



AGENDA

THURSDAY, OCTOBER 20, 2011 - 10:00 AM BOARD OF COUNTY COMMISSIONERS

Beginning Board Order No. 2011-87

I. PRESENTATION *(Following are items of interest to the citizens of the County)*

1. Update from the County Assessor on 2011 Property Tax Statements (Bob Vroman)

II. HOUSING AUTHORITY CONSENT AGENDA

1. Resolution No. 1886 – Approval of Authorization for Pre Development Activities for the Rehabilitation of Easton Ridge Apartments
2. Resolution No. 1887 – Approval of the Smoke Free Housing Policy

III. DISCUSSION ITEMS *(The following items will be individually presented by County staff or other appropriate individuals. Citizens who want to comment on a discussion item may do so when called on by the Chair.)*

~NO DISCUSSION ITEMS SCHEDULED

IV. CITIZEN COMMUNICATION *(The Chair of the Board will call for statements from citizens regarding issues relating to County government. It is the intention that this portion of the agenda shall be limited to items of County business which are properly the object of Board consideration and may not be of a personal nature. Persons wishing to speak shall be allowed to do so after registering on the blue card provided on the table outside of the hearing room prior to the beginning of the hearing. Testimony is limited to three (3) minutes. Comments shall be respectful and courteous to all.)*

V. CONSENT AGENDA *(The following items are considered to be routine, and therefore will not be allotted individual discussion time on the agenda. Many of these items have been discussed by the Board in Study Session. The items on the Consent Agenda will be approved in one motion unless a Board member requests, before the vote on the motion, to have an item considered at its regular place on the agenda.)*

A. Health, Housing & Human Services

1. Approval of a New Grant Agreement from the US Department of Housing and Urban Development, Supportive Housing Program for the Canby Leasing Program to Provide Housing and Services for the Homeless - SSD
2. Approval to Apply for a Grant Renewal from the US Department of Housing and Urban Development, Supportive Housing Program for the Ready to Rent Program to Reduce Housing Barriers to Access Permanent Housing for the Homeless – SSD
3. Approval to Apply for a Grant Renewal from the US Department of Housing and Urban Development, Supportive Housing Program for the HOPE SHP Leasing Program to Obtain Permanent Housing and Services for the Homeless – SSD

4. Approval to Apply for a Grant Renewal from the US Department of Housing and Urban Development, Supportive Housing Program for the Jackson Place Program to Provide Transition Housing and Services for the Homeless - SSD
5. Approval of Amendment No. 7 to the Intergovernmental Agreement (115192) with the State of Oregon Department of Human Services for the Operation of the Food Stamp Employment and Training Program – CSCC

B. Finance Department

1. Approval of a Contract with Power Systems Plus Inc. for Generator Installation and Replacement at Clackamas County Communications (C-COM) and the Emergency Operation Center

C. Elected Officials

1. Approval of Previous Business Meeting Minutes – BCC
2. Approval of an Intergovernmental Agreement between Clackamas County Records Management and the City of Lake Oswego for Microfilm Services - CLERK

D. Administration

1. Approval of an Intergovernmental Agreement between Clackamas County, Metro and the City of Sandy Regarding Buffering of Future Urban Uses

VI. COMMISSIONERS COMMUNICATION

NOTE: Regularly scheduled Business Meetings are televised and broadcast on the Clackamas County Government Channel. These programs are also accessible through the County's Internet site. DVD copies of regularly scheduled BCC Thursday Business Meetings are available for checkout at the Clackamas County Library in Oak Grove by the following Saturday. You may also order copies from any library in Clackamas County or the Clackamas County Government Channel.

<http://www.clackamas.us/bcc/business/>



Contact:
Bob Vroman, Assessor

Phone 503.655.8302
Fax 503.655.8313

Clackamas County
Department of Assessment & Taxation
150 Beaver Creek Road
Oregon City, OR 97045

Press Release

Subject: 2011-2012 Property Tax Information

Clackamas County Assessor, October 17, 2011:

Oregon's slow to rebound economy, a struggling real estate market, and Oregon's two constitutional property tax limitations combined to yield weak assessed value and property tax growth. Property tax statements will be mailed to 169,200 real and personal property owners on October 21st and 24th. This is the fifteenth tax year under Oregon's last constitutional property tax limitation that has driven Oregon's property tax system since May 1997.

The total 2011-2012 property tax to be collected for all districts in the county is \$624,179,493, an increase of 2.08% over last year's total of \$611,448,174.

Taxes generated from new construction, annexations, new local option and bond levies approved by the voters, and the required increase of 3% in taxable assessed value on most existing property were the primary reasons for the \$12.7 million increase in property taxes. Tax relief to property owners from Oregon's other constitutional limitation, Measure 5, also increased from \$7.6 million to \$12.6 million. This tax relief for property owners comes at a cost to taxing districts that will not receive the revenue as a result of the Measure 5 limitations.

Many property owners will see their taxes increase close to the 3% expected with the typical 3% growth in assessed value. Others will see increases less than 3% where taxing districts levied less for bonded debt or paid debt off. Some will see increases greater than 3% where districts levied more for existing bonded debt or passed new local option or bonded debt levies.

The City of Damascus voters approved annexation into the Clackamas County Library District with a permanent rate of 39.74 cents per thousand. City of Portland voters approved new bonded debt with a rate of 5.03 cents per thousand for fire vehicles and emergency response infrastructure. Canby Fire District voters approved a replacement local option that is a 5 cent per thousand increase over the expired levy. Voters in the Tigard/Tualatin School District approved a new bonded debt levy with a rate of 6.76 cents per thousand. Voters in the Newberg School District approved a new bonded debt levy and paid off existing debt that will result in an 87 cent per thousand decrease in this year's levy. Portland School District voters approved a new local option levy that will be a 74 cent per thousand increase replacing an existing local option that will not be levied.

Area Changes Impacting Taxes:

- **North Clackamas School District up 6%** The North Clackamas School District bond levy was up 62 cents per thousand.
- **City of Damascus up 5%** Voters approved annexation into the Clackamas County Library District with a permanent rate of 39.74 cents per thousand
- **City of Portland up 5%** City Voters approved a new bonded debt levy of 5.03 cents per thousand and Portland School District voters replaced an existing local option with a rate increase of 74 cents per thousand. A 16 cent per thousand decrease in the City Police/Fire Pension levy offset some of the tax increase.
- **Riverdale up 3.5%** The Riverdale School bond levy was up 20 cents per thousand.
- **Silver Falls School District up 3.5%** The Silver Falls School District bond levy was up 9 cents per thousand.
- **Districts levy less for bonded debt** Molalla River, Centennial, Canby, Colton, Estacada, Lake Oswego, and West Linn/Wilsonville School Districts levied less or in some instances paid off bonded debt in this current year. The bond levies for Clackamas and Portland Community Colleges, Metropolitan Service District and Tri-Met were also less than last year. These reduced levies helped offset tax increases from new levies and increases that occur with the 3% increase in assessed value.

	District Name	Type of Levy	Purpose	Rate Increase
1	<i>City of Damascus voters approved annexation to the County Library District</i>	<i>Permanent Rate</i>	<i>Library Services</i>	<i>39.74¢ per 1,000</i>
2	<i>City of Portland</i>	<i>Bond</i>	<i>Fire & Emergency Response Infrastructure</i>	<i>5.03¢ per 1,000</i>
3	<i>Tigard/Tualatin School District</i>	<i>Bond</i>	<i>Facility upgrades</i>	<i>6.76¢ per 1,000</i>
4	<i>Portland Public Schools</i>	<i>Local Option</i>	<i>Replaced existing Local Option Bond for Teachers and Educational Programs</i>	<i>74¢ per 1,000</i>
5	<i>Newberg School District</i>	<i>Bond</i>	<i>Equipment upgrades also paid off existing bond</i>	<i>Decrease of 87¢ per 1,000</i>
6	<i>Canby Fire</i>	<i>Local Option</i>	<i>Replaced existing Local Option Bond for Fire and Ambulance Services</i>	<i>5¢ per 1,000</i>

UNDERSTANDING OREGON'S PROPERTY TAX SYSTEM

This is Oregon's 15th tax year under a constitutional property tax limitation passed by voters in May of 1997 and still referred to as Measure 50. The constitutional amendment reduced property taxes and fundamentally changed Oregon's property tax system in several ways. It replaced most tax levies with permanent tax rates; it lowered the assessed value of every property to 90% of its 1995-96 assessed value; and it limited assessed value growth to 3% a year. The system also allows voters to approve additional money measures that may increase their taxes in excess of 3%.

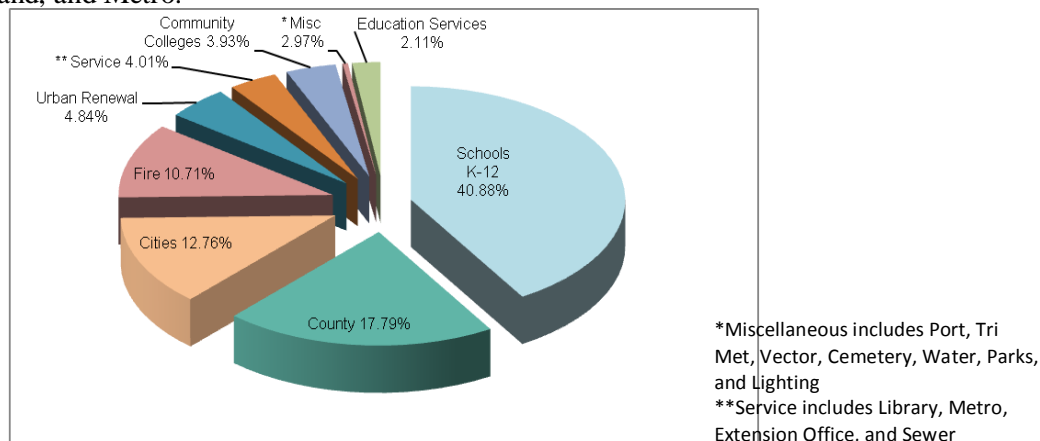
For January 1, 2011, the total real market value of property in Clackamas County is \$45.7 billion. This is a 6.5% decline from \$48.9 billion in 2010. The assessed value for tax purposes grew from \$37 billion to \$38 billion an increase of 2.6%. This becomes Clackamas County's lowest assessed value growth in the Measure 50 era. While the gap between real market value and maximum assessed value continued to close, most property taxes are still calculated on an assessed value that is less than real market value.

The average real market value of single family home in Clackamas County is \$285,950 and the median value is \$240,615. The average taxable value is \$231,800. The assessed value of an average home is equal to about 81% of its real market value. The Assessor's values represent the property value as of the assessment date which is January 1, 2011 and reflects the change in value from January 1, 2010 to January 1, 2011. The value on your tax statement does not reflect declines in the real estate market that have occurred after the assessment date.

Property taxes in Oregon typically increase about 3% each year unless there are significant improvements to the property (new construction) or new voter-approved money measures. **The 3% value increase times the permanent tax rate of each taxing district would limit taxes to a 3% increase.**

Many property owners continue to ask the question, "Why did my assessed value and property tax go up when my real market value went down"? Since Measure 50 passed in 1997, market values generally grew much faster than the 3% increase in assessed value required by law. Even with market declines, as long as market value is greater than assessed value, the 3% annual increase in assessed value will continue and taxes will typically increase about 3%. Properties with new construction, other measure 50 exception value, or in areas with new money measures passed by the voters, can see taxes increase more than the typical 3%.

Property taxes in Clackamas County support 132 local government taxing districts, including 17 cities and 18 school districts. Other taxing districts providing services include fire districts, public safety, water districts, the Port of Portland, and Metro.



DUE DATES AND APPEALS

The value change notice is part of the tax statement. Taxpayers can file value appeals with the Board of Property Tax Appeals (BOPTA) through January 3, 2012. BOPTA's phone number is 503-655-8662. Full payment of taxes is due by November 15, 2011 to receive the 3% discount. A two percent discount is given if 2/3 payment is received by November 15th. No discount is allowed on a 1/3 payment and additional 1/3 payments are due on February 15th and May 15, 2012.

PAYING YOUR TAXES

Our staff is committed to providing high quality public service. We encourage people to pay their taxes early and take advantage of the payment methods most convenient for them. Mail payments early to ensure they are received timely. You can also choose the on-line payment process where e-checks and debit card payments are very affordable (see our website for more information at www.clackamas.us/at/pay.htm). There is a tax payment drop box located to the left of the main entrance at the Development Services Building. Also, look for signs directing you to our drive thru tax payment drop box located off Library Court beginning November 1st.

LOCATION, OFFICE HOURS and PUBLIC SERVICE:

The Assessor's office is open from 7:00 am to 6:00 pm Monday through Thursday (**closed Fridays**). **The office will also be closed Thursday, November 10th in observance of Veterans Day.**

Citizens may call 503-655-8671 after hours and leave messages on the recorder or email the office at: PropertyTaxInfo@co.clackamas.or.us. The Assessor and his staff will conduct 14 town hall meetings between October 27th and November 14th to provide information and communicate directly with the citizens. A list of dates and locations is included with the tax statements.

Our office is located in the Development Services Building on the Red Soils Campus at 150 Beavercreek Road in Oregon City. Clackamas County has brought together departments providing related services like planning and building permits that were previously in various locations. Our goal is customer convenience with one stop shopping in mind. Our office is located on the first floor just inside the main entrance. You can find directions to our location by going to www.clackamas.us/deptaz.php and clicking on the map icon.

TYPICAL PROPERTY TAX INCREASES FOR 2011-2012:

Beavercreek	2.5%
Boring	3.0%
Canby (City)	3.0%
Canby (Rural)	2.75%
Carus	2.5%
Charbonneau	2.5%
Colton	1.0%
Damascus (City)	
-Centennial School Dist.	3.0%
-Gresham/Barlow School Dist.	5.0%
-North Clackamas School Dist.	8.5%
-Oregon Trail School Dist.	5.0%
-Estacada School Dist.	5.0%
Estacada (City)	2.25%
Estacada (Rural)	2.25%
Gladstone (City)	
-Gladstone School Dist.	2.25%
-North Clackamas School Dist.	5.75%
-Oregon City School Dist.	2.0%
Happy Valley	6.0%
Lake Oswego	1.75%
Molalla (City)	0.5%
Molalla (Rural)	0.5%
-Silver Falls School Dist.	3.5%
Mulino	0.5%
Milwaukie (City)	5.5%
Milwaukie (Unincorporated)	
North Clackamas Area)	6.0%
Newberg	2.75%
Oregon City (City)	2.0%
Oregon City (Rural)	2.5%
Portland	5.0%
Redland	2.75%
Riverdale	3.25%
Sandy (City)	3.0%
Sandy (Rural)	3.0%
Sherwood	3.0%
Sunnyside	6.0%
Tualatin	3.0%
Welches	3.0%
West Linn (City)	2.5%
West Linn/Wilsonville (Rural)	3%
Wilsonville (City)	
- West Linn/Wilsonville School	2.75%
- Canby School	2.50%

Savings that result from exceeding the Measure 5 limits reduce the amount of tax imposed and are calculated on a property by property basis.

CLACKAMAS COUNTY ASSESSOR TOWN HALL SCHEDULE - 2011:

The Assessor and his staff will conduct 14 town hall meetings between October 27th and November 14th. Information provided includes current property values and how established, requirements for veteran's exemptions and senior citizen tax deferral, Measure 50 and its effect on future taxes and the value appeal process.

CANBY

Canby Adult Center
1250 S Ivy Street
November 2, 2011 7:00 – 8:30 pm

COLTON

Colton High School Media Center
30205 S Wall Street
November 14, 2011 7:00 – 8:30 pm

DAMASCUS

Damascus Community Church
14251 SE Rust Way
November 1, 2011 7:00 – 8:30 pm

ESTACADA

Estacada Community Center
200 SW Club House Drive
November 3, 2011 7:00 – 8:30 pm

GLADSTONE

Gladstone Senior Center
1050 Portland Avenue
November 1, 2011 9:00 – 10:30 am

LAKE OSWEGO

Lake Oswego Adult Community Center
505 G Avenue
November 8, 2011 2:00 – 3:30 pm

MILWAUKIE

The Milwaukie Center
5440 SE Kellogg Creek Drive
November 2, 2011 9:00 – 10:30 am
November 9, 2011 7:00 – 8:30 pm

MOLALLA

Molalla Adult Community Center
315 Kennel Avenue
November 7, 2011 7:00 – 8:30 pm

MOUNTAIN

Hoodland Community Center
25400 E Salmon River Road
November 5, 2011 1:30 – 3:00 pm

OREGON CITY

Pioneer Community Center
615 5th Street
November 8, 2011 7:00-8:30 pm

SANDY

Sandy Community & Senior Center
38348 Pioneer Boulevard
November 3, 2011 12:30 – 2:00 pm

WEST LINN

West Linn Adult Community Center
1180 Rosemont Road
November 7, 2011 1:00 – 2:30 pm

WILSONVILLE

Clackamas County Visitor's Center
29600 SW Park Place
October 27, 2011 7:00 – 8:30 pm

October 20, 2011

Board of Commissioners of the
Housing Authority of Clackamas County

Members of the Board:

**Resolution No. 1886: Approval of Authorization for Pre Development Activities
for the Rehabilitation of Easton Ridge Apartments**

The Housing Authority of Clackamas County (HACC), a division of the Health, Housing, and Human Services Department, requests approval of Resolution 1886 to approve pre development activities at Easton Ridge, a 264-unit apartment complex.

Easton Ridge is an affordable housing complex owned by the Housing Authority of Clackamas County and operated by Quantum Residential Property Management. Based on the due diligence and feasibility analysis completed by HACC and consultants, it is deemed necessary to replace the building envelope, address site drainage, and enhance indoor air circulation.

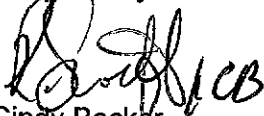
Executive and open Study Sessions were held with the Board of County Commissioners on September 20th, 2011 where HACC staff recommended that the rehabilitation of Easton Ridge is in the HACC's and the County's best interests because it stabilizes and maintains a valuable affordable housing asset to provide safe and healthy housing to 264 lower income households.

Approval of Resolution No. 1886 will allow HACC staff and its consultants to move from the Feasibility Phase to the Pre Development Phase to refinance and rehabilitate Easton Ridge. This resolution outlines the actions necessary to be carried out during this phase.

Recommendation:

Staff recommends that the Board approve Resolution No. 1886, Approval for Pre Development Activities for the Rehabilitation of Easton Ridge Apartments.

Respectfully submitted,



Cindy Becker
Director

For information on this issue or copies of attachments
Please contact Mary-Rain O'Meara at 503-655-8279

BEFORE THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE COUNTY OF CLACKAMAS, OREGON

In the Matter of the Approval of the
Authorization for Pre Development Activities
for the Rehabilitation of Easton Ridge
Apartments

RESOLUTION NO.
1886

WHEREAS, the Housing Authority of Clackamas County (the "Authority") seeks to encourage the provision of long-term housing for low-income persons residing the Clackamas County, Oregon (the "County"), and

WHEREAS, ORS 456.120(20) authorizes the Authority to form, finance and have a non-stock interest in, and to manage or operate limited liability companies to further the purposes of the housing authority; and

WHEREAS, ORS 456.120(18) authorizes the Authority to make loans to individuals, partnerships, corporations or other associations to finance, plan, undertake, construct, acquire, manage and operate housing projects, and

WHEREAS, ORS 456.065 defines "housing project" to include, among other things, "any work or undertaking . . . [t]o provide decent, safe and sanitary urban or rural housing for persons or families of lower income;" and

WHEREAS, total financing for the rehabilitation of the Easton Ridge Apartments, a 264-unit multifamily housing complex located in Clackamas County, Oregon (the "Project") will require the use of various funding sources, including tax-exempt bonds (the "Bonds"), low income housing tax credits and potentially other federal, state and local grants and loans; and

WHEREAS, it is expected that the County will agree to provide credit enhancement for the Bonds in the form of a Contingent Loan Agreement with the Authority and the Company (the "Contingent Loan Agreement") and

WHEREAS, certain of the funding sources to be used in connection with the Project will require the creation of an Oregon limited liability company of which the Authority will be the managing member (the "Company") to maximize the benefits and minimize the risks to the Authority; and

WHEREAS, in connection with the receipt of low income housing tax credits for the Project, it is necessary and in the best interest of the Authority to include one or more for-profit investors and/or investor representatives (collectively, the "Investor Members"), as members of the Company; and

WHEREAS, the Authority expects to make a loan to the Company of non-federal Authority funds to provide interim financing for the Project pending receipt by the Company of capital contributions from the Investor Members; and

BEFORE THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE COUNTY OF CLACKAMAS, OREGON

In the Matter of the Approval of the
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WHEREAS, the Authority expects that it will make additional loans to the Company to complete the financing of the Project; and

WHEREAS, the Authority wishes to undertake those steps as may be necessary, reasonable and/or advisable for it to serve as managing member of the Company, to obtain the various funding sources with respect to the Project described above and to make such funds

available to the Company, and to undertake certain preliminary activities in connection with the Project; NOW, THEREFORE,

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF CLACKAMAS COUNTY (the "Board"), as follows:

Section 1. Selection of Investor Members; Formation of Company. The Authority is authorized to: (a) participate in the formation of the Company as an Oregon limited liability company pursuant to articles of organization (the "Articles of Organization") in such form as is required by ORS 63.047; and (b) seek and select the Investor Members and negotiate the terms of an operating agreement (the "Operating Agreement") among the Authority as sole managing member and the Investor Members as limited members. The Board intends that the Company will develop the Project and receive low income housing tax credits in connection therewith. The Authority's Executive Director is authorized on behalf of the Authority to: (a) execute, deliver and file (or cause to be executed, delivered and filed), to the extent required by law, the Articles of Organization and all such forms, certificates, applications and other documents as are necessary to form the Company; (b) approve any changes to the Articles of Organization, including any material changes; and (c) to determine the name of the Company.

Section 2. Funding. The Authority's Executive Director is authorized on behalf of the Authority (in its individual capacity and/or in its capacity as the Company's managing member) to: (a) apply for, and enter into contracts relating to, such funding for the Project as he deems necessary or desirable, including without limitation public and/or private sector financing including Weatherization grants, HOME grants, Community Development Block Grant(s), Oregon Housing and Community Services grant(s) and/or loan(s), and other federal, state and local funds; (b) lend or grant all or any portion of the money derived from such funding sources to the Company, and/or cause any contracts relating to such funding to be assigned to the Company; (c) apply for any and all necessary approvals

BEFORE THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE COUNTY OF CLACKAMAS, OREGON

In the Matter of the Approval of the
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from the U.S. Department of Housing and Urban Development ("HUD") in connection with such funding; (d) apply to Oregon Housing and Community Services for an allocation of low income housing tax credits for the Project, enter into such agreements (including a credit reservation and carryover allocation contract), and provide such documents as are necessary to secure such allocation, and cause such allocation (or any portion thereof) to be assigned to the Company if the allocation initially is made to the Authority; (e) apply to the Private Activity Bond Committee for an allocation of private activity bond volume cap; (f) seek and select one or more underwriters or purchasers of the Bonds; and (f) cause to be prepared and negotiated documents pursuant to which up to \$15,000,000 of Authority funds are lent to the Company. In addition, the Executive Director is authorized on behalf

Section 3. of the Authority (in its individual capacity and/or in its capacity as the Company's managing member) to cause to be prepared and negotiated the Contingent Loan Agreement pursuant to which the County agrees to provide credit enhancement for the Bonds.

Section 4. Predevelopment Activities. The Authority's Executive Director is further authorized and directed to take all necessary and appropriate action in connection with the structuring of financing for the Project and the design and development Project, including, but not limited to: (a) selecting a architectural and engineering professional services and negotiating the terms of a professional services agreement, (b) seeking and selecting a general contractor construction manager (the "GCCM") and negotiating the terms of a general contractor and construction management agreement with the GCCM; (c) seeking and negotiating the terms of interim financing for the Project; (d) preparing all appropriate resolutions for Board review and approval, including a resolution relating to such interim financing; (e) negotiating contracts relating to the use, management and naming of buildings in the Project; (f) taking all actions necessary so that Bonds issued by the Authority in connection with the Project will be credit-enhanced, if applicable, pursuant to the Contingent Loan Agreement; and (g) obtaining third party reports with respect to the Project including, but not limited to, appraisals, market studies, environmental reports, and mold and toxicity tests.

Section 5. Ancillary Documents. The Authority's Executive Director is hereby directed, and granted the discretionary authority, to execute and deliver any and all other certificates, documents, agreements and instruments that are necessary or appropriate in

BEFORE THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE COUNTY OF CLACKAMAS, OREGON

In the Matter of the Approval of the
Authorization for Pre Development Activities
for the Rehabilitation of Easton Ridge
Apartments

RESOLUTION NO.
1886

his discretion to give effect to this resolution and to consummate the transactions contemplated herein.

Section 6. Governmental Filings; Other Agreements. The Executive Director is further authorized to execute, deliver and, if applicable, file (or cause to be executed, delivered and, if applicable, filed), on behalf of the Authority and/or the Company, any governmental forms, affidavits, certificates, letters, documents, agreements and instruments that either such officer determines to be necessary or advisable to give effect to this resolution and to consummate the transactions contemplated herein.

Section 7. Necessary Expenditures. The Authority is authorized to expend such funds as are necessary to pay for all filing fees, application fees, registration fees and other costs relating to the actions authorized by this resolution.

Section 8. Acting Officers Authorized. Any action required by this resolution to be taken by the Executive Director of the Authority may in his absence be taken by the duly authorized acting Deputy Executive Director of the Authority.

Section 9. Ratification and Confirmation. Any actions of the Authority or its officers prior to the date hereof and consistent with the terms of this resolution are ratified and confirmed.

Effective Date. This resolution shall be in full force and effect from and after its adoption its adoption and approval.

DATED this 20th day of October, 2011.

BOARD OF COMMISSIONERS OF THE HOUSING
AUTHORITY OF CLACKAMAS COUNTY, OREGON

Chair

Recording Secretary

October 20, 2011

Board of Commissioners of the
Housing Authority of Clackamas County

Members of the Board:

Resolution No. 1887: Approval of the Smoke Free Housing Policy

The Housing Authority of Clackamas County (HACC), a Division of the Health, Housing, and Human Services Department, requests approval of Resolution 1887, to enact and implement a Smoke Free Housing Policy at all Housing Authority owned multi-family units.

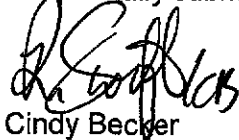
This policy will be effective as of April 1, 2012, prohibiting smoking of tobacco and related products indoors and within twenty-five feet outdoors of all Housing Authority owned housing units. This policy applies to all residents, visitors, contractors, volunteers, vendors, and HACC employees. In order to assist residents during the transition HACC staff shall offer information regarding cessation programs and alternatives to smoking.

The Department of Housing and Urban Development strongly encourages Public Housing Authorities to implement non-smoking policies in some or all of their public housing units to protect resident's health and safety.

Recommendation:

Staff recommends that the Board approve Resolution No. 1887, Approval of the Smoke Free Housing Policy.

Respectfully submitted,



Cindy Becker
Director

For information on this issue or copies of attachments
Please contact Mary-Rain O'Meara at 503-655-8279

Healthy Families. Strong Communities.

2051 Kaen Road #239, Oregon City, OR 97045 • Phone: 503-650-5697 • Fax: 503-655-8677 • www.clackamas.us

BEFORE THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE COUNTY OF CLACKAMAS, OREGON

In the Matter of Approving the Housing
Authority's Smoke Free Housing Policy

RESOLUTION NO. 1887

WHEREAS, the Department of Housing and Urban Development strongly encourages Public Housing Authorities to implement non-smoking policies in some or all of their public housing units; and

WHEREAS, secondhand smoke exposure causes heart disease and lung cancer in adults and sudden infant death syndrome and respiratory problems in children; and

WHEREAS, only smoke free environments protect people from secondhand smoke exposure indoors; and

WHEREAS, a no-smoking rule protects property from fire; and

WHEREAS, a no-smoking rule will help to avoid potential liability due to nonsmoking tenants' exposure to second hand smoke; and

WHEREAS, a no-smoking rule is one of the easiest ways to reduce damage to units and keep maintenance costs down; and

WHEREAS, a no smoking rule protects staff working in housing units from exposure to second hand smoke; and

WHEREAS it is the mission of the Housing Authority to providing affordable, safe, decent, and sanitary housing opportunities in a fiscally responsible manner to low-income people in Clackamas County;

NOW THEREFORE BE IT RESOLVED that the Smoke Free Housing Policy for the Housing Authority of Clackamas County is approved.

DATED this 20th day of October, 2011

BOARD OF COMMISSIONERS OF THE HOUSING
AUTHORITY OF CLACKAMAS COUNTY, OREGON

Chair

Recording Secretary

COPY

Cindy Becker, Director

October 20, 2011

Board of Commissioners,
Clackamas County

Members of the Board:

Approval of a New Grant Agreement from the U.S. Department of Housing and Urban Development, Supportive Housing Program, for the Canby Leasing Program to Provide Housing and Services for the Chronically Homeless

The Social Services Division of the Health, Housing & Human Services Department requests the approval of a new Grant Agreement from the U.S. Department of Housing and Urban Development, Supportive Housing Program, for the Canby Leasing Program to provide housing and services for the chronically homeless.

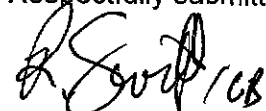
This program provides supportive services and housing assistance to chronically homeless veterans, families and individuals. The program assists homeless participants to attain stable housing, increase financial stability, and improve life skills.

Total amount of the grant agreement is \$102,154 for a two-year period. No County General Funds are involved. This agreement was reviewed and approved by County Counsel on October 7, 2011. This agreement is effective when signed by all parties and continues for 2 years.

Recommendation

We recommend the approval of this grant agreement and that Cindy Becker be authorized to sign on behalf of the Board of County Commissioners.

Respectfully submitted,



Cindy Becker
Director

For information on this issue or copies of attachments
Please contact Brenda Durbin, # 503- 655-8641

October 20, 2011

Board of Commissioners
Clackamas County

Members of the Board:

Approval to Apply for a Grant Renewal from the U.S. Department of Housing and Urban Development, Supportive Housing Program, for the Ready to Rent Program to Reduce Housing Barriers to Access Permanent Housing for the Homeless

The Social Services Division of the Health, Housing & Human Services Department requests the approval to apply for a grant renewal from the U.S. Department of Housing and Urban Development, Supportive Housing Program, for the Ready to Rent: Permanent Housing Solutions Program to reduce housing barriers to access permanent housing for the homeless.


This program provides rental education skills training, case management, and supportive services to homeless participants. These funds provide the Social Services Division resources to provide rental education skills training classes and case management. Up to 50 households will be assisted annually.

Total amount of the grant renewal is \$114,200 for a one year period beginning on July 1, 2012 with options for renewal. No County General Funds are involved.

Recommendation:

We recommend the approval to apply for this grant and further recommend the acceptance of the award if funded, and that Cindy Becker be authorized to sign all documents necessary to accomplish this action on behalf of the Board of Commissioners.

Respectfully submitted,



Cindy Becker
Director

For information on this issue or copies of attachments
Please contact Brenda Durbin # 503-655-8641

October 20, 2011

Board of Commissioners
Clackamas County

Board of Commissioners
Clackamas County

Members of the Board:

**Approval to Apply for a Grant Renewal from the U.S. Department of
Housing and Urban Development, Supportive Housing Program, for the HOPE SHP
Leasing Program to Obtain Permanent Housing and Services for the Homeless**

The Social Services Division of the Department of Health, Housing & Human Services requests the approval to apply for a grant renewal from the U.S. Department of Housing and Urban Development, Supportive Housing Program (SHP) for the HOPE SHP Leasing Program to obtain permanent housing and services for the homeless.

This program provides supportive services, case management and housing assistance primarily to chronically homeless individuals. These funds provide the Social Services Division resources to procure permanent housing through the payment of deposits and rental assistance. Up to 17 households will be assisted annually.

Total amount of the grant award is \$184,229 for a one-year period, beginning on July 1, 2012 with options for renewal. No County General Funds are involved.

Recommendation:

We recommend the approval to apply for this grant and further recommend the acceptance of the award if funded, and that Cindy Becker be authorized to sign all documents necessary to accomplish this action on behalf of the Board of Commissioners.

Respectfully submitted,



Cindy Becker
Director

For information on this issue or copies of attachments
Please contact Brenda Durbin # 503-655-8641

COPY

Cindy Becker, Director

October 20, 2011

Board of Commissioners
Clackamas County

Members of the Board:

Approval to Apply for a Grant Renewal from the U.S. Department of Housing and Urban Development, Supportive Housing Program, for the Jackson Place Program to Provide Transitional Housing and Services for the Homeless

The Social Services Division of the Health, Housing & Human Services Department requests the approval to apply for a grant renewal from the U.S. Department of Housing and Urban Development, Supportive Housing Program, for the Jackson Place Program to provide transitional housing and services for the homeless.

This program provides supportive services, case management, and transitional housing to homeless individuals and childless couples. These funds provide the Social Services Division resources to provide transitional housing in a one-bedroom apartment community. Up to six households will be assisted annually.

Total amount of the grant renewal is \$64,057 for a one-year period beginning on July 1, 2012 with options for renewal. No County General Funds are involved.

Recommendation:

We recommend the approval to apply for this grant and further recommend the acceptance of the award if funded, and that Cindy Becker be authorized to sign all documents necessary to accomplish this action on behalf of the Board of Commissioners.

Respectfully submitted,



Cindy Becker
Director

For information on this issue or copies of attachments
Please contact Brenda Durbin # 503-655-8641

Healthy Families. Strong Communities.

2051 Kaen Road #239, Oregon City, OR 97045 • Phone: 503-650-5697 • Fax: 503-655-8677 • www.clackamas.us

October 20, 2011

Board of County Commissioners
Clackamas County

**Approval of Amendment #7 to IGA #115192 with the
State of Oregon, Department of Human Services (DHS), for the operation
of the Food Stamp Employment and Training Program OFSET**

Community Solutions for Clackamas County (CSCC) a Division of the of Health, Housing and Human Services Department requests the approval of Amendment #7 to the Intergovernmental Agreement with the State of Oregon DHS #115192, to operate the OFSET (Food Stamp) Employment and Training Program. This amendment increases revenue and extends the contract to September 30, 2012.

CSCC will continue responsibility for service management to referred clientele. Contract requirements include conducting a weekly job search information session, monitoring of client work search, issuance of support services, and staffing the career center.

The increased contract amount for this program year includes:

- ◆ An increase of \$11,139.00 for supportive services
- ◆ An addition of one part time Employment and Training Specialist to help clients enroll in Oregon Employment Department job finding services (I-Match Skills).

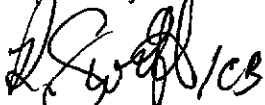
All contract services are to assist adult clients with employment placement.

This amendment is for \$11,139. for a new contract total of \$1,117,141. This agreement is effective October 1, 2011 and terminates on September 30, 2012. No County General Funds are involved. County Counsel reviewed and approved this agreement on September 28, 2009.

Recommendation

We recommend the approval of this agreement and further recommend that Cindy Becker be authorized to sign on behalf of the Board of County Commissioners.

Respectfully submitted,



Cindy Becker
Director

For additional information on this subject please contact Lori Mack at 503-655-8843



MARC GONZALES
DIRECTOR

DEPARTMENT OF FINANCE

PUBLIC SERVICES BUILDING
2051 KAEN ROAD | OREGON CITY, OR 97045

Board of County Commissioners
Clackamas County, Oregon

Members of the Board:

Approval of a Contract with Power Systems Plus Inc. for Generator Installation and Replacement at the Clackamas County EOC/CCOM

The Facilities Management Division of the Finance Department requests approval of a Contract with Power System Plus Inc. for Generator Installation and Replacement at the Clackamas County EOC/CCOM building.

The scope of the project is to remove the present generator at EOC/CCOM that is over 15 years old and does not meet the emergency operating requirements of the building occupants. It will be replaced by two generators that are each capable of running 72 hours.

Once removed, the existing generator will be stored until a more appropriate use in a different location for the equipment is determined. The replacement generators will be able to power the entire building and each will be installed with fuel tanks that provide the 3-day run capability. This will allow the County's 911 Center and Emergency Management to function for up to six days with no assistance in the event of loss of power. With the ability to switch between the generators, maintenance can be performed while one generator is not active.

The contract with Power System Plus Inc. is for the amount of \$249,983.70 and is in compliance with County Purchasing Policies and Procedures. Bids were received from three firms in response to a call for bids. Funds for this contract have been identified and budgeted for FY 2011/2012, using lines 420-0221-00-482300-76093.

RECOMMENDATION:

Staff respectfully recommends the approval of the contract with Power System Plus Inc. for Generator Installation and Replacement at the Clackamas County EOC/CCOM. Thank you.

Sincerely,

Marc Gonzales
Finance Director

Placed on the October 20th, 2011 Agenda by the Purchasing Division

For information on this issue or copies of attachments
please contact Cory Johnson at (503) 557-6422

BOARD OF COUNTY COMMISSIONERS BUSINESS MEETING MINUTES

A complete video copy and packet including staff reports, of this meeting can be viewed at <http://www.clackamas.us/bcc/business/>

Thursday, August 18, 2011 – 10:00 AM

Public Services Building - 2051 Kaen Road, Oregon City, OR 97045

PRESENT: Commissioner Charlotte Lehan, Chair
Commissioner Ann Lininger
Commissioner Paul Savas
Commissioner Jamie Damon
Housing Authority Commissioner Erica Allison

EXCUSED: Commissioner Jim Bernard

~Pledge of Allegiance~

Commissioner Bernard is attending a meeting in Salem and will not be in attendance today.

Chair Lehan announced the Board is sitting as the Housing Authority Board for this next item, she asked the Clerk to read the Housing Authority Consent agenda by title.

I. HOUSING AUTHORITY CONSENT AGENDA

1. Resolution 1885 – Approval of the Housing Authority's Certification for the Section 8 Management Assessment Program

Chair Lehan asked for a motion.

MOTION:

Commissioner Allison: I move approval of the Housing Authority Consent Agenda.

Commissioner Lininger: Second.

Chair Lehan – all those in favor:

Commissioner Allison: Aye.

Commissioner Damon: Aye.

Commissioner Savas: Aye.

Commissioner Lininger: Aye.

Chair Lehan: Aye.

Chair Lehan – all those opposed: - The Ayes have it and the motion is approved.

II. PRESENTATION

1. Presentation of the Above the Influence Drug and Alcohol Prevention Campaign
Rod Cook, Children, Youth and Families presented the staff report and spoke about the success of this project. He introduced Emily Moser, Oregon Partnership and Sonja McCarty, Project Coordinator for Drug Free Youth in Estacada – they spoke about the importance of this campaign for the schools of West Linn and Estacada. They then introduced two students - Kevin Edwards, West Linn High School and Jamie Damon, Estacada High School who spoke about their work with the project and the success at their High Schools; they also introduced other members of the West Linn and Estacada student body who were in attendance.

~Board Discussion~

2. **REMOVED** - Proclaiming Clackamas County's Support for Jobs, Wages and Benefits (BCC)
Removed for further review – it will be placed on an upcoming Business Mtg. agenda

III. DISCUSSION ITEMS

~NO DISCUSSION ITEMS SCHEDULED

IV. CITIZEN COMMUNICATION

Cindy Miguel, Milwaukie, supports a public meeting decorum policy– submitted a letter.

Les Poole, 15115 SE Lee, Milwaukie – comments on the Light Rail, and Urban Renewal.

Richard Langdon, 605 NW Skyline Blvd. Portland – selected enforcement of a code regarding mobile food carts and freedom of speech.

V. CONSENT AGENDA

Chair Lehan asked the Clerk to read the Consent Agenda by title, she then asked for a motion.

MOTION:

Commissioner Savas: I move we approve the Consent Agenda.

Commissioner Damon: Second.

Chair Lehan – all those in favor:

Commissioner Damon: Aye.

Commissioner Savas: Aye.

Commissioner Lininger: Aye.

Chair Lehan: Aye.

Chair Lehan – all those opposed: - The Ayes have it and the motion is approved.

A. Business and Community Services

1. Approval of Amendment No. 1 to the Cooperative Intergovernmental Agreement between the Library District of Clackamas County, the Library Cities and the City of Tualatin
2. Approval of Amendment No. 2 to the Cooperative Intergovernmental Agreement between the Library District of Clackamas County, the Library Cities and the City of Damascus

B. Elected Officials

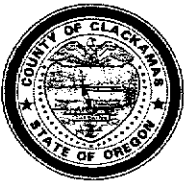
1. Approval of Previous Business Meeting Minutes – BCC

VI. COMMISSIONERS COMMUNICATION

MEETING ADJOURNED – 11:00 AM

NOTE: Regularly scheduled Business Meetings are televised and broadcast on the Clackamas County Government Channel. These programs are also accessible through the County's Internet site. DVD copies of regularly scheduled BCC Thursday Business Meetings are available for checkout at the Clackamas County Library in Oak Grove by the following Saturday. You may also order copies from any library in Clackamas County or the Clackamas County Government Channel.

<http://www.clackamas.us/bcc/business/>



CLACKAMAS COUNTY

Office of County Clerk

SHERRY HALL
CLERK

2051 KAEN ROAD, 2ND FLOOR
OREGON CITY, OR 97045
503.650.5686
FAX 503.650.5687

October 20, 2011

Board of County Commissioners
Clackamas County

Members of the Board:

APPROVAL OF INTERGOVERNMENTAL AGREEMENT
BETWEEN CLACKAMAS COUNTY AND THE CITY OF LAKE OSWEGO
FOR MICROFILM SERVICES

The Office of County Clerk/Records Management Department requests approval of the attached Intergovernmental Agreement with the City of Lake Oswego to provide microfilm services for the City. This agreement is entered into between Clackamas County and the City of Lake Oswego for the cooperation of local government entities as authorized by ORS 190.010.

Clackamas County will convert documents to microfilm as described in Attachment A of the agreement. All microfilm produced shall comply with the technical standards prescribed in OAR Chapter 166, Division 25, for the production of long-term and security microfilm.

The term of this Intergovernmental Agreement is from July 1, 2011 and through June 30, 2012. The City of Lake Oswego has budgeted \$15,500 for their total expenditures under this agreement.

Recommended Action:

The Office of County Clerk / Records Management Division respectfully recommends that the Board approve this Intergovernmental Agreement with the City of Lake Oswego for Microfilming Services.

Respectfully Submitted,


Sherry Hall
County Clerk

For information on this issue or attachments please contact
Mike Salisbury, Clackamas County Records Management, at (503)655-8656

Board Of Property Tax Appeals
2051 Kaen Road, 2nd Floor
Oregon City, OR 97045
503.655.8662
FAX 503.650.5687

Elections Division
1710 Red Soils Court, Suite 100
Oregon City, OR 97045
503.655.8510
FAX 503.655.8461

Recording Division
2051 Kaen Road, 2nd Floor
Oregon City, OR 97045
503.655.8551
FAX 503.650.5688

Records Management Division
270 Beavercreek Road, Suite 200
Oregon City, OR 97045
503.655.8323
FAX 503.655.8195



October 20, 2011

Board of County Commissioners
Clackamas County

Members of the Board:

**Approval of an Intergovernmental Agreement between Clackamas County,
Metro and the City of Sandy Regarding Buffering of Future Urban Uses**

Previous Agreement & New Urban Reserves

In 1998 the county entered into an intergovernmental agreement (1998 IGA) with the City of Sandy and Metro to help Sandy preserve an identity distinct from the Metro Region. The "Green Corridor Agreement" called for the parties to work to create a form of rural reserves in the area between Sandy and the Metro Urban Growth Boundary (UGB).

Last year, the Land Conservation and Development Commission approved long-term urban reserve designation of the area lying west Highway 26 and north of Highway 212 referred to as the "Clackanomah Urban Reserve: This land is prioritized for UGB expansion and eventually development. The designation proceeded following an understanding that the county would work with the city to update the 1998 IGA

Proposed Intergovernmental Agreement on the Highway 26 Corridor

The proposed IGA, (1) Requires the parties to work together in good faith to establish a pre-development visual buffer of evergreen trees along Highway 26, and (2) Requires the parties to address visual issues in concept planning preceding the inclusion of Clackanomah Urban Reserve in the UGB.

The agreement will become effective upon a final decision approving the Metro Urban and Rural Reserves.

The Agreement has been reviewed and approved by County Counsel.

RECOMMENDATION:

Staff respectfully recommends the Board of Commissioners approve the agreement, and authorize the Chair to sign the agreement on behalf of Clackamas County.

Sincerely,

Dan Chandler
Strategic Policy Administrator

For information on this issue or copies of attachments,
please contact Dan Chandler at 503-742-5394 or dchandler@co.clackamas.or.us

INTERGOVERNMENTAL AGREEMENT ON
HIGHWAY 26 CORRIDOR
AMONG CITY OF SANDY, CLACKAMAS COUNTY,
METRO

 COPY

This Agreement is entered into by and between the City of Sandy ("City"), Clackamas County ("County") and Metro ("Metro") (collectively, the "Parties") pursuant to ORS 190.003 to 190.110, which allows units of government to enter into agreements for the performance of any or all functions and activities which such units have authority to perform.

RECITALS

WHEREAS, The Portland metropolitan region and neighboring cities outside Metro's *jurisdictional* boundaries are expected to experience substantial population and employment growth by the year 2060; and

WHEREAS, Anticipated urban growth and development in the Metro area will affect neighboring cities outside Metro's jurisdictional boundaries, and anticipated urban growth and development in the neighboring cities will affect jurisdictions within Metro's boundaries; and

WHEREAS, The City wishes to maintain its own identity, separate and distinct from the metropolitan area; and

WHEREAS, Metro and the County share the City's desire to maintain a separation between the City and the metropolitan area; and

WHEREAS, Highway 26 eastbound between the cities of Gresham and Sandy is the gateway to the Mount Hood recreational area, a nationally-recognized scenic and recreational resource; and

WHEREAS, pursuant to Senate Bill 1011 (2007) County and Metro have adopted both Urban and Rural Reserves in and around the Highway 26 Corridor between Gresham and Sandy; and

WHEREAS, the County, City and Metro previously entered into an Intergovernmental Agreement (the Green Corridor/Rural Reserve Agreement) for the purpose of preserving the rural character of the area between the Metro UGB and the Sandy Urban Reserve; and

WHEREAS, The City, the County and Metro are interested in preserving and protecting the *visual character* of the Highway 26 Corridor as it passes through the area subject to this Agreement; and

NOW, THEREFORE, the City, the County and Metro agree as follows:



AGREEMENT

I. Purpose

The Parties agree that they are mutually interested in and will work together to:

- A. Preserve the distinct and unique identities of the City and the metropolitan area by maintaining a separation between the City and the metropolitan area.
- B. Preserve and protect the rural and natural resource character and values of Rural Reserve areas along the corridor that separate the City from the metropolitan area.
- C. Establish a plan to protect the unique visual character of the Highway 26 Corridor.

II. Definitions

- A. "Highway 26 Corridor" means the area along State Highway 26 between the cities of Gresham and Sandy.
- B. "Clackanomah Urban Reserve" means Urban Reserve Areas 1D and 1F as designated in Metro's Regional Framework Plan, and shown on Exhibit A hereto.

III. Pre-Development Buffering

The Parties:

A. Intend that urban development along the Highway 26 Corridor shall be screened from the Highway in a fashion that reasonably retains the rural visual character of the corridor. The parties agree that a 50-foot wide buffer containing a thick screen of evergreen trees will achieve this goal.

The County and the City:

B. Will work together in good faith to establish buffers in advance of urban development, either within the existing highway right of way or through the acquisition of appropriate easements on private land adjacent to the highway.

C. If one or more owners of real property within the Highway 26 Corridor grants an appropriate easement(s), will establish a vegetated buffer within the easement(s) consistent with the terms of this Agreement.

D. Where an affected property owner is willing to grant an easement(s), will seek funding to establish evergreen plantings within the buffer. Funds provided by any of the Parties for the buffer may be reimbursed through fees paid by future development in the urban reserve area.

E. If an affected property owner does not grant an appropriate easement to establish the buffer, will discuss alternative methods and or incentives to obtain the necessary easements.

IV. Concept Planning for Clackanomah Urban Reserves.

A. The Parties recognize that the addition of any portion of the Clackanomah Urban Reserve into the Urban Growth Boundary will be preceded by and conditioned upon development of a concept plan by the appropriate local governments pursuant to Title 11 of the Metro's Urban Growth Management Functional Plan. The Parties further recognize that the concept planning process is a collaborative process between the jurisdiction that will ultimately provide services to the Clackanomah Urban Reserve and other affected jurisdictions, including the Parties. Metro's regulations do not prescribe a precise outcome to the concept planning process.

B. Prior to approving an amendment to the UGB to add any portion of the Clackanomah Urban Reserve, Metro shall determine that the appropriate city or the County has complied with the provisions of Title 11 for any portion of the Clackanomah Urban Reserve. The Parties will strive to ensure that the concept plan calls for the following in land use regulations adopted following addition to the UGB:

- a. Prior to approval of any commercial, industrial or urban-level residential development in the concept plan area, parcels located within the Clackanomah Urban Reserve and abutting Highway 26 shall provide a vegetated buffer screen along the entire highway frontage, to a depth of 50 feet where such a buffer can be imposed as a condition of development. Within the buffer area existing trees shall be preserved to the greatest extent possible. New evergreen trees at least eight feet in height at planting and capable of growing to at least 30 feet in height shall be planted at a density that will create a visual screen within five years. This provision shall not apply to the development of roads, utilities, or other public facilities;
- b. Appropriate limitations on signs oriented to Highway 26 except where required for reasons of public safety;
- c. Achievement of the principles relating to the Clackanomah Urban Reserves set forth in Exhibit B of the Intergovernmental Agreement between Metro and Clackamas County to Adopt Urban and Rural Reserves, attached to this Agreement; and
- d. Orientation of commercial retail development toward the interior of the Clackanomah Urban Reserves and away from the Highway 26 Corridor.

As used above, "strive to ensure" means the Parties will individually and collectively use their best efforts.

C. Metro will require that provisions in the concept plan that implement paragraphs IV.B.a through d of this Agreement be adopted into the comprehensive plan and land use regulations of the County or the city responsible for urban planning in the portion, or both.

V. Notice and Coordination Responsibilities

A. The County shall provide the City and Metro with notice and an opportunity to comment at least 30 days prior to the first scheduled public hearing on plan amendments or zone changes within the Clackanomah Urban Reserve.

B. The County shall provide the City, Metro and ODOT with notice and an opportunity to comment at least 15 days prior to administrative action on any development applications (including, but not limited to, conditional use permits and design review) within the Clackanomah Urban Reserve.

C. The County shall provide the City and Metro with notice and an opportunity to comment on any proposed concept plan for any portion of the Clackanomah Urban Reserve.

D. In order to fulfill the cooperative planning provisions of this agreement the City, County and Metro shall provide each other with needed data, maps, and other information in hard copy or digital form in a timely manner without charge.

VI. Amendments to this Agreement

This Agreement may be amended in writing by the concurrence of all three Parties. The terms of this agreement may be reviewed at the time that the Parties adopt modifications to related agreements.

VII. Effectiveness and Termination

A. This agreement will be effective upon acknowledgement of the designation by Metro of urban reserves in Clackamas County pursuant to ORS 195.145(1)(b) and a final decision on any appeal of the acknowledgement. This agreement shall continue until terminated by any of the Parties, following a written explanation for the proposed termination and consultation with the other Parties, by written notice from the Party. The agreement shall terminate 60 days following receipt of the notice by the other Parties.

VIII. Severability

 **COPY**

If any section, clause or phrase of this agreement is invalidated by any court of competent jurisdiction, any and all remaining parts of the agreement shall be severed from the invalid parts and shall remain in full force and effect.

<p>CITY OF SANDY</p> <p>_____ Mayor, City of Sandy</p> <p>ATTEST:</p> <p>By: _____ City Recorder</p> <p>METRO</p> <p>_____ Metro Council President</p> <p>ATTEST:</p> <p>By: _____</p>	<p>CLACKAMAS COUNTY</p> <p>Approved this 13th day of October, 2011.</p> <p>_____ Chair, Board of Commissioners</p> <p>ATTEST:</p> <p>By: _____ Recording Secretary</p>
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