

DRAFT DECLARATION OF COOPERATION

ST. VINCENT DE PAUL HOUSING PROJECT SPRINGFIELD, OREGON

DECEMBER 31, 2002

Preface:

The City of Springfield, civic leaders, community organizations, regional service districts, and the Governor's Community Solutions Team have been working cooperatively for two years to catalyze the redevelopment of downtown Springfield. The vision they hold in tandem is of a vibrant, pedestrian-friendly downtown. There are already more than a dozen projects underway, all of them focused on downtown infill development, redevelopment, and quality design.

Through this partnership, a business prospectus has been developed outlining the many projects underway. The City has partnered with Oregon Solutions to assist in moving forward three of these initiatives: a St. Vincent de Paul mixed-use housing project, a writers' residency, and a farmers' market.

The mission of Oregon Solutions is to develop solutions to community based problems that support economic, environmental, and community objectives simultaneously through partnerships between government, business, and non-profit organizations. Oregon Solutions utilizes a collaborative approach to develop integrated, community-based solutions, bringing all stakeholders to the table, including permitting agencies, funders, and organizations offering technical assistance. In other communities, this approach has helped to leverage investments, expedite the project, break through barriers, identify valuable partners, and elevate the visibility of the project. The final step of the Oregon Solutions process is for all partners to sign a declaration of cooperation or agreement that commits their time and/or resources to the project. The agreement then becomes the mechanism of governance for the project and binds agencies, organizations, and individuals to their commitments.

Project Description:

The St. Vincent de Paul housing project is a mixed-use, mixed-income housing development in downtown Springfield. It is an exciting vision because of both the housing and population it will bring to the downtown area. It is also noteworthy because of the intention, on the part of St. Vincent de Paul, to reuse and recycle materials from existing structures and to employ ground water as a way to reduce costs (an environmentally and socially sensitive, as well as an unusual element in residential housing). This initiative truly addresses the triple bottom line. It offers accessible, attractive housing to low-income individuals, environmentally sensitive construction wherever possible, and greater economic stability to the community.

Significant challenges still confront the project including, among others, funding and property ownership. However, Oregon Solutions partnerships have been successful in overcoming such obstacles with other projects, and the Springfield St. Vincent de Paul team is an equally strong collaboration.

St. Vincent de Paul is very experienced in housing development. Therefore, the Oregon Solutions team does not have a role in every aspect of the development process. The partners' roles are to brainstorm solutions to roadblocks, collectively work to remove them, and bring new resources and expertise to the table as possible.

Project Outline:

Structure

The Oregon Solutions team of St. Vincent de Paul, the City of Springfield, Siuslaw Valley Bank, the Lane County Home Builders Association, the Governor's Community Solutions Team and the state Department of Housing work in tandem to identify needs, address constraints, and create solutions. The City of Springfield is the convener.

Thus far, the St. Vincent de Paul Springfield Housing team has met three times. Barriers and needs have been identified and commitments made. After the second meeting, new information arose about the targeted property's availability and by the third meeting it became clear that a new site would need to be found. With assistance from the City, St. Vincent de Paul has begun discussions with U.S. Bank, exploring the possibility of purchasing the site of an existing bank branch. Until the issue of the property has been settled, the Oregon Solutions collaborative effort will remain on hold. However, the following outlines the commitments each participant has made thus far. Each partner is willing to follow through on the items below when the time is right:

Tasks	Who	Signature
<p>Funding:</p> <ul style="list-style-type: none"> • Explore grant opportunities further given the broad context of the project, including ecologically-sensitive measures • Look into subsidizing demolition of any existing structure if there are reuse possibilities • Lobby SUB for a waiver of System Development Charges • Request that the Housing Department allow a construction loan under the Oregon Housing Tax Credit 	<p>Cynthia Pappas</p> <p>Cynthia Pappas</p> <p>Roxie Cuellar</p> <p>Jack Duncan</p>	

<ul style="list-style-type: none"> • Work to change the political situation regarding the Oregon Energy Grant - that a recipient must be a BPA customer • Investigate the possibility of a long-term land lease from the City • Figure out how to apply for New Market Tax Credits • Apply for New Market Tax Credits • Document other projects that have successfully reduced water costs by employing ground water to show to the Housing Department • Work with St.Vincent de Paul to assist with their creative financing efforts to as great an extent as possible for Siuslaw Valley Bank. 	<p>Bill Mason (Ed Gallagher) & Jack Duncan (will request Bob Repine to sponsor this)</p> <p>Kay Bork</p> <p>Kristin Karle, Kay Bork, Roxie Cuellar</p> <p>Kristin Karle, Terry McDonald</p> <p>Kristin Karle & Roxie Cuellar</p> <p>Carl Hultenberg</p>	
<p>Property</p> <ul style="list-style-type: none"> • Work with ODOT to enable staging for construction and any other development needs along ODOT's right-of-way. • Look into property assemblage: identify property owners 	<p>Kay Bork</p> <p>Kay Bork</p>	
<p>Communication</p> <ul style="list-style-type: none"> • Create a timeline and visual of the project 	<p>Terry McDonald</p>	

Project Partners

Kay Bork	City of Springfield Housing Planner
Roxie Cuellar	Lane County Home Builders Association
Jack Duncan	Oregon Housing and Community Services
Bill Mason	Governor's Community Solutions Team (Bill Mason has taken over for Ed Gallagher)
Carl Hultenberg	Siuslaw Valley Bank
Kristin Karle	St. Vincent de Paul
Terry McDonald	St. Vincent de Paul
Cynthia Pappas	City of Springfield Development Services Director
Cheryl Smith	Siuslaw Valley Bank

Staff

Jennifer Pratt, Oregon Solutions