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MINUTES & NOTICE OF BOARD ACTION

APPROVED 5-1-91



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.

March 12, 1991
9:00 a.m.

HOUSING AUTHORITY
AND COMMUNITY SERVICES AGENCY

Harris Hall
Main Floor

Chair Jack Roberts presided with Steve Cornacchia, Ellie Dumdi, Marie Frazier and Jerry Rust present. Judy Haldeman, Recording Secretary.

1. PUBLIC COMMENT

None.

2. REGULAR BUSINESS

- a. ORDER 91-3-12-1H/In the Matter of Accepting the Transfer of Tax Lot No. 17-03-30-34-400 from Lane County and Awarding a Ground Lease for Single Room Occupancy Housing

Cornacchia commented that he would like to have it understood that a vote on this item does not necessarily represent a vote in support of the project or the transfer.

MOTION: To accept the transfer of the tax lot, providing that the Board later decides to make the transfer. Dumdi MOVED, Roberts SECONDED.

Jim McCoy, Community Development Coordinator, commented that the St. Vincent dePaul Society of Eugene would be placed in the blank on the Board Order. Rust suggested that there be a Board discussion before the order was implemented with this finding. Roberts stated that, if the Board wanted to modify the recommendation by HACSA and adopt a different order in terms of who gets the property, now was the time to change it.

Tom Slocum, 1950 Graham Drive, commented that he had been advised by the real estate person at the County that there would be an auction on February 28 and he did not attend the auction because he felt that the minimum bid price was in excess of the value of the property. He

was not advised that the property had been pulled out of the process. He noticed a request for proposal for SRO housing in the March 1 issue of the Register Guard for this site in the General Real Estate section. He picked up a copy of the RFP and found that it needed to be completed by March 8. He stated that in the meantime he and a partner had made an offer on the property and the County was still holding his money on this property. He stated that he did not think that the process was fair.

Slocum commented that the proposal from St. Vincent dePaul was for nine kitchens with the quint units and that that particular site is capable of handling over 17 1/2 units. He stated that St. Vincent dePaul had the property adjacent to this site as well, which gives the total site a value of 35 housing units. Their proposal for putting nine dwelling units on this site does not do justice to the site. He stated that underdevelopment in the urban area creates a need to substitute this housing somewhere else. He asked the Board to reject the idea of transferring this land.

Rust commented that there was a need for low and moderate income housing and asked Slocum if he would provide low and moderate income housing on this property. Slocum stated that it would be moderate income housing that qualifies under the tax abatement program of the City of Eugene. He offered to substitute a piece of his property for St. Vincent dePaul to build their nine units. He stated that better quality housing was needed in this neighborhood.

Rust stated that he would like to hear from staff about this suggestion from Slocum. Teresa Wilson, Assistant County Counsel, commented that there were certain statutes that the County needed to follow for an exchange, including an appraisal of the two pieces of property. Chris Todis, Executive Director, stated that there was a timing question because the financing package for SRO was dependent upon site control for tax credits which needed to be done by March 25. Roberts stated that the time requirements are extended when public entities are involved and the appraisal process plus the need to go out for a new RFP would make it difficult to meet the deadline. Wilson commented that a resolution would have to be adopted of an intent to exchange and that the exchange itself could not take place until six weeks after the intent was adopted.

Cornacchia commented that he was sorry for all of the players that the time frame was so short. He stated that he has been uncomfortable with this being brought under Commissioners' Announcements, with the short RFP process and now with the facts about the underutilization of land. He stated that the desire to do SRO housing seems to be driving development of this project and he cannot support the process.

Dumdi commented that she was uncomfortable with the process and that she felt it was being rushed. She stated that it would be better to

slow down and plan this properly for next year. She agreed with Slocum that too much low cost housing in one area could create problems and that she would prefer that the housing be scattered. Roberts stated that he agreed with the concerns expressed by Cornacchia and Dumdi; however, there is no assurance that Congress would renew the tax credits for next year. He stated that weighing the problems with this proposal against the opportunity to do some SRO housing would compel him to proceed. He commented that that this needs to be done and he will not be sleeping in his car while waiting for this facility to be built.

Cornacchia asked if the Board would consider a reverter clause on this property if the proposed development does not happen within a particular period of time. Wilson commented that HACSA will own the ground lease to St. Vincent dePaul. VOTE: 3-2, Cornacchia and Dumdi dissenting.

- b. ORDER 91-3-12-2H/In the Matter of Approving an Agreement with Lane County and the City of Eugene to Develop Low-Income Housing for Families on the Site Known as Richardson Bridge

Jim McCoy, Community Development Coordinator, presented this item to the Board and gave background information on the development of this agreement and the financing package. He stated that the role of HACSA would be that of developer/owner; the City of Eugene will provide the land and the waiver of permits and fees; and Lane County's role will be to provide the equity gap from the Housing Trust Fund of approximately \$220,000. The elements of risk to the project are that there will be no tax credits; that they would be obtained and not sold; or that the construction costs may be higher than the money available.

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

3. CONSENT CALENDAR

- a. Approval of Minutes: February 26, 1991
- b. ORDER 91-3-12-3H/In the Matter of Approving a Contract Addendum for the FY91 LIEAP Program for an Additional \$197,090
- c. ORDER 91-3-12-4H/In the Matter of Accepting Bids and Awarding Contracts for Weatherization of Homes, Phases 91W-1, 2, and 3

MOTION: Approval of the Consent Calendar. Dumdi MOVED, Rust SECONDED. VOTE: 5-0.

4. EXECUTIVE SESSION as per ORS 192.660

None.

5. EMERGENCY BUSINESS

ORDER 91-3-12-5H/In the Matter of Approving a One Year Policy Requiring County Departments to Use HACSA's Construction Services for all Construction Work Below \$10,000

Roberts commented that this item was discussed last week.

MOTION: Approval of the order. Cornacchia MOVED, Dumdi SECONDED. VOTE: 5-0. Jim Johnson, County Administrator, stated that this should be taken under Lane County business. Roberts stated that this will be taken up under the Regular Meeting of the Lane County Board of Commissioners.

There being no further business, this meeting adjourned at 9:56 a.m.



Judy Haldeman
Recording Secretary