

IN THE HACSA BOARD OF COMMISSIONERS

ORDER 97-7-9-1H

In the Matter of Authorizing the Executive Director to Execute the Intergovernmental Agreement To Continue HACSA's Participation in the Intergovernmental Housing Policy Board.

WHEREAS, HACSA has entered into an Intergovernmental Agreement to participate in an effort with the City of Springfield, the City of Eugene, and Lane County to coordinate local resources in addressing the housing needs of Lane County;

WHEREAS, ORS 190.010 provides that units of local government may enter into agreements for the performance of any or all functions and activities that a party to the agreement, its officers or agents, have authority to perform;

WHEREAS, over the past three years, an intergovernmental approach has been used to enhance cooperation between jurisdictions and maximize the use of resources available by local governments to affect the housing related problems of lower income persons;

WHEREAS, the Intergovernmental Agreement instituting this cooperative approach expired in October 1996;

NOW, THEREFORE, IT IS HEREBY ORDERED:

That the Executive Director Is Authorized to Enter into an Intergovernmental Agreement (Attachment 1) With the City of Eugene, the City of Springfield, and Lane County Which Continues the Intergovernmental Housing Policy Board for an Additional Three Years.

DATED this 9 day of July, 1997.

Cindy Weeldreyer
Chair, HACSA Board of Commissioners

FILED

JUL 17 1997

COUNTY CLERK
BY *M. Gulderson*

ATTACHMENT 1
INTERGOVERNMENTAL AGREEMENT

**INTERGOVERNMENTAL AGREEMENT
HOUSING POLICY BOARD**

THIS AGREEMENT is made and entered into by and between LANE COUNTY, a political subdivision of the State of Oregon, hereinafter referred to as COUNTY, and the CITY OF EUGENE and the CITY OF SPRINGFIELD, municipal corporations of the State of Oregon, hereinafter referred to as EUGENE and SPRINGFIELD, respectively, and the HOUSING AUTHORITY AND COMMUNITY SERVICES AGENCY OF LANE COUNTY, hereafter referred to as HACSA, a public corporation of the State of Oregon.

RECITALS

1. ORS 190.010 provides that units of local government may enter into agreements for the performance of any or all functions and activities that a party to the agreement, its officers or agents, have authority to perform;
2. COUNTY, EUGENE, SPRINGFIELD, and HACSA recognize the need to address the community issues of homelessness and increasing the supply of permanent, affordable housing for lower income households;
3. Since 1989, COUNTY, EUGENE, SPRINGFIELD, and HACSA have participated in an intergovernmental approach to enhance cooperation between jurisdictions and increase and maximize the resources available by local governments to affect the housing related problems of lower income persons.
4. The Intergovernmental Agreement instituting this cooperative approach expired in October 1996.
5. COUNTY, EUGENE, SPRINGFIELD, and HACSA desire to continue this intergovernmental cooperation for an additional three years.

AGREEMENTS

NOW, THEREFORE, in consideration of the terms and conditions hereinafter stated, COUNTY, EUGENE, SPRINGFIELD and HACSA do mutually agree as follows:

1. HOUSING POLICY BOARD
 - a. *Purpose and Goals*

An intergovernmental committee, hereinafter referred to as the Housing Policy Board, is designated as the oversight committee for administration of housing related activities, resources, funds, and projects outlined in Exhibit "A", attached to this Agreement and incorporated herein by this reference.

The purpose of the Housing Policy Board is to advocate for and to advise the Board of County Commissioners and the Eugene and Springfield City Councils on the housing needs of low income residents, to develop a work plan for targeting local governmental resources for housing related activities, and to recommend local government housing policy directives and programs.

The mission of the Housing Policy Board is to increase the availability of decent, affordable housing for low and very-low-income families and individuals in Lane County.

1. Take an active leadership role in promoting affordable housing throughout Lane County;
2. Coordinate efforts among state and local governments, the University of Oregon, public entities such as HACSA, as well as nonprofit and for-profit development entities;
3. Identify reliable funding for low-income housing development including available local, state, and federal assistance as well as private resources.
4. Educate the public and elected officials about Lane County's affordable housing needs, and serve as a clearing house for information and available resources.
5. Encourage innovative and cost-effective methods of providing affordable housing such as SRO's (single room occupancy) building code revisions, and industrialized housing.
6. Explore coordination with service funding providers to develop support for transitional housing programs for low-income families and individuals.
7. Encourage retention of existing housing for low and very-low-income individuals and families.
8. To undertake other tasks as may be deemed appropriate by the councils and the Board of Commissioners.

b. *Membership*

Representation

The Housing Policy Board, with the approval of the participating jurisdictions, may choose to provide for additional members as necessary. The Housing Policy Board shall have the following membership:

City of Eugene - one councilor.

City of Springfield - one councilor.

Lane County - one commissioner.

Five citizens, at least one of which shall be a low-income person. The Housing Policy Board may choose to designate and select ex-officio members as necessary to carry out the conduct of its business.

Selection of Citizen and Ex-Officio Members

County shall advertise to recruit citizen members for the Housing Policy Board, and for all subsequent replacements, in a manner similar to other County advisory committees. After applications for membership are received, the Councilors and Commissioner in paragraph one of this section shall select the citizen members.

In the event the Housing Policy Board adds ex-officio members, it will use the procedures set forth in the Housing Policy Board bylaws for recruiting and selecting such members.

By-Laws

The Housing Policy Board shall adopt by-laws for its operation. Such by-laws shall be similar to those used by other COUNTY advisory committees and shall be referred by majority vote of the Housing Policy Board to the Lane County Board of Commissioners for approval. The by-laws shall reflect the fact that the Housing Policy Board shall be bound to applicable state law for local governments to include public records, public meetings, ethics, procurement, public contract law and so forth.

d. *Staff Team*

An interagency staff team with representatives from each of the parties to this agreement shall administer the activities of the Housing Policy Board.

For specific projects, it will be necessary for the parties to this agreement to provide staff for project management and coordination. This will be determined by the parties on a project by project basis.

2. FINANCIAL PARTICIPATION

a. *Funding*

COUNTY, EUGENE, SPRINGFIELD, and HACSA have agreed to commit the funds and resources outlined in Exhibit "A" to address homelessness and provide additional affordable housing for lower-income households.

b. *Disbursement of Resources*

It will remain the responsibility of each jurisdiction to administer the funds and resources which it contributes. It is recognized that parties may enter into specific agreements which may authorize or delegate the administration or expenditure of

specified funds or resources.

3. DURATION OF AGREEMENT

a. *Duration of Agreement*

The term of this Agreement shall be three years from the last date of signature below, with annual review and report of Agreement terms, conditions and Housing Policy Board activities to be provided to all parties to the Agreement.

GENERAL PROVISIONS

1. TERMINATION

Any party may withdraw from this Agreement upon the giving of not less than thirty days written notice before the date selected for withdrawal. Each party shall continue to perform the Agreement during the period after giving of notice prior to the effective date of withdrawal.

2. AMENDMENTS

This Agreement may not be modified or amended except by written agreement of all the parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year set opposite their respective signatures.

LANE COUNTY, a Political Subdivision of the State of Oregon

Date: _____ By: _____
William Van Vactor
Acting County Administrator

CITY OF EUGENE, a Municipal Corporation of the State of Oregon

Date: _____ By: _____
Vicki Elmer, City Manager

CITY OF SPRINGFIELD, A Municipal Corporation of the State of Oregon

Date: _____ By: _____
Michael A. Kelly, City Manager

HACSA OF LANE COUNTY, A Public Corporation of the State of Oregon

Date: _____ By: _____
Christopher Todis, Executive Director

EXHIBIT "A"

INTERGOVERNMENTAL AGREEMENT
HOUSING POLICY BOARD

COUNTY, EUGENE, SPRINGFIELD, and HACSA have agreed to commit the funds and resources outlined below to address homelessness and provide additional affordable housing for lower-income households.

1. Lane County:

- a. Community Development Block Grant (CDBG) funding as the Board of Commissioners may deem appropriate.
- b. Land deemed as surplus to its needs and appropriate for affordable housing purposes.
- c. The allocation of road funds for eligible activities under the Constitution and laws of the State of Oregon, to assist in the construction of affordable housing for lower-income households.
- d. Powers granted to COUNTY in ORS 456.315 for aiding or cooperating on housing projects for lower-income households.
- e. Consideration of the return of Payments in Lieu of Taxes (PILOT) paid to COUNTY on an annual basis to HACSA.
- e. Reasonable staff resources as may be needed to implement programs and projects described herein.
- i. Consideration of the waiver of property taxes for eligible housing developments, as allowed by applicable state statute.

2. City of Eugene:

- a. Consideration of allocations from its general fund dedicated to the purposes described herein.
- b. Current CDBG and HOME allocations and other federal grants, as the City Council may deem appropriate.
- c. Consideration of the allocation of future CDBG and HOME funds on a yearly basis for eligible housing-related programs and projects.
- d. The waiver of property taxes for eligible housing developments, as allowed by applicable state statute.

- e. Land deemed as surplus to its needs and appropriate for affordable housing purposes and land purchased expressly for new construction of affordable housing with CDBG-funds.
 - f. Powers granted to CITY in ORS 456.315 for aiding or cooperating on housing projects for lower-income households.
 - g. Reasonable staff resources as may be needed to implement programs and projects described herein.
 - h. Consideration of the return of Payments in Lieu of Taxes (PILOT) paid to CITY on an annual basis to HACSA.
3. City of Springfield:
- a. Consideration of a one-time allocation from its general fund dedicated to the purposes described herein.
 - b. Consideration of the allocation of future CDBG and HOME funds and other federal grants on a yearly basis for eligible housing-related programs and projects.
 - c. Consideration of a waiver of property taxes for eligible housing developments, as allowed by applicable state statute.
 - d. Land deemed as surplus to its needs and appropriate for affordable housing purposes and land purchased expressly for new construction of affordable housing with CDBG funds.
 - e. Consideration of the return of Payments in Lieu of Taxes (PILOT) paid to CITY on an annual basis to HACSA.
 - f. Reasonable staff resources as may be needed to implement programs and projects described herein.
 - g. Consideration of a resolution to adopt an ordinance to enable use of the powers granted to CITY by ORS 456.315 to aid or cooperate on housing projects for lower-income households, including the waiver of fees.
4. HACSA.
- a. Reasonable staff resources as many be needed to implement programs and projects described herein.