

House Committee on HUD March 28, 1991 - Page

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 28, 1991Hearing Room D 8:00 a.m.Tape 52 - 53

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 3377 (WRK) HB 3188 (PUB)

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TAPE 52, SIDE A

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

Roll Call: Representatives Bell, Johnson, McTeague, Sunseri & Repine answer "present".

WORK SESSION ON SB 3377 Witnesses:Rep. Bev Stein, House District 14 Rey
Ramsey, Administrator, Oregon Housing Agency, (OHA)

016 REP. BEV STEIN, HOUSE DISTRICT 14: Expanding the Housing Agency to
include community services is essential because you can't deal with
housing without recognizing the role it plays in community development.

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

040 JANET MCCOMB, COMMITTEE ADMINISTRATOR: We have the hand engrossed
version, (EXHIBIT A), and the (-2) amendments, (EXHIBIT B).

REP. SHIBLEY arrives. (8:07 a.m.)

MCCOMB: The amendments make the Housing Agency Administrator appointed
by the Governor rather than hired by the Council and they move the
programs within the State Community Services Program to the Housing
Agency along with shifting the responsibilities of the Council to the
Administrator.

065 REY RAMSEY, ADMINISTRATOR, OREGON HOUSING AGENCY, (OHA): The

changing of the name should be reflected in the bill; from Oregon Housing Agency to Oregon State Housing and Community Services Agency.

LYNN SCHOESSLER, OREGON HOUSING AGENCY, (OHA): We talked about the name being "Housing and Community Services Department".

CHAIR REPINE: That will be picked up everywhere it appears in the bill.

095 CHAIR REPINE: Do we want State Community Services in the bill?

JERRY BIEBERLE, COMMUNITY ACTION AGENCIES: Yes; that makes it clear that the Community Action Directors relate to the State Community Services Section of the Department.

105 REP. BAUMAN: We are drafting a bill that says that funds for such programs shall be distributed to the Community Action Agencies by the Housing and Community Services Department, State Community Services Division, with the advise of the Community Action Directors of Oregon.

REP. SHIBLEY: Why do you think we need to specify the division?

BIEBERLE: We are trying to make it clear that Community Action Directors only deal with community services and the Housing Agency deals with housing.

120 REP. BAUMAN: We should keep the language in the statute simply.

BIEBERLE: I just don't want to delete community services.

CHAIR REPINE: Anywhere the bill says "Housing Agency" we will change it to say "Housing and Community Services Department"?

RAMSEY: Yes.

160 SCHOESSLER: The intent of HB 2182 was to give the agency the ability to write rules wherever the agency is described in statute; I don't think we want to delete the provisions of HB 218 2, but change, within that bill, the "Council's" ability to write those rules to the "Agency's" ability.

REP. BAUMAN: I would suggest that we delete sub 1 and that sub 2 be changed to reflect the new name of the Department and the same with sub 3 on line 14, make the name change.

I want the record to be clear that we aren't establishing a Housing Agency within the State Housing and Community Services Department.

215 RAMSEY: We are establishing the "Housing and Community Services Department"; just plug that in.

REP. BAUMAN: We are changing the name of an existing agency to reflect the change that we have made by adding the State Community Services to it.

MCCOMB: Summarizes the bill section by section.

REP. JOHNSON: The top of page 4 it says "Agency", we need to change that to "Department".

CHAIR REPINE: Where there is reference to "Agency", referring to the

"Housing Agency" it will become "Department".

MCCOMB: Summarizing bill by section.

320 REP. BAUMAN: On page 3 of section 3 the language refers to establishing the "Housing Agency"; we need to insert the new name and I want to make sure that we aren't recreating the Housing Agency within the newly named Department.

The Agency currently has \$215 million dollars of bonds outstanding; I want assurance that the changes we make to fit the new structure doesn't have any impact on the entities credibility and capacity.

375 SUE HANNA, LEGISLATIVE COUNCIL: This bill was drafted by someone else in our office; we have received numerous communications on what this bill was to do.

I would be worried about the bonding authority of the Housing Agency.

410 REP. BAUMAN: I wasn't aware of any jeopardy to this bonding program last session when we changed the authority of the Council to the Agency.

I don't believe it is the line of authority, but the structure and frame work of the statute.

HANNA: If you want to pass this out understand that there will be work done before it reaches the Senate side, or send it back to council with clear direction.

CHAIR REPINE: The Housing Agency budget is waiting on this bill.

HANNA: I'd like to take the bill and have you schedule it again a week from today.

494 RAMSEY: If the entity is there and you add something to it and change the name, how does that trigger changing of bond relationships?

TAPE 53, SIDE A

040 HANNA: The amendment doesn't do that, I want to take a few days and clean it up.

We are to return to the 1989 relationship where the Housing Council advises the Housing Agency.

064 HANNA: You are moving Community Services and the Energy Trust Fund; when I talked with the Governor's Office they weren't sure if that was the proper trust fund and it would be helpful to know if the federal government has any strings attached to that trust fund.

Continues clarifying changes to be made to the bill.

088 CHAIR REPINE: Is there a difference between an "Agency" and a "Department"?

HANNA: Not that I know of.

105 REP. BAUMAN: With regard to the advisory capacity, the Housing Council is advisory to the Administrator of the Housing and Community Services Department with regards to housing.

HANNA: That isn't what this says; it would take me until Friday to check all the other statutes.

REP. BAUMAN: The statute should reflect the intent of the committee.

HANNA: You want to make the advisory capacity of the council over the housing programs; the advisory capacity of Community Action Directors over the spending of Community Services money and the Energy Trust Fund as well as there will be no advisory duty over the administrative functions of the Housing Agency.

155 REP. BAUMAN: I think we should change as little of the terminology as possible.

HANNA: I can make the change from "Administrator" to "Director" without too much confusion.

PUBLIC HEARING ON HB 3188 Witnesses: Rep. Bev Stein, House district 14 Rey Ramsey, Administrator, Oregon Housing Agency, (OHA) Jerry Bieberle, Community Action Directors of Oregon Ed Macnamara, Director, Neighborhood Partnership Fund, Oregon Community Foundation Debbie Wood, Executive Director, Central City Concern

215 REP. BEV STEIN, HOUSE DISTRICT 14: Submits written testimony in support of HB 3188, (EXHIBIT C).

This is part of an effort to develop local infra-structure so that when there is money available for services, there is local capacity to use that money in a way that will effectively create the services we need at the local level.

I am proposing an extension and a small "pot" of money of \$150,000 from other funds in the Housing Agency that would be used for a couple grants in a rural and an urban area to extend Community Development Corporations that are mature to allow them to extend into the area of social services.

250 REP. STEIN: Housing isn't enough, especially if you are poor; there needs to be access to social services to move toward self-sufficiency.

Using CDCs creates opportunities to create jobs and services for people in the communities, not just those using the housing; it develops jobs and creates wealth within the community.

Describes existing CDCs.

REP. STEIN: Shows video tape describing CDCs.

TAPE 52, SIDE B

030 REP. STEIN: The video tape shows the model and vision for what a CDC could be in our state; HB 3188 expands language in the current CDC program to allow that program to offer grants to look at social services and job creation as an aspect of a CDC.

REP. BAUMAN: It is your intention that they be required to make grants available?

REP. STEIN: Yes; the intent is to expand their authorization from \$450,000, adding another \$150,000 for this purpose.

035 REP. STEIN: The penalties that come from farm labor contractors that fail to comply with licensing requirements go to technical assistance for farm worker housing.

REP. STEIN: There will need to be an amendment on line 42 of page 2; it should say \$150,000 rather than \$650,000.

076 REY RAMSEY, ADMINISTRATOR, OREGON HOUSING AGENCY: We think that we can add enough money to assure that these grants will be made.

I haven't talked to BOLI; I was more concerned in making sure we had enough of our earnings to put into this.

100 JERRY BIEBERLE, COMMUNITY ACTION DIRECTORS OF OREGON: We have reviewed the bill and lend our support to it; we see it as another good example of how we can coordinate local housing and services.

125 ED MACNAMARA, DIRECTOR, NEIGHB ORHOOD PARTNERSHIP FUND, OREGON COMMUNITY FOUNDATION: Testifies in support of HB 3188.

The trends I've seen in my work in the field of linking housing and services are necessary.

We are seeing new thinking about delivering social services in a way that expands the capacity of people.

150 MACNAMARA: Non-profit groups are doing much to help.

REP. MCTEAGUE: Where does the money come from?

MACNAMARA: Most non-profits need start up capital and that is where the public funds come in.

MACNAMARA: Describes CDCs and gives examples of existing CDCs.

There are tremendous impediments to employment; this bill would bring both policy direction and provide start up capital to put it together.

245 MACNAMARA: It is clear when we look at the goals of our social service system and what we want to do with individuals and communities, this is the right thing to do and this is the right way to do it.

REP. BAUMAN: What is the neigHB orhood partnership fund funding?

MACNAMARA: We are funding three major grant programs; self-help one time grants at the neigHB orhood level and the two major grant programs are to start up new CDCs and capacity building programs for existing CDCs.

MACNAMARA: Oregon has taken the approach to say we need to develop capacity; it will take two to three years for groups to start to develop projects, but when that happens they will be self sustaining groups.

320 CHAIR REPINE: Do you think that housing is a component to all our social service problems and do you think that if we change our focus to housing that the financial support of the state can start shifting to

wean away from the service side?

MACNAMARA: They are intricately tied; we need housing as a foundation for all the services, but in the sense of weaning away from services I don't know if that will happen.

We can start to shift the focus of our services to capacity building, serving more people at a higher level.

355 REP. SHIBLEY: How successful do you think the Portland Development Commission has been in addressing the service side in the Portland area?

MACNAMARA: They have a clear and effective role as the renewal agency and it is hard to be the advocate and the banker at the same time; in the last few years they have shown initiative to the downtown preservation program.

REP. BAUMAN: Have you branched out; is there active involvement with comprehensive plan revisions?

MACNAMARA: There has been some movement in that direction.

460 DEBBIE WOOD, EXECUTIVE DIRECTOR, CENTRAL CITY CONCERN: I support HB 318 8; we think this is a great opportunity to move the community development effort forward.

TAPE 53, SIDE B

025 WOOD: We do both services and housing; this would help other organizations to do what we do now.

Most of our employees are from the neighborhood or who are recovering alcoholics or addicts.

Funding that would allow other organizations to do this would have a big impact.

105 WOOD: It depends on who is coming into the system as to whether the goal is to completely wean them from the system or to get them to the highest possible level of independence and dignity.

We have begun a process of trying to graduate people up and out of homeless shelters and into permanent housing and that always includes a case management component of some kind.

160 CHAIR REPINE: We stand adjourned. (9:40 a.m.)

Submitted by: Reviewed by:

Kimberly Burt Janet McComb Assistant Administrator

EXHIBIT SUMMARY:

A - Hand engrossed version of HB 3377 submitted by STAFF, pp 16 B - HB 3377 (-2) amendments submitted by STAFF, pp 14 C - Written testimony to HB 3188 submitted by STEIN, pp 2 D - SMS & revenue impact statement on HB 3188 submitted by STAFF, pp 2

