a land use decision is the trigger that sends a case on appeal to LUBA, or if it isn't a land use decision, to circuit court.

205 CHANDLER: Circuit court judges don't know land use, but LUBA has a habit of not making a decision and remanding the decision back to the local level.

In HB 2261 we agree that a variety of land use decisions would be considered limited land use decisions and would go to LUBA under a standard of review that requires LUBA to ask five questions:

1. Was this project supported by substantial evidence in the record? 2. Was it in compliance with the local ordinances? 3. Was it unconstitutional? 4. Did the decision make exceed their authority? 5. Was a procedural error committed?

This will eliminate LUBA's ability to remand, so they must either affirm or reverse and that should speed up the process tremendously.

240 HALES: Reactionary behavior in the system is a problem around the state; we have many people who don't know that there are land use plans.

We haven't done a good job of re-educating citizens or even re-educating some of our elected officials.

One proposal in LCDC's budget is for an improved education program.

REP BAUMAN returns from break. (10:02 a.m.)

265 REP. BELL: What is a LULU?

HALES: Locally Unwanted Land Use, (LULU) and the problem with the system has been that it has gotten procedurally complex and the local approval requirements are often very difficult and lengthy.

CHAIR REPINE leaves. (10:03 a.m.)

282 HALES: We would rather see less super siting and more streamlining in terms of what we do with our land use system in the future.

REP. BELL: Our city and county governments turn over more rapidly than planning.

HALES: Periodic review is longer than the turn over rate of city counsel; the system works well at the municipal level too.

311 CHANDLER: In Oregon, by virtue of an extended recession that we are now coming out of, a lot of problems that have been there all along

didn't get attention as there were no symptoms being felt.

The Beaverton School District is a classic example, they have a tremendous overcrowding problem now and they don't know what to do.

That brings pressure on the development industry because as housing projects are proposed, the schools say there is no room for the children, which puts the city and county in a bad position because the moratorium law and goal 11 are very unclear as to what role a school gets to play.

We would like to tighten that up.

VICE-CHAIR BAUMAN: Doesn't that get you back into systems development?

CHANDLER: Yes; this is a land use issue, but its pertinence for this committee is in the relationship between moratoria and other sorts of "boogie men" that hop up and stop projects.

Currently under Oregon law schools aren't allowed to collect systems development charges but we understand that there is a bill coming up that would authorize schools to do that as a way of easing their funding problems.

HALES: Density doesn't mean affordability, but density does provide the opportunity for affordability to exist.

TAPE 20, SIDE A

CHAIR REPINE returns. (10:13 a.m.)

040 HALES: Beaverton recently changed it's parking ratio for apartments; that means that there must be more parking spaces on the site and that means there will be less units on the site and that means that those units will rent for more.

Those details matter and the department has the responsibility of trying to review all those plans and ordinances as they come through, watching for things like that.

065 REP. BAUMAN: Should we do away with the margin incentive and create an incentive based on need?

HALES: No; virtually all the housing in Oregon has been built by the private sector, there is a role for non-profit providers, but we have a competitive construction industry and we are seeing that we can't all build \$200,000 houses as they won't all sell.

103 REP. BAUMAN: How do we combat the local government moratorium now that we are talking about density and adding on systems costs for local providers?

CHANDLER: There are two types of moratoriums, planning based and emergency; the underlying issue is how do you get local governments and citizenry to go along with densities and the types of housing mix required.

There is an education function that we see as part of our job and as part of your job; the trade off to keep farm and forest land open and the other social aims, is to have to have higher densities and housing

mixes.

140 CHANDLER: Affordability is a market issue and it varies; low income type housing requires more governmental intervention and a key distinction of what may be necessary to create housing for the very poorest of our citizens isn't the same sort of program needed to create housing for others.

150 REP. BELL: How would this bill address the overcrowding in schools?

CHANDLER: The draft isn't in LC form yet, but the main problem with schools, who aren't alone, is that it is unclear under the land use goals and current laws what role, if any, they have in land use planning.

The schools have a problem with Measure 5 and everything else, but it doesn't need to become a land use problem.

200 REP. BELL: What is the time element of the super overcrowding that would occur before the schools will respond?

HALES: We have asked LCDC to write rules on this subject.

The Commission needs to adopt a rule under Goal 11, a public facilities rule; We haven't given local government the financial tools they need to expand infrastructures.

244 PHIL FELL, LEAGUE OF OREGON CITIES: With me is Steve Bryant, the City Manager from Albany, former planning director of the City and Karl Mawsom, the Community Development Director from Forest Grove.

These men have come today to give our vision of the relationship between land use and affordable housing.

252 STEVE BRYANT, CITY MANAGER, ALBANY, OREGON: Oregon clearly is the leader in the nation in terms of how we deal with land use issues; I think we are doing a good job with affordable housing, but not with low income housing.

Programs to make local governments provide low income housing haven't worked, we only provide the opportunity then we leave it to the private sector to meet the need.

300 Our voters upheld the ordinance to allow manufactured housing throughout the community and it has worked well; there is a need to have some other kind of process in HB 2261.

There is a not in my back yard, (NIMBY), problem, that is a constant struggle, but we have increased densities over the last few years and that has resulted in higher density development that is more affordable.

We have to achieve higher densities.

360 BRYANT: Outside of our urban growth boundaries there is large lot development, but that problem is being discussed and there are some proposed solutions there although I don't think that we have seen the light at the end of the tunnel there.

The lack of production of new housing outside of the Portland Metro area is a concern for us in the Valley.

We are establishing a non-profit community development corporation, but the government assistance programs have had little impact.

393 BRYANT: Ballot Measure 5 has to do with the infra-structure funding problem as it eliminated the opportunity to use Bancroft Bond Financing; we have to create other mechanisms to create infrastructures.

Our revenues are declining and there are limitations on systems development charges, we need to increase those fees to create infrastructures, but that will have a negative impact on the supply of affordable housing.

We are concerned about new state mandates without funds to pay for programs and we are concerned about the limitations moratoriums.

440 KARL MAWSOM, COMMUNITY DEVELOPMENT DIRECTOR, CITY OF FOREST GROVE, OREGON: We are on the fringe of the Metro area and we have one of the lowest assessed evaluations per capita and we have had some problems with school closures.

The housing rule provides the opportunity for higher density, but doesn't guarantee affordability.

In Forest Grove we have under-building; we have technically met the Metro Housing Rule.

TAPE 21, SIDE A

050 MAWSOM: It seems to me that different communities have different situations going on and perhaps should be addressed individually.

I do think that the Metro Housing Rule has been a good thing, but certainly on the fringe areas, it doesn't have the same affect that it might have other places.

In October we passed a law that did allow mobile homes on individual lots, but haven't had a rush in development.

075 MAWSOM: There will be a continuing demand on Forest Grove and other fringe areas as land is cheaper and it will be interesting to see if manufactured homes will be disproportionately placed in those areas.

In Forest Grove there is a disappearing of available lots and infrastructure costs are higher.

I was involved in the limited land use bill being proposed which is an attempt to speed up the predictability and the speed of reviewing multi-family developments, but it also maintains our ability to review those for quality and we don't want to lose that as it results in better development.

125 REP. SHIBLEY: Isn't it true that many Section 8 tenants are employed?

BRYANT: I'm not familiar with the social makeup of those applicants, but I've been struck by pictures in the newspapers of long waiting lines in front of the Housing Authority Office.

REP. SHIBLEY: Low income housing is affordable housing for many

families; we have to get wages up so that people can afford homes.

BRYANT: We are losing timber jobs that had higher wages and replacing them with lower wage jobs; we have had very little production in rental housing in the valley in comparison with the demand.

180 FELL: It is possible to zone land, but the land must be serviced and that is a major concern of local governments and we would look forward to working with the committee focusing on how to pay for water, sewer, roads, schools, etcetera.

REP. SHIBLEY: Would you comment on the connections between residential development and transportation and the impact that has on land use?

MAWSOM: In the Metro area there has been a concern that industrial development will be outside of Forest Grove and we hoped to have it balanced; transportation seems to be inexpensive.

Our intent is to provide densities that support transit and jobs that support residential areas.

We have been looking at new ways to plan for arterials as opposed to local streets; the public has demanded a system of segregation in providing transportation.

There is a debate going on in the Portland area about having more mixed uses and more direct routes and perhaps the trade off is having a little additional traffic on local streets but less need for these high volume arterial.

BRYANT: We have expanded our need to travel and I think that we can only have limited impact in terms of local comprehensive plans.

270 REP. SHIBLEY: Farm worker housing being built within urban growth boundaries; how do you see that fitting in your plans?

MAWSOM: We haven't created a separate housing program for that population; a lot of our existing housing stock is taking care of that need.

We do have subsidized housing in Forest Grove where we were able to provide room for the homeless on a temporary basis this winter and we use that for migrant workers in the summer.

NIMBY situations were there in the beginning, but this was sited well; our hope is to see a more formal approach, where subsidized housing units are designed for higher densities.

325 REP. SHIBLEY: It seems that there is a need to balance the needs of the market place with having a vision of how we want the community to look and work, making sure that we don't make it impossible for the market place.

MAWSOM: I've been frustrated in the length of time it takes for the market to fill vacancies; there is a demand, but there is a time lag in Forest Grove.

We have a strong demand for student housing in Forest Grove.

BRYANT: Oregonians are concerned about the LA/Seattle type syndrome and

that is how we developed our land use planning programs and it is now our responsibility to protect it from attacks as it does put constraints on the supply and demand.

405 BILL GILLESPIE, COMMUNITY HOUSING PLANNER, OREGON HOUSING AGENCY: I think that we have the roll of seeing that affordable housing is integrated in the communities and I will be working with the local communities on their housing needs, identifying plans as they come through periodic review and assisting the local communities.

The needs analysis is important and needs to be something that can be used currently to identify what specific needs are and then as the needs change we need to address them on a yearly basis.

The federal government will require, for funding under the home program, that Community Housing Assistance Strategies (CHAS) be done, and that is a needs analysis.

440 GILLESPIE: I am a member of the Housing Partnership Team and we are offering various programs to the local communities to see that affordable housing units are developed under Goal 10.

After listening to what the local communities have determined their needs to be, we offer the various programs available to them.

After presenting the tools to the local community, we offer to come back and assist them further with their plans.

TAPE 20, SIDE B

035 CHAIR REPINE: Technical assistance in the community is your focus and role?

GILLESPIE: Yes, I will provide technical assistance in the development of housing programs and we also have a housing development officer to assist.

CHAIR REPINE: Do you have a document that outlines your responsibilities and services available?

GILLESPIE: We take a lot of documents to the communities; we take an overall brochure of the programs available and then we have handouts on approximately 30 different programs.

050 CHAIR REPINE: Do you, based on the definition of your technical assistance, bring a summary of who you are, what you are charged with doing and what services you?

GILLESPIE: We do have a brochure outlining the approach of the Housing Partnership Team.

CHAIR REPINE: We need to see that; that is a key component from the perspective of what Rey Ramsey has identified that the Housing Agency is going to accomplish.

GILLESPIE: I will see that you get a copy.

065 REP. BAUMAN: How are federal tax credits being used and is it possible for us to see a scatter chart showing the total tax federal credits allocated to the State of Oregon and then how that total has

been distributed, then some sort of tracking of those programs that we have supported?

GILLESPIE: We can provide that information to you; part of what we are doing is getting information to the rural areas of the state.

REP. BAUMAN: Does that mean that perhaps the scatter sheet would should that not much of the federal housing tax credit money has gone to rural areas in Oregon?

GILLESPIE: It is my impression that more of the tax credits have been utilized by the Metropolitan areas because they have the technical capacity to utilize them; it isn't a simple program, the Oregon Lenders Tax Credit Program is much simpler to use.

Our purpose is to go into the areas that don't have the ability or know how and give them the technical assistance.

095 CHAIR REPINE: The committee is adjourned. (11:16 a.m.)

Submitted by: Reviewed by:

Kimberly Burt Janet McComb Assistant Administrator

EXHIBIT SUMMARY:

A - Written testimony and informative material submitted by LARSEN, pp 56
B - LC 2053 submitted by STAFF, pp 7
C - Informative material submitted by WOLF, pp 1