

OREGON HOUSING AGENCY

STATE AGENCY COORDINATION PROGRAM

Final Draft

October 17, 1988

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SECTION I

INTRODUCTION

ORS 197.180 requires each state agency to prepare a coordination program for review and certification by the state Land Conservation and Development Commission (LCDC). The purpose of State Agency Coordination (SAC) programs is to assure that state agency rules and programs which affect land use comply with the statewide planning goals and are compatible with acknowledged city and county comprehensive plans and land use regulations.

The Oregon Housing Agency (hereafter referred to as the "Agency") has developed this coordination program to fulfill its land use responsibilities. The Agency will assure its compliance by following the administrative rules and procedures in its coordination program. All applicants, public and private, seeking financial assistance under the Agency's programs will be required to comply with the requirements and procedures contained in the Agency's coordination program.

The Agency's original state agency coordination program was approved by LCDC in April, 1978. At that time LCDC agreed with the Housing Division, then a division within the Department of Commerce, that two (2) of its programs affected land use. These programs were:

- "701" planning and technical assistance, including contract responsibilities and review functions.

Note: U. S. Department of Housing and Urban Development 701 planning and technical assistance funding is no longer received by the Agency. As a consequence, planning grants to local government and housing contract responsibilities are no longer carried out as previously described. Please see Section V for a discussion of present Agency planning and technical assistance to local government.

- Housing Finance Program for single-family homeownership and multi-family rental units for below-median-income households.

Note: These programs remain in effect and the scope of housing assistance programs has expanded. Please see Section II, part B, for a complete description of the current Agency programs.

Although numerous significant amendments have been made to the housing statutes and the Agency's administrative rules, the Agency has not modified its State Agency Coordination program since receiving initial approval in 1978. As a result of legislative changes and policy actions by LCDC, the coordination rule (OAR 660, Division 30) has been updated twice. The Agency must bring its revised coordination program into compliance with all current SAC requirements. The Agency's existing SAC program will be considered rescinded upon certification of the revised program by LCDC.

The Oregon Housing Agency is the state's housing finance agency. The Administrator of the Agency is appointed by the Governor. The overall purpose of the Agency is to increase housing opportunities for lower income Oregonians. The Agency also is a source of housing information and technical assistance for state and local agencies as well as the private sector. The Agency's major responsibility is to provide mortgage financing for single-family home ownership and multi-family rental housing at below-market interest rates through the sale of tax-exempt bonds. The Agency also has programs to distribute federal tax credits for home ownership and rental housing. The Agency's office is located in Salem.

The principal duties of the Agency as provided by ORS 456.559 are as follows:

- (a) Maintain current housing data and information concerning available programs, status of funding, programs planned or undertaken which might conflict with, overlap, duplicate or supersede other planned or existing programs and call these to the attention of appropriate state agencies, governmental bodies and public or private housing sponsors.
- (b) Provide to appropriate state agencies, governmental bodies and public or private housing sponsors such advisory and educational services as will assist them in the development of housing plans and projects.
- (c) Make noninterest bearing advances to qualified nonprofit sponsors for development costs of housing projects until mortgage funds are released to repay the advances as provided in ORS 456.710.
- (d) Advise and assist appropriate state agencies, governmental bodies and public or private housing sponsors, cities and counties, in all programs and activities which are designed or might tend to fulfill the purposes of ORS 456.550 to 456.720.
- (e) Encourage and assist in the planning, development, construction, rehabilitation and conservation of dwelling units for persons and families of lower income.
- (f) Be the central state agency to apply for, receive and distribute, on behalf of appropriate state agencies, governmental bodies and public or private housing sponsors in the state, grants, gifts, contributions, loans, credits or assistance from the Federal Government or any other source for housing programs.
- (g) For the purposes of acquiring moneys, credits or other assistance from any agency or instrumentality of the United States or from any public corporation chartered by the United States, comply with any applicable agreements or restrictions for the receipt of such assistance.
- (h) Give preference to projects involving the rehabilitation and conservation of existing housing units wherever economically feasible.

- (i) Assist individuals, appropriate state agencies, governmental bodies and public or private housing sponsors through a program which provides housing information, planning, educational services and technical assistance.
- (j) Comply with the requirements of ORS 443.225 in assisting in the development of any housing for residential care, training or treatment for mentally retarded, developmentally disabled, mentally or emotionally disturbed persons.

The State Housing Council is a seven-member citizen body appointed by the Governor. Council appointments are subject to confirmation by the Senate. Council member terms are four years. The Council staff person is located in the Agency office. The Council receives additional administrative and staff support from the Agency. The specific duties of the Housing Council as provided by ORS 456.571 are as follows:

- (1) Cooperate with the administrator in stimulating and increasing the supply of housing for persons and families of lower income.
- (2) Review and approve or disapprove each loan or grant in excess of \$100,000 proposed to be made by the administrator under the Agency's programs.
- (3) Make special effort to respond to both private and public actions which may raise the cost of the housing supply in the open market, as the open market is the source of housing for the preponderance of lower income households.
- (4) Be responsible for studying and commenting upon, and advising, the Governor, Legislative Assembly, other state agencies and local governments concerning local, state and federal legislation or rules that affect the cost and supply of housing, both before and after they are enacted. Such rules include but are not limited to those which:
 - (a) Provide financing for the construction or rehabilitation of housing;
 - (b) Subsidize new or existing housing costs for lower income households by income support, tax credit, or support service methods;
 - (c) Regulate the division of land;
 - (d) Regulate the use of land;
 - (e) Regulate building construction standards;
 - (f) Regulate fees for inspection services, permits or professional services related to housing;
 - (g) Encourage alternatives that increase housing choices;

- (h) Create or avert overlapping jurisdictional functions and their concomitant increased costs which are reflected in housing prices;
 - (i) Create or avoid conflicting state and federal regulations which deprive lower income households of assistance; and
 - (j) Help or hinder compliance with the housing goals established by the Land Conservation and Development Commission under ORS 197.240.
- (5) May initiate legal proceedings in its own name to further its purposes.
- (6) Exercise its responsibilities and powers in a manner which expedites the acquisition, construction, improvement or rehabilitation of housing.

SECTION II

OREGON HOUSING AGENCY RULES AND PROGRAMS

This section addresses the requirements of LCDC's Oregon Administrative Rules, specifically OAR 660-30-060(3). This section describes the Agency's statutory purposes, administrative rules, programs and those programs and responsibilities which affect land use.

A. Enabling Statutes

The Housing Agency's authority and obligations are found in Oregon Revised Statutes (ORS) 456.515 through 456.720. Specifically:

- ORS 456.515 - Definitions
- ORS 456.519 - General Obligation Bonds Authorized
- ORS 456.530 - Depositaries
- ORS 456.535 - Elderly and Disabled Housing Fund
- ORS 456.539 - Use of Bond Proceeds
- ORS 456.547 - Acceptance of Assistance, Grants, and Gifts for Housing Purposes
- ORS 456.550 - Administration
- ORS 456.554 - Agency Established
- ORS 456.559 - Powers and Duties of Agency
- ORS 456.563 - Administrator Powers
- ORS 456.574 - Agency Revolving Fund
- ORS 456.578 - Use of Funds
- ORS 456.583 - Prohibited Acts
- ORS 456.605 - Mortgage Credit Certificates
- ORS 456.615 - Financing Low Income Housing
.690
- ORS 456.700 - Financing Low Income Housing
.715
- ORS 456.695 - Housing Required to Comply with Land Use Plans, Zoning, and other Ordinances.
- ORS 456.717 - Interim Construction Loans

ORS 456.720 - Housing Finance Fund; Housing Development Account

The Housing Council's authority and obligations are found in Oregon Revised Statutes (ORS) 456.515 through 456.725. Specifically:

ORS 456.515 - Definitions

ORS 456.541 - Duties Toward Disabled Persons

ORS 456.567 - Council Appointments, Terms, and Compensation

ORS 456.571 - Powers and Duties

B. Agency Programs

The Agency is responsible for administering ten (10) specific programs:

1. Multifamily Programs

- a. Elderly Housing Program: The Agency finances permanent mortgage loans to developers for new construction, substantial rehabilitation, and acquisition of multi-family housing for elderly Oregonians.
- b. Disabled Housing Program: The Agency finances permanent mortgage loans to developers for new construction, substantial rehabilitation, and acquisition of multi-family housing for disabled Oregonians.
- c. Assisted or Insured Multi-Unit Program: The Agency provides long-term financing for multi-unit rental housing for low-income persons and families; units receive federal rent subsidies or are insured by the Federal Housing Administration. Currently, rent subsidies are not available from the federal government, and loan applications are not being accepted for this program.
- d. Seed Money Advance Program: The Agency provides no-interest advances from a \$100,000 revolving loan fund to qualified nonprofit sponsors to pay recoverable preconstruction costs before construction loan proceeds become available.
- e. Construction Loan Program: The Agency may provide funds for construction financing of multi-unit developments that are insured or guaranteed by a person or governmental agency not a party to the loan, e.g., a project insured by the Federal Housing Administration with a commitment for permanent financing from the Government National Mortgage Association.
- f. Low-Income Housing Tax Credit Program: This program provides federal income tax credits to developers who construct, rehabilitate, or acquire qualified low-income rental housing.

2. Single-Family Programs

- a. Loans to Lenders Program: In early 1977, the Agency sold revenue bonds to provide low-interest rate loans for Oregon home buyers. The money was loaned directly to participating financial institutions, who in turn made loans to qualified buyers. Federal law no longer allows this type of program.
- b. Single-Family Mortgage Program: This program provides below-market interest rate loans to Oregon home buyers. Participating lending institutions make loans to qualified buyers, then sell the loans to the Agency.
- c. Mortgage Credit Certificate Program: This program provides a federal tax credit for below median income Oregonians in connection with a loan from a private lender to purchase, improve or rehabilitate a single-family residence.

3. Housing Development Account

Through the limited funds in the Housing Development Account the Agency can provide loans, grants or other types of assistance to public or private housing interests to provide housing for low-income persons.

The Agency also provides the following services:

1. Technical Assistance

The Agency provides housing information, educational services and technical assistance to individuals, government agencies, and public or private housing sponsors. The Agency compiles a monthly statewide building permit report based upon reporting submitted by cities and counties. The Agency monitors assisted housing development throughout the state through participation in the A-95 review process.

2. Housing Council Support

The Agency pays for one full time staff person to the Housing Council and other part-time secretarial and research staff support.

C. Administrative Rules

The Agency has adopted administrative rules in accordance with its statutory responsibilities. The Agency's administrative rules are found in Oregon Administrative Rules (OAR) Chapter 813:

1. Division 1 - Procedural Rules
2. Division 5 - General Rules
3. Division 6 - Screening and Selection Procedures for Personal Service Contracts
4. Division 8 - Mobile Home Park Closure Rules

5. Division 10 - Multi-Unit Housing Programs
6. Division 15 - Loans to Lending Institutions
7. Division 20 - Single-Family Mortgage Purchase Program
8. Division 30 - Elderly Housing Program
9. Division 40 - Seed Money Advance Program
10. Division 45 - Housing Development Account Program
11. Division 50 - Interim Construction Loan Program
12. Division 60 - Disabled Housing Program
13. Division 70 - Home Improvement Loan Program
14. Division 80 - Mortgage Credit Certificate Program
15. Division 90 - Low-Income Housing Tax Credit Program

D. Procedures

The Agency has established internal procedural manuals and forms to assure its actions are conducted within the statutes and administrative rules applicable to the housing programs. The manuals and procedural instructions provide detailed processing and application requirements. These materials are listed in the appendix and are available at the Agency office.

E. Analysis of Programs Affecting Land Use

Review of the Agency's programs under LCDC state agency coordination rules and definitions, particularly OAR 660-30-005(2) and 660-30-060(3), identifies nine (9) programs with potential to "affect land use". These are the:

1. Assisted or Insured Multi-Unit Program, OAR Division 10
2. Single-Family Loans to Lenders Program, OAR Division 15
3. Single-Family Mortgage Program, OAR Division 20
4. Elderly Housing Program, OAR Division 30
5. Seed Money Advance Program, OAR Division 40
6. Housing Development Account Program, OAR Division 45
7. Construction Loan Program, OAR Division 50
8. Disabled Housing Program, OAR Division 60
9. Low-Income Housing Tax Credit Program, OAR Division 90

These programs are described under Subsection B above. All of these programs are subject to the Agency's program administrative rules and OAR 813-05-030 which relates to the land use review of projects.

The Agency's actions on projects and financial assistance under the nine programs listed above may have significant effects on present and future land uses identified in comprehensive plans. In many situations, the existence of the Agency's programs may act as the major initiative for project sponsors as well as local governments to undertake amendments of acknowledged plans and land use regulations or to obtain other land use approvals in order to accommodate projects supported by the Agency. While the actual on-site impact on local land use of individual Agency-supported projects will vary, the overall cumulative result of the Agency's actions on a regional and/or statewide basis with respect to meeting Oregon's housing needs and the objectives contained in Statewide Planning Goal 10, Housing, are substantial. At the community level, the issues and possible effects associated with projects and assistance approved by the Agency include, but are not limited to, changes in local policies, design and development standards, street and parking requirements, historic building preservation, compatibility with adjoining properties, neighborhood stability, public facilities and services, social services and economic development.

F. Agency Programs Subject to LCDC Permit Compliance Rule

The Agency's programs which affect land use do not involve the issuance of permits and they are not subject to LCDC's agency permit compliance and compatibility rule, OAR 660-31.

SECTION III

OREGON HOUSING AGENCY PROGRAM TO ASSURE COMPLIANCE WITH THE STATEWIDE GOALS AND COMPATIBILITY WITH ACKNOWLEDGED COMPREHENSIVE PLANS

This section responds to the requirements of OAR 660-30-060(4) and describes how the Agency's actions comply with the Statewide Planning Goals and are compatible with acknowledged city and county comprehensive plans and land use regulations. The rules and procedures for assuring compliance and compatibility described below also apply to the Housing Council for those Agency programs affecting land use where Council review and approval is required for grants and loans proposed to be made by the Agency.

A. Exempt and Compatible Agency Land Use Programs

All of the Agency's programs determined to affect land use fall into the category of a "compatible land use program" as defined in OAR 660-30-060(4)(a)(B). There are no applicable statutes, constitutional provisions or appellate court decisions which expressly exempt any of the Agency's programs from compatibility with acknowledged comprehensive plans, but not from compliance with the statewide goals.

B. Rules and Procedures to Assure Compliance with the Statewide Goals

1. Agency Rules

In addition to the State Agency Coordination requirements in ORS 197.180, the Agency's administrative rules for assuring compliance with the statewide planning goals and compatibility with acknowledged comprehensive plans are also intended to implement ORS 456.695 which states:

456.695 Housing required to comply with land use plans, zoning and other ordinances. All housing units or projects for which funds are advanced, loaned or otherwise provided by the agency under ORS 456.550, .559, .574 to .625, and .630 to .720 must be in compliance with any interim comprehensive land use plan or comprehensive land use plan and zoning, subdivision and other ordinances and regulations and laws of this state applicable to the lands upon which such projects are to be constructed; or, if an interim comprehensive land use plan or comprehensive land use plan is not in effect with respect to such lands, such units or projects must be in compliance with generally accepted land use planning standards.

To implement these statutory requirements, the Agency adopted OAR 813-05-030 which states:

Land Use Goal Compliance and Comprehensive Plan Compatibility

See my mission to whole by rule

Acting in accordance with OAR 813-05-030(2) and the

813-05-030 (1) In order to approve a loan or grant or other housing assistance action, the Agency shall find that the related project complies with the statewide land use planning goals and is compatible with applicable acknowledged comprehensive plans and land use regulations. ~~To make such a finding, the Agency shall follow the procedures set out in the Agency's state coordination program which is hereby adopted by reference.~~

(2) The Agency shall rely on one of the following to satisfy the Agency's land use compatibility requirements:

only this?

(a) A copy of the local land use permit or equivalent documentation from the city or county planning agency or the local governing body that the project has received land use approval;

(b) A letter from the local planning agency or governing body stating that the project in question is permitted under the jurisdiction's comprehensive plan but does not require specific land use approval; or

(c) Other information provided equivalent to a or b above.

make the State Housing Council shall find

In order to approve a

~~(3) State Housing Council review and approval for a loan or grant over \$100,000, shall include a finding that the project complies with the statewide land use planning goals and is compatible with the applicable acknowledged comprehensive plans and land use regulations. To make such a finding, the Council shall review information provided under section 2 of this rule and the procedures set out in the Housing Agency's state agency coordination program adopted pursuant to ORS 197.180.~~

by relying on

2. Agency Procedures

OAR 813-05-030 cited above applies to all projects affecting land use reviewed by the Agency under its programs and the Housing Council under its authority. The rule requires the Agency and Housing Council to find that the project complies with the statewide planning goals and is compatible with acknowledged comprehensive plans. Because all comprehensive plans in the state have been acknowledged to be in compliance with the statewide planning goals, when the Agency and the Housing Council act compatibly with an acknowledged comprehensive plan, they act in compliance with the statewide planning goals.

The Agency (or Council), therefore, does not anticipate ever having to adopt findings directly against the statewide planning goals for the reasons described above. However, in the event that such

findings are required, the Agency and Council acting in accordance with Sections 2 and 3 of OAR 813-05-030, and in accordance with OAR 660-30-065(3-5), will adhere to the following procedures:

The Agency and Council, when reviewing project proposals, shall adopt statewide goals findings only for those goals which have not otherwise been complied with by the applicable city or county in its comprehensive plan. In fulfilling any obligation to comply with one or more of the goals, the Agency and Council will follow the following procedures:

- a. Confirm that a situation actually exists requiring adopting findings against one or more of the statewide goals.
- b. Identify the specific statewide goals which must be addressed.
- c. Consult directly with the affected local governments.
- d. Request interpretive guidance from the Department of Land Conservation and Development and the Attorney General's Office.
- e. Rely on any relevant goal interpretation for state agencies adopted by LCDC under OAR Chapter 660.
- f. Adopt any necessary findings to assure compliance with the statewide goals.

C. Rules and Procedures for Assuring Compatibility with Acknowledged Comprehensive Plans

1. Agency Rules

Agency programs affecting land use are described in Section II.B. above. OAR 813-05-030 cited under III.B. requires that the Agency and Housing Council find that a project is compatible with the applicable acknowledged comprehensive plan in order to approve a loan, grant or other housing assistance action. To determine a project's compatibility with an acknowledged comprehensive plan, OAR 813-05-030(2) ~~states~~ ^{states} the ~~required documentation which must be presented~~ ^{information required} prior to project approval:

(a) A copy of the local land use permit or equivalent documentation from the city or county planning agency or the local governing body that the project has received land use approval;

(b) A letter from the local planning agency or governing body stating that the project in question is permitted under the jurisdiction's comprehensive plan but does not require specific land use approval; or

*JFK:
Agency
to effect
amended
rule
describes*

X

(c) Other information provided equivalent to a or b above.

In addition to the requirements of OAR 813-05-030, several of the Agency's programs determined to affect land use are also subject to other specific administrative rules regarding compliance with land use. These programs and their rules are as follows:

State and local

are requirements

a. Assisted or Insured Multi-Unit Program

OAR 813-10-016(6) - Compliance with applicable local comprehensive plan and land use regulations.

OAR 813-10-023(4)(b) - Meet all applicable state and local land use and zoning requirements, housing codes, and similar requirements.

b. Single-Family Mortgage Purchase Program

OAR 813-20-035(1)(d) - Conform with all applicable zoning requirements, building codes, and similar requirements.

c. Elderly and Disabled Housing Program

OAR 813-30-030(2)(b) - Meet all applicable state and local land use and zoning requirements, housing codes, and similar requirements.

OAR 813-30-031(6) - Compliance with applicable local comprehensive plan and land use regulations.

OAR 813-30-040(4)(b) - Same language as 813-30-030(2)(b) above.

OAR 813-30-040(5)(f) - Same language as 813-30-031(6) above.

OAR 813-60-040(2)(b) - Same language as 813-30-030(2)(b) above.

OAR 813-60-040(6) - Same language as 813-30-031(6) above.

OAR 813-60-040(4)(b) - Same language as 813-30-030(2)(b) above.

OAR 813-60-040(5)(f) - Same language as 813-30-031(6) above.

d. Seed Money Advance Program

OAR 813-40-025(1)(i) - Copy of zoning approval from the city or county in which site is located.

e. Construction Loan Program

OAR 813-50-015(2) - Each loan shall be insured by the Federal Housing Administration or other insurers or guarantor approved by the Agency.

OAR 813-50-030(2)(k) - Such other documentation the Administrator may require.

f. Home Improvement Loan Program

OAR 813-70-040(4) - ...and meet all zoning requirements, rehabilitation codes, housing codes and similar requirements.

2. Agency Procedures

The Agency has adopted OAR 813-05-030 described in Section II.B.1 and III.C.1., which requires the Agency (and Housing Council for a loan or grant over \$100,000) to find that a project associated with or supported by a loan, grant, or other housing assistance action is compatible with the applicable acknowledged comprehensive plan and land use regulations. Because OAR 813-05-030 lists the required information upon which the Agency and Council will base their finding, no additional compatibility procedures are required.

In the case of grants and loans reviewed by the ^{land use} Housing Council, Agency staff reports and oral presentations to the Council will confirm that documentation assuring a project's compatibility has been provided and has been incorporated into the project file.

3. Dispute Resolution

The Agency does not anticipate being a party in resolving land use disputes because its role is to act in response to financial assistance requests for locally approved projects. However, as may be necessary to realize projects which support the Agency's role to advocate for low-income housing development, the Agency may facilitate resolution of conflicts. Agency involvement in conflict resolution will include one or more of the following:

- a. Hold direct meetings between the Agency, the project applicant/sponsor and local government.
- b. Assist in the identification of alternative actions or modifications to the proposed project to resolve the land use dispute.
- c. Request or participate in informal LCDC mediation or compatibility determination under OAR 660-30-070.

D. Compliance and Compatibility of New or Amended Land Use Programs

The Agency has adopted the following procedure to assure that new or amended agency rules and procedures will comply with the statewide goals and be compatible with acknowledged comprehensive plans and land use regulations:

The Agency shall submit notice of any amendment to any Agency program which affects land use or any new Agency rules or programs to the Department of Land Conservation and Development (DLCDC) as required by OAR 660-30-075.

SECTION IV

OREGON HOUSING AGENCY PROGRAM FOR COORDINATION WITH THE DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT, AFFECTED STATE AND FEDERAL AGENCIES AND OTHER ORGANIZATIONS

A. Agencies Coordinated With by the Oregon Housing Agency

The Agency coordinates as needed with all appropriate local, state and federal agencies, particularly those involved with housing related interests. Agencies most frequently contacted in these coordination efforts include:

1. Local

Cities, counties, nonprofit housing sponsors, and housing authorities.

2. State

Department of Human Resources (various divisions)
Economic Development Department
Department of Energy
Department of Land Conservation and Development

3. Federal

U.S. Department of Housing and Urban Development (HUD)
Farmers Home Administration

B. Interagency Coordination Procedures

The Agency and Council cooperate with all local, state and federal agencies having an interest in the approval or development of housing projects supported by the Agency's programs. Any agency with housing concerns or interests about the need for or the development of a program project is encouraged to contact the Agency.

There are several methods which the Agency will use to coordinate with other agencies about projects assisted under the Agency programs. Such methods consist of:

1. Inviting participation in the review and comment on individual program proposals, including involvement in preapplication analysis.
2. Informal communications and meetings .
3. Participation in meetings involving actions affecting other agencies such as rule making, review of program plans, technical assistance plans, etc.

4. Provision of meeting notices, reports, draft rules or other materials upon request by an agency.

C. Interagency Coordination Contact

The Agency's contact for interagency coordination is the Administrator, or a staff person designated by the Administrator. The Administrator can be reached at the following address and phone:

Administrator
Oregon Housing Agency
1600 State Street, Suite 100
Salem OR 97310
378-4343

SECTION V

OREGON HOUSING AGENCY PROGRAM FOR COOPERATION AND TECHNICAL ASSISTANCE TO LOCAL GOVERNMENTS

A. Agency Participation In and Coordination With City and County Land Use Planning

The Agency participates in city and county planning programs when requested to do so, or when specific, special housing-related issues develop in which the Agency has a particular interest. As previously noted herein, the Agency's programs generally facilitate financing locally reviewed and approved projects; the Agency is not normally a direct participant in local land use decision making.

The Agency receives the notices of comprehensive plan and land use regulation amendments and uses these reports to monitor the activity of local governments. Agency staffing for local technical assistance is very limited; there is a restricted ability for the Agency to provide extensive local technical assistance and become significantly involved in local comprehensive planning and land use regulation. The Agency routinely provides statistical data to aid local comprehensive plan decisions. The Agency may provide further local assistance if it determines such assistance would have a significant effect on ~~achieving~~ *achieving & maintaining* Goal 10 - Housing, compliance and if Agency resources are available for such assistance. At present and in the foreseeable future, such local assistance will continue to be limited.

B. Contact for Cooperation and Technical Assistance

The Agency's contacts for local cooperation and technical assistance are the Agency Economist and Housing Resource Specialist. Each of these individuals can be reached at the address cited under IV.C.

The Housing Council contact for cooperation and technical assistance is the Housing Policy Analyst. This individual can also be contacted at the Housing Agency address.

C. Technical Assistance and Information to Aid Cities and Counties

The Agency, acting through the Economist and Housing Resource Specialist, attempts to provide technical assistance or information when requested by local jurisdictions. The kinds of assistance available from the Agency include assessing housing needs, feasibility analysis of particular projects, review of land use documents, providing model ordinances and supplying housing-related statistical information.

D. Participation in Periodic Review Process

The Agency monitors periodic review schedules, periodic review notices to jurisdictions and proposed plan and ordinance amendments with consideration for Goal 10 compliance. The Agency may participate in

individual periodic reviews when requested by a local jurisdiction, the Department of Land Conservation and Development or when a specific Housing Agency interest requires it. A local government request for the Agency to become involved in a jurisdiction's periodic review should be made in writing through the Agency Administrator.

The Agency will work with DLCDC to assure that periodic review notices to local government continue to give appropriate consideration to housing issues, including compliance with Goal 10 requirements and coordination with any new or amended Agency program affecting land use.

E. Special Programs or Procedures to Provide Technical Assistance to Coastal Cities and Counties

The Agency provides the same assistance to cities and counties in coastal areas as to any local government. Please refer to item V.C. above for a description of the technical assistance available from the Agency.

F. Technical Assistance Pursuant to ORS 197.712(2)(f) and 197.717(1) and (1) - Local Public Facility Planning, Permit Issuance and Economic Development

These requirements do not apply to the Agency or its programs.

SECTION VI

APPENDICES

- A. Oregon Revised Statutes
ORS Chapter 456.515 through 456.720
- B. Oregon Administrative Rules
OAR Chapter 813
- C. Administrative Rule Amendment
Chapter 813-05-030
- D. Program Procedural Guides (available at Agency office)
 - 1. Single-Family Mortgage Program Procedural Guide
 - 2. Elderly and Disabled Housing Program Loan Application Guide

ADMINISTRATIVE RULE AMENDMENT

OREGON ADMINISTRATIVE RULES
CHAPTER 813, DIVISION 5 - HOUSING AGENCY

GENERAL RULES

make same changes as noted on pg. 11.

Land Use Goal Compliance and Comprehensive Plan Compatibility

813-05-030 (1) In order to approve a loan or grant or other housing assistance ^{for project} ~~action~~, the Agency shall find that the ~~related~~ project complies with the statewide land use planning goals and is compatible with applicable acknowledged comprehensive plans and land use regulations. To make ^{its compatibility} ~~such a~~ findings, the Agency shall follow the procedures ~~set out in the~~ ^{its} Agency's state coordination program which is hereby adopted by reference ~~and~~

(2) ~~The Agency shall rely on one of the following~~ ^{types of land use approvals} to satisfy the Agency's land use compliance and compatibility requirements:

(a) A copy of the local land use permit or equivalent documentation from the city or county planning agency or the local governing body that the project has received land use approval;

(b) A letter from the local planning agency or governing body stating that the project in question is permitted under the jurisdiction's comprehensive plan but does not require specific land use approval; or

(c) Other information provided equivalent to a or b above.

(3) ^{In order to review and approve} ~~the~~ State Housing Council) review and ~~approval~~ for a loan or grant over \$100,000 ^{for a project} shall ~~include a finding~~ that the project complies with the statewide land use planning goals and is compatible with the applicable acknowledged comprehensive plans and land use regulations. To make ^{its compatibility} ~~such a~~ findings, the Council shall ~~review information provided under section 2 of this rule and the~~ ^{follow} procedures set out in the Housing Agency's state agency coordination program

^{certified} ~~adopted~~ pursuant to ORS 197.180. ^{and shall rely on one of the types of land use approvals described in} ~~and shall rely on one of the types~~ JAR 813-05-030(1)