

FILED

MAR 15 1994

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COUNTY CLERK
Sharon Decker

IN THE BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY AND COMMUNITY SERVICES AGENCY (HACSA)
OF LANE COUNTY, OREGON

ORDER 94-3-9-1H

In the Matter of Authorizing the Executive
Director to Explore Using Housing Authority Bond
Financing to Develop Additional Low-income
Housing in the Eugene-Springfield Area.

WHEREAS, pursuant to ORS 456.175, the Housing Authority and Community Services Agency (HACSA) has the authority to issue bonds in its discretion for any of its corporate purposes;

WHEREAS, the Intergovernmental Housing Policy Board has recommended that the Housing Authority and Community Services Agency (HACSA) evaluate the feasibility of bond financed low-income housing;

WHEREAS, the Board of the Housing Authority and Community Services Agency (HACSA) has determined that an aggressive search is warranted for all methods which might help in meeting the critical housing needs of the Lane County;

NOW, THEREFORE, IT IS HEREBY ORDERED THAT:

The Executive Director is authorized to explore using housing authority bond financing in the development of approximately 96 additional low-income housing units in the community without subsidy or governmental funding by:

- (1) assembling the professional development team necessary to identify and evaluate location, unit mix, design, probable occupancy ratio, and the construction, financing and operating costs of a multi-family housing development using housing authority bond financing exclusively;
- (2) if such a development appears feasible, coordinating the development team in the preparation of a specific proposal for purchasing and bond financing the housing development(s);

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- (3) reporting to the board of hacsa commissioners to present the information thus assembled;
- (4) if the board wishes to proceed with the development, organizing the purchase and financing of the development within the policies announced by the board;
- (5) incur direct costs in an amount not exceeding \$10,000.

DATED this 9th day of March, 1994.

Jerry Rust
Chair, HACSA Board of Commissioners

APPROVED AS TO FORM
Date 3/1/94 by Jerry Rust county
OFFICE OF LEGAL COUNSEL

In the Matter of Authorizing the Executive Director to Explore Using Housing Authority Bond Financing to Develop Additional Low-income Housing in the Eugene-Springfield Area.

PHA/IHA Board Resolution Approving Comprehensive Plan or Annual Statement Comprehensive Grant Program (CGP)

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U.S. Department of Housing and Urban Development Office of Public and Indian Housing



OMB Approval No. 2577-0157 (Exp. 6/30/93)

Public Reporting Burden for this collection of information is estimated to average 0.1 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600 and to the Office of Management and Budget, Paperwork Reduction Project (2577-0157), Washington, D.C. 20503. Do not send this completed form to either of these addresses.

Acting on behalf of the Board of Commissioners of the below-named Public Housing Agency (PHA)/Indian Housing Authority (IHA), as its Chairman, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

- Comprehensive Plan Submitted on _____
- Amendments to Comprehensive Plan Submitted on _____
- Action Plan / Annual Statement Submitted on February 28, 1994
- Amendments to Action Plan / Annual Statement Submitted on February 28, 1994

I certify on behalf of the: (PHA/IHA Name) Housing Authority and Community Services Agency of Lane County that:

1. The PHA/IHA will comply with all policies, procedures, and requirements prescribed by HUD for modernization, including implementation of the modernization in a timely, efficient, and economical manner;
2. The PHA/IHA has established controls to ensure that any activity funded by the CGP is not also funded by any other HUD program, thereby preventing duplicate funding of any activity;
3. The PHA/IHA will not provide to any development more assistance under the CGP than is necessary to provide affordable housing, after taking into account other government assistance provided;
4. The proposed physical work will meet the modernization and energy conservation standards under 24 CFR 968.115 or 24 CFR 905.603;
The proposed activities, obligations and expenditures in the Annual Statement are consistent with the proposed or approved Comprehensive Plan of the PHA/IHA;
6. The PHA/IHA will comply with applicable civil rights requirements under 24 CFR 968.110(a) or 24 CFR 905.115, and, where applicable, will carry out the Comprehensive Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, and Section 504 of the Rehabilitation Act of 1973;
7. The PHA has adopted the goal of awarding a specified percentage of the dollar value of the total of the modernization contracts, to be awarded during subsequent FFYs, to minority business enterprises and will take appropriate affirmative action to assist resident-controlled and women's business enterprises under 24 CFR 968.110(b); or the IHA will, to the greatest extent feasible, give preference to the award of modernization contracts to Indian organizations and Indian-owned economic enterprises under 24 CFR 905.165;
8. The PHA/IHA has provided HUD with any documentation that the Department needs to carry out its review under the National Environmental Policy Act (NEPA) and other related authorities in accordance with 24 CFR 968.110(c), (d) and (m) or 24 CFR 905.120(a), (b), and (j), and will not obligate, in any manner, the expenditure of CGP funds, or otherwise undertake the activities identified in its Comprehensive Plan/Annual Statement, until the PHA/IHA receives written notification from HUD indicating that the Department has complied with its responsibilities under NEPA and other related authorities;
9. The PHA/IHA will comply with the wage rate requirements under 24 CFR 968.110(e) and (f) or 24 CFR 905.120(c) and (d);
10. The PHA/IHA will comply with the relocation assistance and real property acquisition requirements under 24 CFR 968.110(g) or 24 CFR 905.120(e);
11. The PHA/IHA will comply with the requirements for physical accessibility under 24 CFR 968.110(h) or 24 CFR 905.120(f);
12. The PHA/IHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i) or 24 CFR 905.120(g);
13. The PHA/IHA will comply with the uniform administrative requirements under 24 CFR 968.110(j) or 24 CFR 905.120(h);
14. The PHA/IHA will comply with lead-based paint testing and abatement requirements under 24 CFR 968.110(k) or 24 CFR 905.120(i);
15. The PHA/IHA has complied with the requirements governing local/tribal government and resident participation in accordance with 24 CFR 968.320(b) and (c), 968.330(d) and 968.340 or 24 CFR 905.672(b) and (c), 905.678(d) and 905.684, and has given full consideration to the priorities and concerns of local/tribal government and residents, including any comments which were ultimately not adopted, in preparing the Comprehensive Plan/Annual Statement and any amendments thereto;
16. The PHA/IHA will comply with the special requirements of 24 CFR 968.310(d) or 24 CFR 905.666(d) with respect to a homeownership development; and
17. The PHA will comply with the special requirements of 24 CFR 968.235 with respect to a Section 23 leased housing bond-financed development.

Attested By: Board Chairman's Name:
Jerry Rust
 Board Chairman's Signature & Date:
 X Jerry Rust

(Seal)
FILED
 MAR 15 1994
 COUNTY CLERK
 BY Shirley Dubois

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)