

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, MAY 24, 2017 — HOUSING AND COMMUNITY SERVICES AGENCY

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

1. ADJUSTMENTS TO THE AGENDA

2. COMMISSIONERS' BUSINESS

Commissioner Sid Leiken is excused from the board meeting today.

Commissioner Pat Farr will join the meeting 15 minutes late

HACSA Executive Director Jacob Fox is participating via phone.

3. #PUBLIC COMMENTS

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

ISSUES AND REMONSTRANCE

Commissioner Pete Sorenson received a mailing from the National Association of Low Income Housing providers detailing budget cuts in the proposed President's budget. He would be interested in getting a detailed picture on how those cuts could affect Lane County residents and HACSA budget – as they look devastating to our key Federal Housing Programs.

Jacob Fox : we will bring a discussion report to the next board meeting on the analytics pertaining to the budget cuts.

5. EMERGENCY BUSINESS

No emergency business

6. ADMINISTRATION

- A. Approval of Minutes: 04/26/2017

Commissioner Jay Bozievich moves to approve the minutes.

Motion is seconded by Commissioner Pete Sorenson

Minutes are approved unanimously.

- B. ORDER 17-05-24-01H /In the Matter of Accepting a Bid and Awarding Contract #17-C-0036 for the Riverview Exterior Paint & Seal

Steve Ochs: This contract is anticipated to go over 100K, CAP fund team ran the procurement process and we are asking the board for approval of the presented bid.

Commissioner Jay Bozievich moves to approve the board order.

Motion is seconded by Commissioner Pete Sorenson

Board Order is approved unanimously.

- C. ORDER 17-05-24-02H /In the Matter of Approving a Fair Housing Resolution for the Richardson Bridge Apartments Rehabilitation (Steve Ochs, Real Estate Development Director)

Steve Ochs: Richardson Bridge is our upcoming project, located off W 11th, HACSA was awarded tax credits in order to complete a full rehab. We will end up adding one unit and bringing the property up to speed on ADA requirements. This will be about a one year long process, it is a complete rehab for most of the units. The URA act applies in this case and we have to follow the detailed regulations. As part of that we are required to comply with Fair Housing rules. This approval of the Fair Housing resolution is standard procedure.

Commissioner Char Reavis: When you move people, do you have to pay everything?

Steve Ochs: We have a relocation specialist who is paid for to help us arrange the relocation for everyone. We will have to cover expenses such as meals when they are moving. They will continue to pay their rent, there is a lot going on with the relocation. For example we would pay for storage if necessary. It is part of the tax credit budget but it is about 150k number right now – which was conservative on our part.

Commissioner Jay Bozievich moves to approve the board order.

Motion is seconded by Commissioner Pete Sorenson

Board Order is approved unanimously.

- D. ORDER 17-05-24-03H /In the Matter Authorizing the Executive Director or the Executive Director's designee to Execute the Sale Lots 8 and 9 of the Oregon BILDS Subdivision on Hope Loop. (Steve Ochs, Real Estate Development Director)

Steve Ochs: For your background information – this is one of the best projects that I walked into at HACSA. HACSA teamed up with University of Oregon, and the Architecture department students subdivided the land, as well as designed homes, they did everything starting from building permits and building the homes, and when they are done they sell the home to people who make 80% of the area income. It's a great project for everyone to participate with. About a year ago Habitat for Humanity approached us that they are low on property stock – the UO was open to this possibility, so in the process, so now Habitat for Humanity is included, everyone is pretty excited, we have executed a MOU we have done due diligence and now are asking you to approve of the land transfer.

Commissioner Gary Williams, I really appreciate the collaboration, I have great confidence in all those organization, and the compassionate aspect, comfort and helping to make those transitions – I appreciate that very much.

Commissioner Jay Bozievich moves to approve the board order.

Motion is seconded by Commissioner Pete Sorenson

Board Order is approved unanimously.

- E. ORDER 17-05-24-04H / IN THE MATTER OF The Housing And Community Services Agency Of Lane County, Board Of Commissioners, By Resolution, Approval To Submit Application To The U.S. Department Of Housing And Urban Development To Participate In An Energy Performance Incentive Program And Authorization To Negotiate And Execute An Energy Services Agreement (Valerie Warner, Deputy Director)

Valerie Warner: EPC is a specific HUD program that provides a way to save money, while preserving the operating subsidy, so what happens normally is that operating subsidy is lowered as we become more efficient, what's different about this program is that you can freeze the subsidy and still become more efficient.

The RFP was approved last year, in January the board approved our contract with Johnson Controls. HUD was very specific that if we only have one bidder we have to do extra work to ensure. In February Johnson Controls, went into a sampling of units, to look at heating systems, toilets, light bulbs and other energy services devices. They put together a proposal – estimates on how much money they could save. All of that that work has resulted in the 39 page long packet in front of you, you can see the narrative form, what they plan to do there and also in the matrix form what they are planning to be doing with our portfolio.

Later, we had other members of HACSA team comparing the offer and pricing from Johnsons Controls to their standards. We will still have additional costs for Public Housing, whether is energy related or not energy related. The savings are guaranteed to us. There is no way for us to lose in the project. HUD prescribes every step of this process.

We are asking for the board to approve our submission of this application into HUD. The implementation is included so we will have a separate contract and execute that contract. Any questions?

Commissioner Gary Williams: I am familiar with Johnsons Controls, the comprehensive study where energy needs are most met, I was quite comfortable with what they proposed, help more people in the future, while using best practices, very supportive of the proposal, I can't speak highly enough of Johnsons Controls. I also like that they have a build in guarantee.

Jacob: The project management cost is something that I spend a lot of hours wrapping my head around. Valerie can you speak quickly to next steps .

Valerie: To award the financing contract. For some agencies, they will assist; we will do this independently so we have a financing RFP that we will release. We have a couple of things to do to finish the RFP. The most common way for this project is with a municipal lease. Next steps: we will send in the packet to HUD, release the financing RFP, when we are ready to award the financing you will hear from us again.

Commissioner Jay Bozievich moves to approve the board order.

Motion is seconded by Commissioner Pete Sorenson

Board Order is approved unanimously.

7. EXECUTIVE SESSION as per ORS 192.660

(BCC Conference Room)

- a) Executive Session 1 (estimate 20 minutes)

"On May 24th, 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