



Memorandum Date: July 5, 2023

Order Date: July 18, 2023

TO: Board of County Commissioners

DEPARTMENT: Administration

PRESENTED BY: Steve Adams, Lane County Policy Director

AGENDA ITEM TITLE: ORDER: ADOPTION OF FAIR HOUSING RESOLUTION

I. MOTION

Move to adopt a Fair Housing Resolution to be able to compete for Community Development Block Grant (CDBG) funding through the State of Oregon.

II. AGENDA ITEM SUMMARY

Lane County is eligible to apply for a 2023 Community Development Block Grant (CDBG) from Business Oregon¹. CDBG funds come from the U.S. Department of Housing and Urban Development (HUD). Grants can be used for housing improvements and must serve households with low and moderate incomes. Approximately \$11 million is available to Oregon cities and counties not directly eligible for block grant funding from HUD.

Lane County staff are preparing an application for CDBG funding for the Regional Housing Rehabilitation Loan Program of Lane County, requesting \$500,000 for owner-occupied housing rehabilitation. It is estimated that that the proposed project will benefit at least 19 low- and moderate-income households.

Business Oregon, which administers the CDBG funding, requires that applicants adopt a Fair Housing Resolution (Attachment 1) as a condition of receiving funds. The Fair Housing Resolution is attached for Board review and approval.

¹ See Business Oregon Method of Distribution:
<https://www.oregon.gov/biz/Publications/CDBG/2023ProposedMOD.pdf> .

III. BACKGROUND/IMPLICATIONS OF ACTION

A. Board Action and Other History

Adoption of the Lane County Affordable Housing Action Plan in 2020.

Adoption of the Lane County Strategic Plan for 2022-2025

B. Policy Issues

On June 27, 2023, the Board of Commissioners heard an update from County Administration Policy Division staff on the housing crisis in Lane County and the need to address this issue by increasing housing supply, particularly for those most impacted: lower income households. With a projected need for over 16,000 units in the next five years, Lane County's strategy must include the creation of new housing. In keeping with Lane County's Strategic Plan for FY2022-2025, Strategic Priority 2 includes "invest[ing] in Lane County residents by fostering engaged community with affordable housing options, equitable opportunities, economic vitality and a healthy environment". Staff believe that adopting the attached Fair Housing Resolution furthers these existing goals.

C. Board Goals

Lane County's *2022-2024 Strategic Plan* uses three overarching lenses to view policy issues.

Stewardship of Resources – a successful application for CDBG funds will increase resources available to low- and moderate-income households throughout Lane County by making health and safety improvements to homes.

Equity – CDBG funds are designed to benefit individuals and households with incomes below 80% of Area Median Income. If successful, the application will benefit homeowners who have low or moderate incomes.

Collective Impact – the public hearing is an opportunity for residents to provide input on housing and community development priorities that the Board of Commissioners should consider generally and related to the two applications for CDBG funding.

The application for CDBG funding also supports several Strategic Priorities contained in the *2022-2024 Strategic Plan*.

Priority #2: Funding for the Regional Housing Rehabilitation Loan Program will support the preservation of naturally occurring affordable housing for low- and moderate-income households by resolving health and safety concerns for up to 12 households.

D. Financial and/or Resource Considerations

Adopting the attached Fair Housing Resolution does not obligate significant additional resources and could result in increased resources for affordable, healthy housing.

E. Health Implications

CDBG funds can be used for making health and safety improvements to houses owned by people with low- and moderate-incomes. Adopting this Fair Housing Resolution could result in increased funding for this important program. Access to safe, affordable, quality housing helps support a healthy County population. Adopting a Resolution helps publicize our support for existing federal laws prohibiting discrimination and encouraging the creation of safe affordable housing.

F. Analysis

Adopting the attached Fair Housing Resolution reinforces the County's existing commitment to oppose discrimination and promote equity in actions relating to housing. It publicizes this fact and clarifies that the County will assist those who feel they have been discriminated against access assistance through existing programs in State government. It also underscores the County's commitment to encourage government assisted housing opportunities, especially for low-, middle- and fixed-income households.

G. Alternatives/Options

CDBG funds can only be accessed if a Fair Housing Resolution is passed. The Board may choose to forgo this action, making the County ineligible to apply for CDBG funding. The Board may also choose to delay adoption of the Fair Housing Resolution. Having this in place before the application is due will add points to the application score, making it more competitive. The Fair Housing Resolution must be adopted before we can be reimbursed for any costs covered under the CDBG grant.

IV. RECOMMENDATION

Staff recommend adopting the Fair Housing Resolution. This will position the County to apply for CDBG funding for the this and future years.

V. TIMING/IMPLEMENTATION

Business Oregon opened the fall application period on July 1, 2023. Applications are due September 30, 2023. If we choose to apply, Lane County must submit a notice of intent to apply before September 1, 2023.

VI. FOLLOW-UP

If the recommendation is approved, staff will work on submitting a notice of intent to

apply for CDBG funds and a full proposal by September 30, 2023.

VII. ATTACHMENTS

1. Fair Housing Resolution

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO. 23-07-18-13

ADOPTION OF FAIR HOUSING RESOLUTION

LET IT BE KNOWN TO ALL PERSONS of Lane County that discrimination in the sale, rental, lease, advertising of sale, rental or lease, financing of housing or land to be used for construction of housing, or in the provision of brokerage or rental services because of race, color, religion, sex, disability (physical or mental), familial status (children) or national origin is prohibited by Title VIII of the federal Fair Housing Amendments Act of 1988. It is the policy of Lane County to support the Fair Housing Amendments Act of 1988 and to implement a Fair Housing Program to ensure equal opportunity in housing for all persons regardless of race, color, religion, sex, disability (physical and mental), familial status (1. children, and 2. actual or perceived sexual orientation, gender identity or marital status or its members), or national origin.

Therefore, Lane County does hereby pass the following Resolution:

BE IT RESOLVED that within the resources available to Lane County through city, county, state, federal and community volunteer sources, Lane County will assist all persons who feel they have been discriminated against because of race, color, religion, sex, disability (physical and mental), familial status (children) or national origin in the process of filing a complaint with the Oregon Civil Rights Division or the U.S. Department of Housing and Urban Development, Seattle Regional Office Compliance Division, that they may seek equity under federal and state laws.

BE IT FURTHER RESOLVED that it is the policy of Lane County to encourage government assisted housing as a source of affordable, safe and sanitary housing opportunities for persons of lower, middle and fixed incomes.

BE IT FURTHER RESOLVED that Lane County shall publicize this Resolution and through this publicity shall cause real estate brokers and sellers, private home sellers, rental owners, rental property managers, real estate and rental advertisers, lenders, builders, developers, home buyers and home or apartment renters to become aware of their respective responsibilities and rights under the Fair Housing Amendments Act of 1988 and any applicable state or local laws or ordinances.

THE FAIR HOUSING PROGRAM, for the purpose of informing those affected of their respective responsibilities and rights concerning Fair Housing law and complaint procedures, will at a minimum include, but not be limited to: 1) the printing, publicizing and distribution of this Resolution; 2) the distribution of posters, flyers, pamphlets and other applicable Fair Housing information provided by local, state and federal sources, through local media of community contacts; and 3) the publicizing of locations where assistance will be provided to those seeking to file a discrimination complaint.

EFFECTIVE DATE

This Resolution shall take effect July 18th, 2023.