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As the House Task Force on Home Ownership, which I chair, is entering its final stages, there already has been progress in attacking the red tape that encumbers the housing industry and raises costs.

An amendment -- supported by the National Association of Homebuilders -- was added to the Housing and Community Development Act of 1978 on the House floor that requires federal housing agencies to simplify their paperwork. HUD and the Veterans Administration would be required under this amendment to agree on common forms for housing programs.

I rose on the House floor in support of this amendment, citing the evidence that had been presented at the numerous sessions of the Home Ownership Task Force. "The words regulation and red tape have very real meaning for homebuilders," I said. "Homebuilders are stopped at every turn by rules which tell them where to build, how to build and what to build."

More needs to be done. The Housing Subcommittee, of which I am a member, has moved into hearings to consider amendments to the Interstate Land Sales Disclosure Act. There are those who want to make this act even more stringent. However, I believe it is high time someone called HUD on the carpet to justify the inflexible, stultifying rules already in effect. Concluding, as HUD has, that

any subdivision with more than 50 lots falls under its jurisdiction goes far beyond the original intent of Congress. I expect relief here in the next few weeks when House and Senate negotiators begin ironing out differences in this year's housing bill.

On a broader scale, Congress must come to grips with a range of federal regulations issued by bureaucrats who never have to stand in the light of election by the people. To halt wholesale violation of legislative intent, Congress should push for a one-house legislative veto over federal regulations. Some say this is unconstitutional. I say the current situation, in which we have rule by regulation instead of rule by law, is unconscionable.

While the Task Force is busy, many in the housing industry have been inspired to think creatively about how to assure continuing home ownership opportunities in the face of rising prices. The homebuilders have led the way in proposing what amounts to a shallow subsidy program to assist middle income families purchase decent housing. I was impressed enough with this program that it was a privilege to introduce the legislation, H.R. 13194, at the request of the National Association of Homebuilders. No action is expected this year on the bill, but its introduction will set the stage for possible action next year. And, of course, the bill will be seriously considered by my Task Force in its deliberations.

The Task Force has completed a series of six innovative seminars in Washington, D.C. to probe various aspects of the home ownership problem. This comes on top of a series of five field hearings throughout the nation, starting with a session in Corvallis last March.

In the Washington, D.C. seminars, members of the Task Force were aided by a sounding board composed of representatives of the housing industry including someone from the National Association of Homebuilders and a private developer-builder.

Individual sessions were held on such topics as alternative mortgage instruments, government subsidies and federal regulations -- all with an eye toward keeping home ownership affordable for the average American family.

Discussion was intense and productive. I was impressed with the sounding board which dug deeply into such issues as the cause of the debilitating cyclicalness of the housing industry.

I must say that nothing I have seen or heard so far tells the story of home ownership problems more clearly than the "Visible House" erected by Portland homebuilder Pat Bridges. Pat testified on behalf of the Oregon homebuilders at my Task Force's field hearing in Corvallis. He built the Visible House -- which featured price tags to show the actual cost of different requirements in housing construction -- to punctuate his point. I toured the house (as well as the Portland Homebuilders' Street of Dreams in Beaverton) and am convinced no one could have left there without a better sense of the problem.

On a more fundamental level, there is simply no question that an underlying factor in rising costs is our chronic housing shortage. The federal government must shoulder its rightful burden to help reduce this shortage, either through assisting homebuilders to stimulate new production or through removing barriers that discourage builders or drive up costs. Those barriers range from regulatory red tape to tax

policies that discourage investment.

The housing bill just passed by the House and now in conference -- I again will be a conferee for the fourth time in the four years I have been in Congress -- contains an extension of FmHA's Section 502 home loan program, authority for 100,000 new units under Section 8 and a continuation of Section 235 at a level of 50,000 units next year.

As I am writing this article, the Labor Department announced inflation reached an annual rate of 10.4 per cent. Much of the blame for this inflation must be pinned on continued massive federal deficit spending. I advocate cutting the federal budget deficit of \$50 billion in half this year alone and have been voting for across-the-board cuts in bloated appropriations bills to achieve that goal.

I also favor passage of tax legislation that encourages investment through a reduction in capital gains taxation. We must find ways to reverse the anti-savings bias of the U.S. tax code and promote the formation of capital. Without that capital, expansion and modernization of plants and machinery will lag -- and with it, the growth in our industrial capacity. This will translate into market inefficiencies and chronic shortages of goods. There is ample evidence of this already in such areas as the production of gypsum board -- the subject of one of my Task Force seminars.