

MINUTES & NOTICE OF BOARD ACTION

BOOK 145 PAGE 1459

APPROVED 10-24-90

LANE COUNTY BOARD OF COMMISSIONERS

This document, upon approval in a public meeting by the Board of County Commissioners, serves as official minutes of such meetings as required under the Open Meetings Law, ORS 192.650.

Pursuant to notice made by mailing agendas to news media, a selected list of jurisdictions and individuals in Lane County, a meeting of the Board of County Commissioners was held.

Questions should be directed to The Board Office Specialist 3, ext. 4203.

September 26, 1990
9:00 a.m.

HOUSING AUTHORITY
AND COMMUNITY SERVICES AGENCY

Harris Hall
Main Floor

Chair Bill Rogers presided with Ellie Dumdi and Jack Roberts present. Steve Cornacchia and Jerry Rust tardy. Judy Haldeman, Recording Secretary.

1. PUBLIC COMMENT

None.

2. CONSENT CALENDAR

a. Approval of Minutes: None

b. RESOLUTION AND ORDER 90-9-26-1H/In the Matter of Approving the Write-Off of Tenant Accounts Receivables in the Conventional Housing Program

MOTION: Approval. Dumdi MOVED, Roberts SECONDED. VOTE: 3-0.

Cornacchia and Rust entered the meeting at 9:01 a.m.

3. b. ORDER 90-9-26-3H/In the Matter of Adopting the 1990/91 Budget and Making Appropriations

This item taken out of order.

Larry Abel, Deputy Director, presented this item to the Board. He stated that the financial picture is very tight and that the situation is not expected to improve over the next few years. He stated that the agency is looking at cutting expenditures, as the federal funds are not keeping pace with increasing costs.

MOTION: Approval. Cornacchia MOVED, Dumdi SECONDED. VOTE: 5-0.

- a. ORDER 90-9-26-2H/In the Matter of Approving an Agreement with the City of Eugene, the City of Springfield and the Lane County Housing Authority and Community Services Agency (HACSA) to Establish a Housing Policy Board and to Address the Community Issues of Homelessness and the Need for Increasing the Local Supply of Permanent, Affordable Housing for Lower Income Households

Jim McCoy, Community Development Coordinator, presented this item to the Board. Rust asked what the forecast is for meeting the services end of the housing issue and stated that there is a concern with the Joint Fund that the base budget will not take care of the services. Roberts commented that he hoped that no one thought that the \$750,000 that the County had dedicated for housing was the end of the County's involvement with homelessness and housing. This was dedicated for capital needs and there are ongoing service needs. He stated that his intention was to use the \$750,000 on a one-time only basis to reduce the ongoing cost.

Cornacchia asked Rob Rockstroh, Director of Health and Human Services, what was presented to the Board on the voucher program package for \$150,000 and where that money would come from. Rockstroh stated that the Board had conceptually agreed to go ahead with the winter package on May 15, 1990. This package included \$150,000 from the County and the assumption that the City of Eugene would contribute \$40,000. Rockstroh stated that he personally thought that the \$150,000 would come from the \$750,000. Roberts commented that he recalled that the Board approved \$150,000 with the statement that it would come out of the \$750,000, but that he did not agree that this was appropriate.

MOTION: Approval. Roberts MOVED, Rust SECONDED. Teresa Wilson, Assistant County Counsel, commented that this agreement contains an arbitration clause which she would recommend deleting, as there is nothing to arbitrate. She suggested that the indemnity paragraph be deleted as there is no active negligence likely and that common law would suffice. She stated that the order should give the Executive Director the authority to enter into the agreement rather than the County Administrator. Roberts commented that he was inclined to go ahead without the two deletions suggested. Cornacchia asked if the intent of the motion was that \$750,000 would be capital only with an additional \$150,000 allocated. Roberts commented that the \$150,000 would be included in the \$750,000 at present, though he would entertain a change in the future. Cornacchia would like this intent to be included in the memorandum so that all jurisdictions are fully aware of it. Wilson recommended that this intent be placed in the agreement itself. Roberts commented that he was not inclined to put the specific allocations into the agreement as the Board has final say on how the \$750,000 is spent--not the Housing Policy Board. Rogers suggested that the County Administrator send a letter to the chief administrative officer of the two cities and the Housing

Authority and Community Service Agency explaining the intent of the Board to include the \$150,000 within the \$750,000.

Rust commented that he would vote for the motion, but that he was disappointed as this figure has been reduced to \$600,000 and that he will be looking for a mechanism to restore these dollars in the future. Cornacchia stated that the County is coming up with cash from future services and that the cities are coming up with land which has accumulated over the years. Dumdi stated that the cities are putting in Community Block Grant monies which are received over and above their tax monies. VOTE: 5-0.

c. DISCUSSION/Richardson Bridge Architectural Services

McCoy presented this item to the Board. Cornacchia questioned the wording on page 2 regarding architectural drawings, specifications and construction documents. He asked if these were necessary in the application to the state for tax credits and McCoy commented that they were not imperative, but they would help the County compete. He asked McCoy what would make this project work if not tax credits. McCoy stated that there were other financial alternatives and that one possibility would be a program called Project Base which allows rental subsidies to be attached to units.

This meeting recessed at 9:47 a.m. for flag raising ceremony scheduled for 9:45 a.m. in the Board of County Commissioners' meeting to reconvene at 9:57 a.m.

Meeting reconvened.

Roberts commented that the drawings were needed if the County is to go forward on this project and that tax credits and federal rent subsidies cannot be used together. The financing package used will determine the amount of cash that will be needed. There is some risk in moving ahead, but he would recommend going ahead with this project in good faith. Cornacchia commented that he would like to see these brought by the Housing Policy Board in the future. Roberts stated that this was a recommendation from the Housing Policy Board and Cornacchia asked that this be clearly noted on the memorandum. Dumdi stated that she concurred with Roberts that this project should go ahead. Rogers commented that there were no directions to do otherwise.

4. EXECUTIVE SESSION as per ORS 192.660

None.

There being no further business, this meeting adjourned at 10:06 a.m.


Judy Haldeman
Recording Secretary