

ORDINANCE NO. 154

**AN ORDINANCE ESTABLISHING A JOINT PACIFIC COUNTY
HOUSING AUTHORITY**

WHEREAS, there are unsanitary and unsafe inhabited dwellings located in unincorporated Pacific County, and in the corporate limits of the Cities of Ilwaco, Long Beach, Raymond and South Bend; and

WHEREAS, there is a shortage of safe and sanitary dwelling accommodations available at rents affordable to persons of low to moderate income and to senior citizens; and

WHEREAS, the aforementioned conditions constitute a threat to the health, safety and welfare of the residents of overall Pacific County; and

WHEREAS, it appears likely that substandard housing conditions can not entirely be relieved by the private sector; and

WHEREAS, Pacific County formed a housing authority to serve the unincorporated portions of Pacific County, such housing authority has fallen into an informal state of deactivation, and the respective board member terms have expired; and

WHEREAS, a joint housing authority under the authority of Chapter 35.82 RCW could seek grant(s) and other financing sources to improve the housing stock of Pacific County; and

WHEREAS, representatives of the Cities of Ilwaco, Long Beach, Raymond and South Bend, and Pacific County have voiced support for the establishment of a joint housing authority pursuant to Chapter 35.82.300 RCW; and

WHEREAS, formation of a joint housing authority would promote a unified and efficient program for the improvement of housing within Pacific County and within the Cities of Ilwaco, Long Beach, Raymond and South Bend; now therefore,

IN ACCORDANCE WITH CHAPTER 35.82 RCW AND CHAPTER 36.32 RCW, IT IS HEREBY ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS, PACIFIC COUNTY, WASHINGTON, AS FOLLOWS:

SECTION I – FINDING OF NECESSITY

The Board of County Commissioners finds that:

1. There are unsafe and unsanitary inhabited dwellings in overall Pacific County;
2. There is a shortage of safe and sanitary dwelling accommodations available at rents affordable to persons of low to moderate income and to senior citizens throughout Pacific County;
3. Unsafe and unsanitary dwelling accommodations pose a threat to the health, safety and welfare of the residents of Pacific County;
4. Pacific County and the Cities of Ilwaco, Long Beach, Raymond and South Bend do not independently possess sufficient resources to rehabilitate unsafe and unsanitary dwelling accommodations; and
5. Formation of a Joint Pacific County Housing Authority would promote the rehabilitation of unsafe and unsanitary housing, and promote efficiency and cooperation between Pacific County and the Cities of Ilwaco, Long Beach, Raymond and South Bend.

SECTION 2 - AUTHORITY

- A. Establishment of Authority. The County of Pacific hereby forms a joint city-county housing authority together with and subject to approval by one or more of the following cities: City of Ilwaco, City of Long Beach, City of Raymond, and/or the City of South Bend.
- B. Name of Authority. The name of the housing authority shall be the "Joint Pacific County Housing Authority" (hereinafter "Joint Authority").
- C. Jurisdiction of Authority. The Joint Authority shall possess those powers and authorities as established under Chapter 35.82 RCW governing housing authorities in the State of Washington.
- D. Relationship of Authority. The Joint Authority shall be, pursuant to Chapter 35.82 RCW and specifically Chapter 35.82.070 RCW, a non-profit, separate, quasi-municipal corporation under the laws of the State of Washington.
- E. Financial Support of Authority. The Joint Authority shall be self-supporting. Neither the County of Pacific, nor the Cities of Ilwaco, Long Beach, Raymond, or South Bend shall be liable for any current expenses, long-term debt, or contingent liability of the Joint Authority.

SECTION 3 – DEACTIVATION OF PRIOR HOUSING AUTHORITY

- A. Deactivation of the Pacific County Housing Authority. Upon activation of the Joint Authority, the Pacific County Housing Authority as established by Resolution No. 90-036 and the board to which members were appointed by Resolution No. 90-040 shall be officially deactivated. The assets of the Pacific County Housing Authority, including both real and personal property, and funding sources, shall be transferred to the Joint Authority. The debts of the Pacific County Housing Authority shall be assumed by the Joint Authority. Any debt or other liability of the Pacific County Housing Authority which pre-exists the creation of the Joint Authority shall not be assumed by nor assigned to Pacific County, the City of Ilwaco, the City of Long Beach, the City of Raymond, or the City of South Bend.
- B. Deactivation of the Joint Authority. Upon deactivation of the Joint Authority, assets shall be applied and distributed pursuant to Chapter 35.82.325 RCW; provided, however, that the Pacific County Housing Authority, if reactivated at the time of said deactivation, shall be entitled to the return of all assets held by it prior to the formation of the Joint Authority, and the Pacific County Housing Authority shall assume all debts encumbering and/or associated with said assets.

SECTION 4 – JOINT AUTHORITY ADMINISTRATION

- A. Board Membership. The governing board of the Joint Authority shall consist of from three to five regular members and one alternate member. Board members shall serve for three year terms, unless removed in accordance with Section 4.E.
- B. Board Appointment. One regular board member shall be appointed to the governing board of the Joint Authority (hereinafter "Joint Board") by the Mayor of each participating city. ~~the City of Ilwaco, Mayor of the City of Long Beach, Mayor of the City of Raymond and the Mayor of the City of South Bend.~~ Also, the Board of Pacific County Commissioners shall appoint one regular board member to the Joint Board from the unincorporated citizenry; PROVIDED, That two regular Joint Board members shall be appointed by the Pacific County Commissioners if only one eligible city agrees to Joint Authority participation, or remains an active participant thereof. In addition, the Board of Pacific County Commissioners shall appoint one alternate board member from the county overall, who, in the absence of any regular board member during a regular or special meeting of the board, shall function as a regular board member.
- C. Board Officers. The Joint Board shall schedule a yearly organizational meeting, during which the calendar budget shall be adopted, and the office of Board Chair and Board Secretary shall be elected by, and from among, the members of the Joint Board.
- D. Yearly Report. The governing Joint Board shall provide a yearly written report to the Mayors of the Cities of Ilwaco, Long Beach, Raymond and South Bend, and to the Board of Pacific County Commissioners. The yearly report shall include a

status report regarding projects and programs undertaken by the Joint Authority, and a summary of the Joint Authority budget for the present calendar year.

- E. Removal of Board Members. A board member may be removed at any time by the appointing authority for cause.
- F. Board Vacancies. Mid-term vacancies resulting from resignation, removal or other cause shall be filled by the appointing authority for the length of the remaining term.
- G. Bylaws. The Joint Board may adopt, and from time to time amend, bylaws and other rules of operation.

SECTION 5 - EFFECTIVE DATE

This Ordinance shall take effective immediately.

SECTION 6 - SEVERABILITY

If any provision, or any portion thereof, contained in this Ordinance is held to be unconstitutional, invalid, or unenforceable, said provisions, or portion(s) thereof, shall be deemed severed and the remainder of this Ordinance shall not be affected and shall remain in full force and effect.

PASSED BY THE BOARD OF PACIFIC COUNTY COMMISSIONERS MEETING IN regular session at South Bend, Washington, by the following vote, then signed by its membership and attested to by its Clerk in authorization of such passage this 22nd day of April, 2003.

3 AYE; 0 NAY; 0 ABSTAIN; 0 ABSENT

BOARD OF COUNTY COMMISSIONERS
PACIFIC COUNTY, WASHINGTON

Norman Cuffel
Norman Cuffel, Chairman

Jon C. Kaino
Jon Kaino, Commissioner

ATTEST:

Kathy Noren
Kathy Noren, Clerk of the Board

Pat Hamilton
Pat Hamilton, Commissioner