



Deschutes County Board of Commissioners
1300 NW Wall St., Suite 200, Bend, OR 97701-1960
(541) 388-6570 - Fax (541) 385-3202 - www.deschutes.org

AGENDA REQUEST & STAFF REPORT

For Board Business Meeting of September 3, 2008

Please see directions for completing this document on the next page.

DATE: August 26, 2008

FROM: Teresa Rozic Property & Facilities 385-1414

TITLE OF AGENDA ITEM:

Consideration of signature of Resolution 2008-126, amending Resolution 2008-036 to provide an extension to finalize funding for an affordable housing project.

PUBLIC HEARING ON THIS DATE? No

BACKGROUND AND POLICY IMPLICATIONS:

In August 2006 Oregon Housing and Community Services Department (OHCS) and Deschutes County entered into a Memorandum of Understanding for OHCS to manage a Request for Applications process that could lead to the development of affordable housing on approximately 4.5 acres of county-owned land in La Pine.

On March 26, 2008, the Board of County Commissioners passed Resolution 2008-036 approving Pacific Crest Affordable Housing LLC's application for state funding. Pacific Crest proposes to build a 26-unit apartment building for seniors. The board passed Resolution 2008-097 to give Pacific Crest until September 30, 2008 to eliminate a gap in funding for the project.

Pacific Crest has demonstrated significant progress in obtaining commitments for additional funding, but needs additional time. Pacific Crest has requested an extension to December 31, 2008. OHCS will consider Pacific Crest's request for additional funds, specifically tax credits for low income housing, and will consider reserving those funds for this project beyond the current deadline upon request from Deschutes County.

FISCAL IMPLICATIONS:

None

RECOMMENDATION & ACTION REQUESTED:

Staff recommends signature of Resolution 2008-126.

ATTENDANCE: Teresa Rozic

DISTRIBUTION OF DOCUMENTS:

Copy of signed Resolution to Teresa Rozic.

REVIEWED

LEGAL COUNSEL

For Recording Stamp Only

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON

A Resolution Amending Resolution 2008-036 *
Approving an Application for State Funding * RESOLUTION NO. 2008-126
for Affordable Housing in the City of La Pine *

WHEREAS, on August 30, 2006 the Oregon Housing and Community Services Department (OHCS) and Deschutes County entered into a Memorandum of Understanding (MOU) for OHCS to manage a Request for Applications process which could lead to the development of affordable housing on approximately 4.5 acres of county-owned land in La Pine, and

WHEREAS, the Board of County Commissioners of Deschutes County (Board) previously declared in Resolution 2008-036 its conditional selection of a proposal submitted by Pacific Crest Affordable Housing, LLC (the Sponsor) for the Little Deschutes Lodge in La Pine, subject to the review and approval by OHCS that the Sponsor has eliminated the funding gap, either through additional funding sources or changes in project scope, and

WHEREAS, the Board passed Resolution 2008-097 to extend the MOU and to give the Sponsor additional time to eliminate the funding gap and OHCS agreed; and

WHEREAS, the Sponsor has demonstrated significant progress in obtaining commitments for additional funding; now, therefore,

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON, as follows:

Section 1. The Memorandum of Understanding is extended to December 31, 2008. The MOU shall not be considered extended beyond September 30, 2008, unless OHCS agrees in writing.

Section 2. Deschutes County supports the Sponsor's efforts to obtain additional funding through OHCS programs and urges OHCS to reserve funds for this project until December 31, 2008.

Section 3. Section 1 of Resolution 2008-036 is amended to read:

"Section 1. The Board selects the proposal submitted by Pacific Crest Affordable Housing, LLC (the "Sponsor") for the Little Deschutes Lodge in La Pine, subject to the review and approval by OHCS that Sponsor has eliminated the funding gap, either through additional

funding sources or changes in project scope, by December 31, 2008. This selection is subject to the Oregon Housing Council's review and approval of the application for funding."

All other terms of Resolution 2008-036 remain unchanged.

DATED this _____ day of _____, 2008.

BOARD OF COUNTY COMMISSIONERS
OF DESCHUTES COUNTY, OREGON

DENNIS R. LUKE, Chair

TAMMY (BANEY) MELTON, Vice Chair

ATTEST:

Recording Secretary

MICHAEL M. DALY, Commissioner