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HJR 201 Does NOT Address The Fundamental Housing Policy Issue. It's Just A Bigger Status Quo Money Pot

Hi Oregon Legislators:

Without *meaningful, accurate, complete and timely Public Housing Statistical Data* there can NOT be **justifiable housing goals** based on *inventory and need by economic constituency and neighborhood location*.

Without *justifiable goals* there can NOT be a **defensible strategy** to achieve those goals.

Without a *defensible strategy* there can NOT be **valid metrics** to assess the progress of that strategy.

Without *valid metrics* there is **NO ACCOUNTABILITY**.

Without Accountability Portland's mayor Wheeler, and the elected officials in your part of Oregon, will continue to make housing policy decisions based on ***self-inflicted ignorance, political convenience and extortion***.

BEFORE voting on [HJR 201](#) I urge you to amend the bill so that it **requires** all public jurisdictions to publish *meaningful, accurate, complete and timely Public Housing Statistical Data** **BEFORE** they may spend any of this **public money**.

Thank you.

Richard Ellmyer

North Portland political activist for 42 years.

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 sixteen years than all other journalists and elected officials combined.

Author of [The Ellmyer Report](#), a newsletter that informs, educates and influences on public policy. Occasionally distributed to more than a quarter of million readers in Oregon and beyond. Facebook, [Portland Politics Plus](#)

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Meaningful, Accurate, Complete And Timely Public Housing Statistical Data

1. **Client income**
2. **Client size of household**
3. **Client gender**

4. **Client age**
5. **Client location** by *neighborhood* or census tract in suburban and rural areas
6. **Type of government subsidy** e.g. section 8, landlord tax reduction, publicly owned property etc.
7. **Value of annual or monthly government subsidy**
8. **Client race**
9. **Does Client live in Affordable Housing**?** Most Public Housing* clients do NOT live in Affordable Housing**.

These are also the minimum fields per client record *necessary* for a data-based public dialogue and defensible public housing policy.

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

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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.

Mathematically Affordable Housing **MUST ALWAYS** be described as X% MFI and **UP**, **NEVER** X% MFI and **DOWN**. A \$750/month apartment is *mathematically Affordable Housing*, regardless of whether it is market rate or Public Housing, to a household with an annual income of \$30,000 and **UP**. A \$750/month apartment is **NOT** *mathematically Affordable Housing*, regardless of whether it is market rate or Public Housing, to a household with an annual income of \$29,999 and *down*.

Most Public Housing* is **NOT** *Mathematically Affordable Housing*.

Public Housing* programs intended to be *Mathematically Affordable Housing* should follow the HUD model of their **project-based rental assistance program** whereby **residents contribute 30 percent of their income toward rent, and the federal government pays the rest. Adding any other local or state government subsidies would also achieve the same end.**

Tom Cusack
Oregon Housing Blog