

Meeting Minutes

HOUSING AND COMMUNITY SERVICES AGENCY OF LANE COUNTY

BOARD OF COMMISSIONERS

Location of the meeting:

Board of County Commissioners Conference Room, Public Service Building, 125 East 8th Avenue, Eugene, OR, 97401

Phone: 541.682.2506

The meeting location is wheelchair-accessible. Anyone needing special accommodations (deaf, people with hearing loss, language translation, chemical sensitivity needs, and large print copies of agenda), please make your request at least 48 hours prior to the meeting.

WEDNESDAY, MARCH 22, 2017 — HOUSING AND COMMUNITY SERVICES AGENCY

(2:30 p.m.) (Board of County Commissioners Conference Room)

1. ADJUSTMENTS TO THE AGENDA

None

2. COMMISSIONERS' BUSINESS

None

3. #PUBLIC COMMENTS

None

4. COMMISSIONERS' RESPONSE TO PUBLIC COMMENTS AND/OR OTHER

ISSUES AND REMONSTRANCE

None

5. EMERGENCY BUSINESS

None

6. ADMINISTRATION

- A. Approval of Minutes: 02/15/2017

Minutes approved unanimously

Chair Reavis introduces Dewanda McKinley new appointed Resident Commissioner

- B. ORDER 17-03-22-01H/In the Matter of Accepting a Bid and Awarding Contract #17-C-0024 for the Riverview Terrace Reroof Project. (Jacob Fox, Executive Director)

Jacob Fox introduces the contract administrator Jay Eck who lead the procurement process for this project. Only one bid was received because the product specifications narrow down the contractor pool. The contract administrators preformed an independent cost estimate report in order to ensure that the pricing we get on the bids is competitive and appropriate.

Chair Reavis: What type of a roof are we discussing?

Jay Eck: Membrane roofing, TPO , some roofers are not qualified to install this type of a product

***The motion to approve the order 17-03-22-01H is passed
Board order is approved unanimously***

- C. ORDER 17-03-22-02H/In the Matter of Accepting a Bid and Awarding Contract #17-C-0023 for the Parkview Terrace Reroof, Phase Two Project. (Jacob Fox, Executive Director)

This item is an extension of the previously accepted work on the roof of Parkview Terrace.

Chair Reavis: Have we resolved the heating issues

***The motion to approve the order 17-03-22-02H is passed
Board order is approved unanimously***

- D. Discussion Only/ Low Income Housing Tax Credits (Jacob Fox, Executive Director)

This tool started in early 90s, the investors can give us money up front in exchange for tax credits, as well as depreciation and other write-offs, it is a very powerful tool. Our newest tax credit project: Rehabilitation of Richardson Bridge has about a half a million dollar gap, because of the swing in the market following the proposed corporate tax changes. This has a ripple effect on the pipeline right in front of us. We were planning to pursue tax credits this winter, but OHCS decided to not issue any new tax credits, OHCS decided to fund projects that had lower scores from the previous NOFA. It shows how macro changes have an impact in our community.

Commissioner Sid Leiken: Are there any other incentives besides the tax credits?

Jacob Fox: we could pursue gap funding from less traditional sources, foundations? As a community we have to start the early thinking of other options, tiny homes at a larger scale. We will have to get really innovative in the future.

Sid Leiken: Tiny Homes are interesting, you will see a lot of millennials going down this road, maybe we might start putting some effort into it.

Commissioner Jay Bozievich: Sounds like in the early discussion this program was going to be eliminated, I am now hearing what the real threat is, if that corporate tax rate changes the balancing point for investors to fund affordable housing changes. Everyone was talking about the LIHTC in DC from the County Commissioners; I don't think that the program will be eliminated. We got till at least August to find out what will happen with the corporate tax rate, the uneasiness is not good for the market.

Commissioner Pat Farr: We also lack middle housing options – what can we do locally to get the zoning laws available for more development. To address future housing options, people coming out of collage with a high debt loan. Middle housing is what it is all about there is a conference next month in Eugene.

Commissioner Jay Bozievich: I wanted to know what is it doing to the pipeline, how do we strategize, 600 units by 2021 understanding that we need to get there, housing first project, how are we going to finance that?

Jacob: We are looking at the 4% as a possibility, we will look at different scenarios for the Housing First project.

7. EXECUTIVE SESSION as per ORS 192.660

(BCC Conference Room)

a) Executive Session 1 (estimate 10 minutes)

"On March 22nd, 2017, the HACSA Board will hold an executive session pursuant to ORS 192.660(2)(h) to consult with HACSA's legal counsel regarding legal rights and duties related to litigation or litigation likely to be filed."

b) Executive Session 2 (estimate 20 minutes)

"On March 22nd, 2017, the HACSA Board will hold an executive Session pursuant to ORS 192.660(2)(e), to conduct deliberations with persons designated by the HACSA Board of Commissioners to negotiate real property transactions.

8. OTHER BUSINESS

Adjourn