

Dear House Committee On Rules:

SB 1533 is seriously flawed.

1. Its definition of “affordable housing” is a tautology.*
2. Its definition of “affordable housing” equates “affordable” with “*ability* to pay Rent/Mortgage + Insurance + Taxes + Utilities regardless of what percentage of your household income is required.”*
3. Its definition of “affordable housing” implicitly defines all housing for households with incomes equal to or less than 80 percent of the median family income for the county in which the housing is built as “unaffordable.”*
4. It includes a self-contradictory definition of “affordable housing”, "Build affordable housing units that are affordable to households with incomes equal to or lower than 80 percent of the median family income for the county in which the housing is built.”** There is no such thing as “affordable housing”*** for those in the 0-30% MFI range. All housing in the 0-30% category is Public Housing.****
5. It includes several options** that expand part of SB 1533 to be Inclusionary Public Housing.****

Recommendations

1. Include this definition: **AFFORDABLE HOUSING is a mathematical construct defined as, Rent/Mortgage + Insurance + Taxes + Utilities \leq 30% Household Income.** Revise related areas of the bill accordingly.
2. Include this definition: **PUBLIC HOUSING is a class of housing defined as, Means Test (\leq 80%MFI) + Government Subsidy (any government any type) + rental agreement.**
3. Change part of the summary From: require designation for sale or rent as affordable housing To: **require designation for sale or rent as affordable or public housing.**
4. Include the following amendment: **Means Tested Inclusionary Housing that qualifies as PUBLIC HOUSING, i.e. a class of housing defined as, Means Test (\leq 80%MFI) + Government Subsidy (any government any type) + rental agreement, is not allowed in any neighborhood in Multnomah county that already contains 15% or more PUBLIC HOUSING clients.**

If you do not have the votes or the political will or the time to seriously consider and then make *all* of the above changes then do not pass this bill out of your committee.

Please consider this public testimony and add it to the public record.

Thank you.

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Author of more stories on the politics, players and policies of Public Housing and its euphemisms, Affordable/ Regulated Affordable/ Publicly Subsidized Affordable and Low-Income Housing in Multnomah County over the last fourteen years than all other journalists and elected officials combined.

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(a) “Affordable housing” means housing that is affordable to households with incomes equal to or higher than 80 percent of the median family income for the county in which the housing is built.

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(d) Must require the city or county to offer a developer of multifamily structures, other than a developer that elects to pay an in-lieu fee pursuant to paragraph (c) of this sub-section, at least one of the following incentives:

(A) Whole or partial fee waivers or reductions.

(B) Whole or partial waivers of system development charges or impact fees set by the city or county.

(C) Finance-based incentives.

(D) Full or partial exemption from ad valorem property taxes on the terms described in this subparagraph. For purposes of any statute granting a full or partial exemption from ad valorem property taxes that uses a definition of “low income” to mean income at or below 60 percent of the area median income and for which the multifamily structure is otherwise eligible, the city or county shall allow the multifamily structure of the developer to qualify using a definition of “low income” to mean income at or below 80 percent of the area median income.

(6) A regulation, provision or requirement adopted or imposed under subsection (4) of this section may offer developers one or more of the following incentives:

(a) Density adjustments.

(b) Expedited service for local permitting processes.

(c) Modification of height, floor area or other site-specific requirements.

(d) Other incentives as determined by the city or county.

(7) Subsection (4) of this section does not restrict the authority of a city or county to offer developers voluntary incentives, including incentives to:

(a) Increase the number of affordable housing units in a development.

(b) Decrease the sale or rental price of affordable housing units in a development.

(c) Build affordable housing units that are affordable to households with incomes equal to or lower than 80 percent of the median family income for the county in which the housing is built

AFFORDABLE HOUSING is a mathematical construct defined as, Rent/Mortgage + Insurance + Taxes + Utilities \leq 30% Household Income. EVERY house, condo and apartment is AFFORDABLE to someone.

PUBLIC HOUSING is a class of housing defined as, Means Test ($\leq 80\%$ MFI) + Government Subsidy (any government any type) + rental agreement