

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

March 14, 1991 Hearing Room D 8:00 a.m. Tape 40 - 43

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: HB 2779 (PUB)

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TAPE 40, SIDE A

005 CHAIR REPINE: Calls the hearing to order. (8:03 a.m.)

Roll Call: Representatives Bell, Johnson, McTeague, Shibley, Sunseri & Repine.

REP. BAUMAN arrives. (8:05 a.m.)

PUBLIC HEARING ON HB 2779 Witnesses: Peter Grundfossen, Association of Oregon Housing Authorities Mickey Clay, Director, Lutheran Office on Public Policy & Oregon Housing Now Coalition Deana Salono, Case Manager, Washington County Community Action, (WCCAO) Rey Ramsey, Administrator, Oregon Housing Agency Genoa Ingram, Oregon Association of Realtors Jerry Bieberle, Community Action Directors of Oregon Ellen Sealow, Associate Director, Ecumenical Ministries of Oregon Bob Castagna, Executive Director, Oregon Catholic Conference Frank Brawner, Oregon Bankers Association Paul Parker, Chair, Burnside Projects, Portland, Oregon Jim Irvine, Oregon State Homebuilders Association & National Association of

Homebuilders Donna Cunningham, Education Consultant & Oregon Shelter Network & National Association of State Coordinators in Education of Homeless Children and Youth Dave Vanderlip, Oregon Rural Housing Coalition John Vanlandingham, Lane County Legal Aid & Member, Eugene Planning Commission Patrick Rogers, Commissioner, Oregon Disabilities Commission Bill Faricy, Oregon Community Mental Health Providers Association & Home Street, Washington County Richard Harris, Manager of Alcohol, Drug & Housing Services, Central City Concern & Alcohol & Drug

Program Directors Association Norm Inyart, Executive Director, Native American Rehabilitation Association of the Northwest INC, (NARA) & Board Member, American Indian Association of Professionals, (APE) John Sandusky, Vice Chair, Oregon Shelter Network & Community ACTION Team, Tillamook County Adriana Cardneas, Program Manager, Governor's Agricultural Labor Commission Charlie Harris, Director, CASA of Oregon Don Schellenberg, Associate Director, Governmental Affairs, Oregon Farm Bureau Bill Thomas, Program Manager, Department of Human Services, Multnomah County Eunice Goetz, Commission on Hispanic Affairs

Staff submits summary of measure & revenue impact statement, (EXHIBIT A).

025 PETER GRUNDFOSSEN, ASSOCIATION OF OREGON HOUSING AUTHORITIES:  
Submits and reads written testimony in support of HB 2779, (EXHIBIT B).

101 GRUNDFOSSEN: Goes over bill section by section, see Exhibit B.

We discussed "set asides" for farm workers and other groups and decided not to write those into the bill as it would be a difficult task for the agency in granting awards to meet the most pressing needs of the state if it had a series of percentage set asides for various groups.

Continues with section 6, see Exhibit B.

200 REP. SUNSERI: How did you arrive at \$43 million?

GRUNDFOSSEN: Much of that was born out of political need; we need a number large enough to get the trust fund up and still meet other needs.

\$8 million of the \$43 million goes to emergency services.

230 REP. MCTEAGUE: HARRP funds; what is the philosophy of use of those funds for this?

GRUNDFOSSEN: HARRP historically has been the largest program, but it isn't well targeted.

REP. BELL: Does the \$5 million represent 5% of the proceeds for the first year?

270 GRUNDFOSSEN: That concept was developed in the amendments that start on section 2, (EXHIBIT C).

REP. JOHNSON: Section 7 amendments, (EXHIBIT D), have blanks; could you address those?

GRUNDFOSSEN: The section 7 amendments reorganize section 7 leaving only one blank and we are asking for the \$8 million for emergency services.

310 REP. JOHNSON: Order of preference; I don't see family oriented housing.

GRUNDFOSSEN: Section 6 deals with the mortgage loan guarantee account and function and generally it parents back to the language in section 5 and both reference low or very low income housing.

Our intent is for money going to very low income people of all kinds, including families.

360 GRUNDFOSSEN: We may have overlooked language that could clarify that preference; there is language that speaks to other individuals so we have to be careful about the language for families so as to not freeze out individuals.

REP. JOHNSON: The principal isn't to dissipate; is there guidance as to the types of loans that should be made so that they are "prudent"?

GRUNDFOSSEN: The law disallows the expenditure of principal in the Housing Development Guarantee Account except for supporting bad risks; grants can't be made from the principal of the account.

We would expect the Housing Agency to be prudent in not giving away many high risk loans; this does expand the area of risk beyond what commercial banks will allow.

425 REP. JOHNSON: The nature of these projects aren't financially sound and we shouldn't expect that this money will always be there as we are setting it up in a way that it could disappear relatively soon if not managed properly.

GRUNDFOSSEN: I would support strengthening language in section 6.

REP. BELL: On page 3, there is reference to child care; perhaps if the language said "children and child care" it would cover REP. JOHNSON's concerns.

470 REP. BAUMAN: My understanding is that the primary concern in Ways and Means is that we have the capacity to get this program going in a way that will have the most immediate impact possible.

TAPE 41, SIDE A

030 REP. BAUMAN: The blanks are there to be supported by the program we create.

GRUNDFOSSEN: There are 4 real blanks in this bill; one is the total amount of money, one is the amount of money for the trust fund, one is the amount of money for immediate start up in the next biennium and one is for emergency funding.

There is a 5th, in section 6 we haven't inserted the percentage of a loan that will be guaranteed; the bankers will fill that blank in.

It is \$29 million for the trust fund; \$6 million for start up and \$8 million for emergency crisis housing needs.

065 CHAIR REPINE: Because of the situation the State of Oregon is in we need to leave the blanks open.

REP. MCTEAGUE: What is the budget and the general thinking about this in Ways and Means?

I'd like to know the status of the HARRP fund in the budget also.

CHAIR REPINE: The direction I get from the Speaker is that he believes the program would be beneficial to the state and he will try to make dollars available for the program.

125 MICKI CLAY, DIRECTOR, LUTHERAN OFFICE ON PUBLIC POLICY & OREGON

HOUSING NOW COALITION: Submits and reads written testimony in support, (EXHIBIT E).

218 CLARA MCGUFFEY, MCMINVILLE: Submits and reads written testimony in support of HB 277 9, (EXHIBIT F).

320 DEANA SALONO, CASE MANAGER, WASHINGTON COUNTY COMMUNITY ACTION, (WCCAO): Describes her job.

Introduces client she served, Maria, and translates, from Spanish to English, the difficulty she has had in obtaining decent affordable housing.

335 SALONO: Maria is a widow with a 16 year old daughter; she began working on a fur farm in Forest Grove two years ago, sewing furs.

She was allowed to live in a trailer at the farm for \$75 per month, plus gas & electricity, and worked 10 hours per day, 6 days per week, being paid on contract.

SALONO: In December she was changed from working on contract to earning \$4.75 per hour, but then had to pay \$275 per month to stay in the trailer.

In December there was no water or electricity; gas leaks caused problems in the trailer, but the owner wouldn't repair the problem.

She was injured, filed an insurance claim and was fired; she was able to get into apartments that were subsidized for migrants, but that apartment building closed in February.

450 SALONO: She is now receiving welfare until recovered and is living with a friend, but doesn't see how she will get out of this situation with no job or savings.

SALONO: Unfortunately this case isn't unusual; this is a situation I see and deal with every day in my job.

There isn't enough decent affordable housing for farm workers and non farm workers in Washington County.

475 SALONO: We support the creation of the Oregon Housing Fund and all other efforts to increase the stock of affordable housing in Oregon.

CHAIR REPINE: We will take a break. (9:02 a.m.)

485 CHAIR REPINE: Calls the hearing back to order. (9:10 a.m.)

TAPE 40, SIDE B

030 REY RAMSEY, ADMINISTRATOR, OREGON HOUSING AGENCY: Oregon is in a housing crisis.

Causes are numerous; federal tax policy changes made it less desirable for investors of affordable housing, the "gutting" of the HUD budget over the last 12 years and per capita income in Oregon not keeping pace with the rest of the country.

HB 2779 has three basic components, the building program component is crucial as we have an immediate problem.

REP. MCTEAGUE returns. (9:13 a.m.)

RAMSEY: If we can make units less expensive, amortization of that debt will be lower and accordingly, rents will be lower.

The trust fund is the easiest and best route to lowering rents.

RAMSEY: The stabilization and emergency housing components are also crucial.

If we merge the State Community Services with Housing, we will have a perfect tie in.

100 RAMSEY: The trust fund component will give us a long range approach to dealing with our problem.

Implementation is where my department would come in, using the funds wisely and I believe that we can get that done, leveraging those dollars as far as we can, continuing to look for as many innovative approaches to spending those dollars as we can.

REP. JOHNSON returns. (9:17a.m.)

120 RAMSEY: If we were to change the way we do business with HARRP and how many dollars we need to service the individuals HARRP serves, we could give better service.

135 REP. BAUMAN: When you talk about leveraging, it is important that we see something; we are demanding that we have proof that every dollar is used 4 times over.

I challenge you to show us how you will write down the cost of units with bond money, how that keeps amortization lower and keeps monthly payments lower, how the tax credits work with money we put in and how we can work with communities.

160 REP. BAUMAN: I think we need to continue to emphasize how out of step wages are with the cost of housing and how the HARRP program, as a housing program, has totally missed the target.

REP. MCTEAGUE: Will you need additional staff?

RAMSEY: We haven't gone to Ways and Means with our budget, we have estimated that we would have to add three full time employees, (FTE), to do this.

By adding State Community Services and working with the housing authorities and the community action agencies we already have the delivery service.

220 GENOA INGRAM, OREGON ASSOCIATION OF REALTORS: Submits and reads written

testimony in support of HB 2779, (EXHIBIT G).

300 JERRY BIEBERLE, COMMUNITY ACTION DIRECTORS OF OREGON: Submits and summarizes written testimony in support of HB 2779, (EXHIBIT H).

In section 7 there is transitional housing services, supportive housing

services and emergency services; if any one of those pieces are missing, this won't work.

The capacity is there, what we have always needed was the resources.

340 REP. MCTEAGUE: How will the \$8 million break down?

BIEBERLE: I don't know; a significant amount will go to personnel costs for case management and a significant amount will go to actual rental assistance, but we didn't subdivide it on purpose so that the Housing Agency will be able to adjust to whatever happens during the biennium.

In the 1989 - 91 biennium homelessness was funded at \$3.1 million, but due to Measure 5 there is only \$2.7 million in the homeless shelter fund for the 1991 - 93 budget.

REP. MCTEAGUE: How far will \$8 million go towards meeting the homeless assistance needs in Oregon?

BIEBERLE: If you really want to get all homeless people off the street into shelters it would cost \$10 million dollars; that would get them into temporary transitional setting.

Of the homeless population about 48% are families.

415 ELLEN SEALOW, ASSOCIATE DIRECTOR, ECUMENICAL MINISTRIES OF OREGON: Testifies in support of HB 2779.

SEALOW: We haven't been able to provide a "holistic" ministry because affordable, suitable housing is often not available, particularly for families and for migrants.

TAPE 41, SIDE B

060 REP. BAUMAN: Does your program include job training or preparation for self sufficiency for the women who live there with their children?

SEALOW: Yes, we have the job opportunity bank that assists in job search and preparation and we also try to connect them with other programs.

REP. BAUMAN: Do you find a link between following through with training and the placement in safe affordable housing?

SEALOW: Yes; the approach needs to be holistic to meet long terms needs and goals.

085 BOB CASTAGNA, EXECUTIVE DIRECTOR, OREGON CATHOLIC CONFERENCE: I have submitted a "pastoral statement" on the housing crisis, (EXHIBIT I), which was written in 1975 when the median housing cost was in the \$30,000's.

Gives statistics on housing in Oregon.

120 CASTAGNA: We see this bill as a work of justice, we see the state addressing this problem with some significant resources and we are looking forward to that work of justice being preformed with the ability of non-profit organizations to participate.

Tells of other groups working to establish low income housing; the

passage of this bill would encourage this to continue.

145 REP. MCTEAGUE: Are you comfortable with taking HARRP funds and putting them in a housing trust fund?

CASTAGNA: Yes; in the balancing of the equities, we are satisfied that money be taken from HARRP to go in this direction.

SEALOW: HARRP wasn't well targeted; I think our preference would be targeted income tax credits.

180 FRANK BRAUNER, OREGON BANKERS ASSOCIATION: You've heard the need is state wide and the task is huge; we will do everything we can to assist in meeting the credit needs of the community.

We strongly support HB 2779; the blank in the bill in the guarantee portion of the bill should read "up to 25%".

215 REP. SUNSERI: I don't read any safeguards in the savings and loan capacity; who will guarantee these loans?

BRAUNER: It is my understanding that the Housing Agency would write rules; individual loans would need to be submitted for approval.

240 REP. SUNSERI: Banks are more willing to loan with less risk; who will be in charge of determining who will guarantee these loans?

BRAUNER: I would bet that there wouldn't be equity investment in the project; I think that there is discipline built in and I think that this needs to be administered properly and the loans need to be underwritten properly.

270 REP. JOHNSON: If the fund guarantees a loan and it goes bad, the trust fund loses money; should we put in guidelines on the types of loans that should be made, with some level of prudence?

BRAUNER: Prudence is a hard thing to define; I would expect that the Housing Agency will adopt rules that won't allow for speculative types of projects, but we can direct them in statute to preserve the principal.

BRAUNER: There are three "C"'s to credit, character, capacity and collateral.

335 REP. BAUMAN: What percent of the money defaulted on recently had been loaned to single family home owners?

BRAUNER: It was small, unless you include single family residences as a part of a major development; most of the money went to "see through" office buildings in Houston and Dallas and so forth.

400 PAUL PARKER, CHAIR, BURNSIDE PROJECTS, PORTLAND, OREGON: We are the largest agency serving homeless; we include services for men, women and youth.

We provide many services; we are the only youth shelter in Oregon.

425 PARKER: In general we support this bill; we need this bill and I would commend the authors for the continuum and interweaving of programs.

Section 7 deals with more than emergency housing, but also transition and stabilization; making transition from these situations is challenging.

The emergency account is intelligently crafted, taking into account the complexity of the situation and illustrating that homelessness and emergency shelters aren't just for the working poor.

TAPE 42, SIDE A

PARKER: Burnside projects support section 5 & 6 also.

Section 11 declares that an emergency exists, and it does; it is needed not only for those who benefit from the housing, but for the State of Oregon.

065 JIM IRVINE, OREGON STATE HOMEBUILDERS ASSOCIATION & NATIONAL ASSOCIATION OF HOMEBUILDERS: This is creative and innovative and I applaud the authors.

Gives his background, showing that the cost of purchasing a home has climbed significantly.

There are three things in the cost of housing, cost of product, cost of financing the product and the cost of operating that product; HARRP was to facilitate people in the cost of operating their homes.

120 IRVINE: This country has the highest savings rate, because of the opportunity for people to own their homes; in 1980 65% of the nations families were homeowners.

In the 25 - 29 year old age group we went from 44% to 39.4% and similarly in the age group of 30 - 34, home ownership fell from 62% to 52%.

As these rates decline people go into rental housing; today we have the highest occupancy rate for rental housing in this state.

Today we can appropriate money in a workable program, setting aside a large portion for the trust fund and a smaller portion for the immediate needs we have.

The linkage between social service needs and housing is great.

200 IRVINE: There is a diversity of groups behind this housing crisis; there is a tremendous opportunity in terms of a lobby power base.

I ask you to look 20 years ahead; if we don't get a handle on this today, we will never catch up.

260 REP. MCTEAGUE: The HARRP funds are decreasing; I think we should put numbers in the bill.

There is a continuing decline in federal commitment to housing; do you see, at the national level, that housing advocates are going to reverse that decline?

310 IRVINE: I believe that we will continue to see reductions in housing programs at the national level.



CHAIR REPINE: We will take a five minute break. (10:30 a.m.)

345 CHAIR REPINE: Calls the hearing to order. (10:35 a.m.)

The democratic members are attending a caucus.

370 DONNA CUNNINGHAM, EDUCATION CONSULTANT & OREGON SHELTER NETWORK & NATIONAL ASSOCIATION OF STATE COORDINATORS IN EDUCATION OF HOMELESS CHILDREN AND YOUTH: In 1989 the Oregon shelter network estimated that at least 12,000 children and youth under the age of 18 were homeless around Oregon and the numbers for 1990 are similar.

Tells of the affect on children of homeless families.

REP. JOHNSON returns. (10:40 a.m.)

450 CUNNINGHAM: Children are our investment in the future; in Salem there is a program that strives to keep homeless children in the same schools while their parents move around.

REP. BELL returns. (10:43 a.m.)

TAPE 43, SIDE A

REP. MCTEAGUE returns. (10:45 a.m.)

045 CHAIR REPINE: How much of a role do you think this bill will play in resolving the issues of students and children you see?

CUNNINGHAM: If you could put children into homes and keep them in homes, they will be able to take advantage of the educational opportunities our public schools provide.

062 DAVE VANDERLIP, OREGON RURAL HOUSING COALITION: Submits and summarizes written testimony, (EXHIBIT J).

The down payment for purchasing homes is the number one problem; between 40 - 50% of existing homeowners are low income people and that means they can't keep up the homes and this is another opportunity for the trust fund to help, with rehabilitation.

VANDERLIP: We have no state supported housing fund; we are one of few states that don't have one.

125 REP. JOHNSON: Would you be willing to assist in adding language to the bill to ensure that the loans aren't defaulted on?

VANDERLIP: We never loan above the assessed value of the home; minimizing the risk is the key.

147 JOHN VANLANDINGHAM, LANE COUNTY LEGAL AID & MEMBER, EUGENE PLANNING COMMISSION: The Oregon Housing Agency runs programs that sell bonds that produce money at 8% - 8.5% interest isn't enough to build housing that is affordable to the people that you are concerned about.

REP. MCTEAGUE: No general fund dollars are spent on housing?

VANLANDINGHAM: In 1989 we appropriated \$1 of lottery money.

Submits letters for the record, (EXHIBIT K).

Describes program done in Eugene.

200 VANLANDINGHAM: We can do projects like this in the future, but we need the trust fund for leverage.

REP. SUNSERI returns. (10:55 a.m.)

233 PATRICK ROGERS, COMMISSIONER, OREGON DISABILITIES COMMISSION: Submits written testimony in support, (EXHIBIT L).

We feel that the federal laws will take care of the accessibility issues, we are after the low income portion of this.

260 BILL FARICY, OREGON COMMUNITY MENTAL HEALTH PROVIDERS ASSOCIATION & HOME STREET, WASHINGTON COUNTY: Testifies in support of HB 277 9, submits written testimony, (EXHIBIT M).

Supported housing programs qualify for excellent federally funded programs; these programs require local matching of funds and the Oregon Housing Fund could provide the matching those funds.

310 CHAIR REPINE: Would you make available your statistics and ways of leveraging dollars?

FARICY: Yes.

321 RICHARD HARRIS, MANAGER OF ALCOHOL, DRUG SERVICES & HOUSING SERVICES, CENTRAL CITY CONCERN & ALCOHOL & DRUG PROGRAM DIRECTORS ASSOCIATION: The emergency & transitional services, along with stabilization services are a good investment.

The recovery of chemical dependant people is dependant on safe housing, housing that will allow them to develop stability.

355 HARRIS: We have an alcohol and drug free hotel in the burnside area with 54 rooms; every year people graduate, leaving the area to go on with a more productive life.

Our alcohol and drug free housing currently costs about \$180 per month and there is nothing else that will compare to that.

410 NORM INYART, EXECUTIVE DIRECTOR, NATIVE AMERICAN REHABILITATION ASSOCIATION OF THE NORTHWEST INC, (NARA) & BOARD MEMBER, AMERICAN INDIAN ASSOCIATION OF PROFESSIONALS, (APE): We service 26 women, 12 - 18 children and 12 males every 60 days; we can't find housing and if we do it is single housing in the burnside area.

This bill looks fine in nature, but I wonder about it's cultural sensitivity.

There are two Native American programs in the United States that serve women and children; we have been in business for 20 years and have been serving women and children for 11 years.

TAPE 42, SIDE B

025 INYART: We believe in a holistic system of treatment, but without affordable housing and without providing something for the children of

today, we are at a loss.

Housing won't change everything, but it certainly is a factor in recovery and is a factor for Indian people.

040 CHAIR REPINE: Would you send us language?

INYART: Yes.

050 JOHN SANDUSKY, VICE CHAIR, OREGON SHELTER NETWORK & COMMUNITY ACTION TEAM, TILLAMOOK COUNTY: I work in Tillamook County dealing with homelessness.

The causes of homelessness are as diverse as the homeless people; the lack of housing is one cause of homelessness.

There aren't enough dollars being put in to that cause or into emergency services.

090 SANDUSKY: Service providers we represent are doing things for homeless folks in a cost effective manner and any money you put into this bill will be leveraged.

Our problem is that when we added case management to our service, it cost us \$10,000 and that is the amount that our budget is short this year.

Transitional, supportive and case management services are what is necessary to take these homeless people out of shelters and into a stable situation, so the emergency services are important to us.

135 ADRIANA CARDNEAS, PROGRAM MANAGER, GOVERNOR'S AGRICULTURAL LABOR COMMISSION: Submits written testimony in support of HB 2779, (EXHIBIT N).

We do recommend that there be a specific set aside in the development account for farm worker housing.

There are numerous housing sites for other populations that would benefit from this bill, but the same isn't true for farm workers.

185 CHARLEY HARRIS, DIRECTOR, CASA OF OREGON: We are a non-profit business which assists in the development of farm worker housing.

We have racial, language and other barriers beyond what low income people face themselves.

HARRIS: To ask for a set aside for farm worker housing is something we come to you with mixed emotions; we support the bill and want to see it passed.

The technical assistance bill passed in 1987 had a provision for farm worker housing and it has worked well.

We take a limited amount of money and use it to go after federal dollars available and it is important to continue that.

240 REP. MCTEAGUE: Have you talked to the housing lobby coalition that worked on this bill?

HARRIS: Farm workers don't have a professional lobby; we did send a letter early on asking that they consider a set aside.

REP. MCTEAGUE: What size of set aside?

HARRIS: I guess that depends on the total amount, but we didn't come with a certain percentage in mind, but I would say we are asking for 10% - 25%.

REP. MCTEAGUE: Seasonal or permanent housing?

270 HARRIS: A combination of the two.

REP. BELL: We are encouraging "grass roots" organizations to work together; I don't see anything to prevent your group from doing that, but by setting aside funds we take away from the people that do apply for funds.

Maybe we could add you to the preference list.

305 CARDENAS: Farm workers don't have groups organized and they don't have the knowledge of the system and that is why this group needs set asides.

REP. BELL: We need to make sure that they have advocates who are in a position to organize.

REP. SUNSERI: I have found that farmers were willing to provide money for housing if the counties would provide zoning; perhaps your problem could be taken care of in a different perspective.

REP. BELL: I think we are in a position to assist you in finding those advocates so that you will have equal access.

355 CHAIR REPINE: The Oregon Catholic Conference has many times spoke in favor of migrant issues; I'm afraid that if we start setting aside funds, every group will ask for a set aside and at that point we won't have a trust program.

We need to keep the money whole to do the best for the state as a whole.

383 DON SCHELLENBERG, ASSOCIATE DIRECTOR, GOVERNMENTAL AFFAIRS, OREGON FARM BUREAU: Testifies in support of the bill.

In many or most instances the producers don't have the capability to provide seasonal farm worker housing, so assistance is needed.

420 SCHELLENBERG: The only way we can work through this is with help; at some point we will have to decide if this labor force is important or not and if it is, this is a chance to make that statement.

CHAIR REPINE: Please try to help us with language that would make you feel comfortable.

It isn't the intent of anyone to carve you out, or create more of a situation of separation from the housing needs; we do want to make sure you are part of this.

465 CHAIR REPINE: We will continue as a subcommittee.

470 BILL THOMAS, PROGRAM MANAGER, DEPARTMENT OF HUMAN SERVICES,  
MULTNOMAH COUNTY: Affordable housing targeted at groups with the  
biggest need is important to us, as is HB 2779.

TAPE 43, SIDE B

025 THOMAS: Affordable housing is a statewide problem, but a vacancy  
rate of 2.5% in the largest metropolitan area in the state is serious  
crisis.

We have over 15,000 non-elderly households currently paying more than  
50% of the income on rental housing; over 10,000 of those households are  
paying over 70%.

040 THOMAS: There are federal initiatives that will provide new federal  
funds, but there is a matching requirement and without the money this  
bill will provide, there will be federal dollars that Oregon will be  
unable to access.

It is vital that the agency be given as much flexibility as possible  
with regard to the use of emergency assistance or stabilization funds.

070 THOMAS: I will leave you with an article from the Oregonian about  
concerns in Southeast Portland, (EXHIBIT O).

080 EUNICE GOETZ, HISPANIC COMMISSION: Testifies in support of HB 2779.

We have spent four years trying to educate the public and other advocacy  
groups; there is always a problem, whether it's a lack of money or  
discrimination.

I'd like to ask how we can get housing for farm workers; it is the  
responsibility of the state to raise above discrimination that exists on  
the local level, setting a state policy saying that we support not only  
those who need housing, but labor intensive agriculture as well.

105 GOETZ: Labor intensive agriculture is the number one industry in  
Oregon.

CHAIR REPINE: There was an attempt last session under the line of the  
Migrant Housing Credit Program and if that was tuned better people would  
use that.

The aspect of saying "may" rather than "shall" in the siting of migrant  
housing in EFU lands was perhaps our mistake, and we can correct that.

I would encourage you to make sure that those flaw are put in front of  
this assembly again.

145 CHAIR REPINE: The meeting is adjourned. (11:50 a.m.)

Submitted by:      Reviewed by:

Kimberly Burt      Janet McComb Assistant      Administrator

EXHIBIT SUMMARY:

A - SMS & Revenue impact statement submitted by STAFF, pp 2 B - Written testimony submitted by GRUNDFOSSEN, pp 7 C - Amendments to section 2 submitted by GRUNDFOSSEN, pp 1 D - Amendments to section 7 submitted by GRUNDFOSSEN, pp 1 E - Written testimony submitted by CLAY, pp 2 F - Written testimony submitted by MCGUFFEY, pp 5 G - Written testimony submitted by INGRAM, pp 2 H - Written testimony submitted by BIEBERLE, pp 3 I - Pastoral statement submitted by CASTAGNA, pp 11 J - Written testimony submitted by VANDERLIP, pp 2 K - Letters of support submitted for the record by VANLANDINGHAM, pp 4 L - Written testimony submitted by ROGERS, pp 1 M - Written testimony submitted by FARICY, pp 2 N - Written testimony submitted by CARDENAS, pp 2 O - Oregonian article submitted by THOMAS, pp 1 P - Written testimony submitted for the record by BRUEBAKER, pp 1