

ABBREVIATED CONSENT CALENDAR FORMAT

T10 E2

Memorandum Date: August 15, 2006

Order Date: August 15, 2006

TO: Board of County Commissioners

DEPARTMENT: Public Works

PRESENTED BY: Sonny Chickering, County Engineer

AGENDA ITEM TITLE: ORDER/IN THE MATTER OF DESIGNATING \$213,700 FOR CONSTRUCTION OF ROAD FUND ELIGIBLE IMPROVEMENTS TO ASSIST THE PRAIRIE VIEW (UNTHANK STREET) AFFORDABLE HOUSING PROJECT IN EUGENE

I. MOTION

THAT THE BOARD ORDER BE APPROVED DESIGNATING THE USE OF COUNTY ROAD FUNDS IN THE NOT-TO-EXCEED AMOUNT OF \$213,700 FROM THE ADOPTED FY 07-11 CAPITAL IMPROVEMENT PROGRAM FOR CONSTRUCTION OF ROAD FUND ELIGIBLE IMPROVEMENTS ASSOCIATED WITH THE PRAIRIE VIEW (UNTHANK STREET) AFFORDABLE HOUSING PROJECT;

THAT THE COUNTY ADMINISTRATOR IS AUTHORIZED TO TAKE THE NECESSARY ADMINISTRATIVE ACTIONS TO ACCOMPLISH THIS EXPENDITURE, INCLUDING ENTERING INTO ANY INTERGOVERNMENTAL AGREEMENTS WITH METROPOLITAN AFFORDABLE HOUSING CORPORATION (METRO) AND THE CITY OF EUGENE AS NECESSARY;

THAT THE ROAD IMPROVEMENT ASSESSMENTS FOR THIS PROJECT BE WAIVED PURSUANT TO CHAPTER II, SECTION 9(2) OF THE LANE COUNTY CHARTER AND IN ACCORDANCE WITH LC 15.605.

II. DISCUSSION

A. Background / Analysis

Prairie View is a low-income apartment development proposed on the Royal-Danebo land bank site. This project will consist of 76 units of rental housing and a community center. The 58 two-bedroom and three-bedroom apartments will be targeted to families with children. The 18 studio and one-bedroom units will be targeted to elderly, youth and other individual occupants. Prairie View will have 27 units with rents affordable to households earning at or below 38% of area median income and 49 units affordable to households earning at or below 48% of area median income.

The Housing Policy Board (HPB) approved the project at its April 4, 2006 meeting.

Metro will develop the site according to LEED sustainable building standards for residential dwellings including use of energy efficient appliances, solar units and other measures. Metro is in the process of securing \$316,121 in HOME funds, \$115,000 in Eugene SDC waivers, and \$100,000 in EWEB SDC waivers along with the requested funding from Lane County. Metro plans to obtain federal low-income housing tax credits from the State of Oregon in the fall of 2006. The estimated timeline for completion of the road improvements is February 2008.

This project includes a variety of subsidies as noted above. Each is necessary to the project's ability to begin construction. Lane County road funds, along with the other grant funding, will enable Metro to achieve rents that are affordable to very low-income households.

In order to waive the assessments, the Board must find the road project to generally benefit the County pursuant to Chapter II, Section 9(2) of the Lane County Charter and in accordance with LC 15.605.

In support of community affordable housing, Lane County has historically offered road design and construction management services to affordable housing agencies free of charge. If the agency chooses to instead retain private engineering firms, it is understood road funds would not pay for those services. Metro has indicated its intent to retain Lane County for engineering and construction services for the project.

B. Recommendation

It is hereby recommended the Board support the allocation of \$213,700, waive project assessments, and authorize the County Administrator to enter into the appropriate agreements. Upon approval by the Board, the necessary agreements will be processed for execution by the County Administrator in order to proceed with this project.

IN THE BOARD OF COMMISSIONERS OF LANE COUNTY
STATE OF OREGON

ORDER NO.

(IN THE MATTER OF DESIGNATING THE USE
(OF \$213,700 FOR CONSTRUCTION OF ROAD
(FUND ELIGIBLE IMPROVEMENTS TO ASSIST
(THE PRAIRIE VIEW (UNTHANK STREET)
(AFFORDABLE HOUSING PROJECT IN EUGENE

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

WHEREAS, in this agreement, Lane County agreed to consider requests for Lane County Road Funds for eligible improvements to assist in the development of additional low income housing; and

WHEREAS, the Housing Policy Board has approved the Prairie View (Unthank Street) project at its April 4, 2006 meeting; and

WHEREAS, the cost of the road improvements and certain related services are road fund eligible costs. The Metropolitan Affordable Housing Corporation is responsible for any ineligible costs associated with the project and for any Road Fund eligible costs in excess of \$213,700. The estimated timeline for completion of the road improvements is February 2008; and

WHEREAS, Lane County has allocated funding for use on affordable housing projects in the adopted FY 07-11 Capital Improvement Program; and

WHEREAS, the Board hereby finds that this project will generally benefit the County and the improvement assessments should therefore be waived so that the development cost savings can be passed on to future homeowners; **NOW, THEREFORE, IT IS HEREBY**

ORDERED, THAT LANE COUNTY ROAD FUNDS IN THE NOT-TO-EXCEED AMOUNT OF \$213,700 BE DESIGNATED TO CONSTRUCT ROAD-FUND ELIGIBLE IMPROVEMENTS ASSOCIATED WITH THE AFFORDABLE HOUSING DEVELOPMENT KNOWN AS PRAIRIE VIEW.

IT IS FURTHER ORDERED THAT THE FY 07-11 CAPITAL IMPROVEMENT PROGRAM IS AMENDED TO REFLECT THE ALLOCATION TO BE EXPENDED IN FY 07-08.

IT IS FURTHER ORDERED THAT THE COUNTY ADMINISTRATOR IS AUTHORIZED TO TAKE THE NECESSARY ADMINISTRATIVE ACTIONS TO ACCOMPLISH THIS EXPENDITURE, INCLUDING ENTERING INTO ANY AGREEMENTS WITH METROPOLITAN AFFORDABLE HOUSING CORPORATION AND THE CITY OF EUGENE AS NECESSARY.

IT IS FURTHER ORDERED THAT THE ROAD IMPROVEMENT ASSESSMENTS FOR THIS PROJECT BE WAIVED PURSUANT TO CHAPTER II, SECTION 9(2) OF THE LANE COUNTY CHARTER AND IN ACCORDANCE WITH LC 15.605.

DATED this _____ day of _____, 2006.

Bill Dwyer, Chair
Lane County Board of Commissioners

APPROVED AS TO FORM

Date _____ Lane County

OFFICE OF LEGAL COUNSEL