

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Work Session: Trude Kaufman Center

Meeting Date: May 9, 2012
Department: LRCS/Recreation & CS/Facilities
www.eugene-or.gov

Agenda Item Number: B
Staff Contact: Craig Smith
Contact Telephone Number: 541-682-5334

ISSUE STATEMENT

The purpose of this work session is to provide an update on the status of the City-owned Trude Kaufman property at 996 Jefferson Street.

BACKGROUND

History

1972: Trude Kaufman donated the home to the City of Eugene to benefit senior citizens. It became a City of Eugene Community Center for senior services. After 1997, the City sub-contracted the facility to service providers working with senior citizens.

January, 2011: Cascade Health Solutions, ended a contract with the City and vacated the facility. It was placed in mothball status.

July, 2011: Council members were updated on the status of the facility and the potential future use.

July, 2011 – present: Input for the use of the facility has been received from the Jefferson Westside Neighborhood Association and from a variety of individuals, community agencies and organizations.

- See Attachment A: Jefferson Westside Neighbors – Future Plans for Kaufman Center
- See Attachment B: St. Vincent de Paul – Letter of Interest in Kaufman Community Center
- See Attachment C: List of potential uses from community individuals and organizations.

Financial and/or Resource Considerations

The current annual cost to keep the building in mothball status is approximately \$20,000 per year and is funded by the Kaufman Trust Fund. If current spending continues, these resources are projected to be depleted by FY15. The appraised value is approximately \$495,000.

Building Condition

The building was originally constructed in 1908 – 1910. An Appraisal Report completed by the City of Eugene identifies: “The overall condition of the dwelling is fair. But other than the newer roofing, the interior and exterior has a tired look. Most all aspects of the property need attention.” Facility Management estimates the value of known condition deficiencies for the property to be in the \$150,000 – \$200,000 range if the future use of the property is residential. For an institutional use (e.g. a residential care facility), renovation costs could be significantly higher.

Zoning Classification

The City Council passed ordinance 20330, in 2004, establishing the S-HK Historic Kaufman House Special Area Zone. Under this ordinance any landscape alterations, building alterations or additions, and

all new construction must comply with EC 9.8175 Historic Property Alteration Approval Criteria. In addition, partitions and subdivisions of the property are prohibited for the S-HK Historic Kaufman House Special Area Zone.

There is no affirmative covenant or other binding language in the transfer of the Kaufman Center that requires the City to forever use or maintain the property for purposes as a community center or forbids the City's sale of the property. In 1972, Trude Kaufman made the City of Eugene a complete and outright gift of the house and the contents of that house. Ms. Kaufman also sold the City the real property upon which the house is located.

RELATED CITY POLICIES

Eugene Code 2.872: The City Manager has the authority to present a proposal for the disposition of real property that is not within a development plan, that has not been declared surplus property and for which no other procedure is specified in the code or a council-approved intergovernmental agreement to the City Council for its action.

Pursuant to Eugene City Code Section 2.864, the City Council shall be notified by the City Manager of any Declaration of Surplus Real Property, which includes the sale, lease, exchange or donation of real property. The declaration notice must include the proposed general terms and conditions for disposition prior to sale of the property.

COUNCIL GOALS

Fair, Stable & Adequate Financial Resources: Any major capital investment to retain this building in an operable condition would reduce funds available for reinvestment in City assets that support delivery of City services.

COUNCIL OPTIONS

The City Manager is looking for input on the following options:

1. Dispose of the property by selling it at market value.
2. Retain the property and create a Request for Proposals (RPF) process that meets the criteria as identified by the Jefferson Westside Neighborhood, and determines the most effective use of the property as a community resource via a lease agreement that eliminates the ongoing maintenance costs to the City of Eugene.
3. Retain the property and create a Request for Proposals (RPF) process that considers the criteria as identified by the Jefferson Westside Neighborhood, but does not limit the criteria to those standards, and determines the most effective use of the property as a community resource via a lease agreement that eliminates the ongoing maintenance costs to the City of Eugene.

CITY MANAGER'S RECOMMENDATION

The City Manager recommends that the City create a Request for Proposals (RPF) process that considers the criteria as identified by the Jefferson Westside Neighborhood, but does not limit the criteria to those standards, and determines the most effective use of the property as a community resource via a lease agreement that eliminates the ongoing maintenance costs to the City of Eugene.

SUGGESTED MOTION

Move to direct the City Manager to create a Request for Proposals (RPF) process that considers the criteria as identified by the Jefferson Westside Neighborhood, but does not limit the criteria to those standards, and determines the most effective use of the property as a community resource via a lease agreement that eliminates the ongoing maintenance costs to the City of Eugene.

ATTACHMENTS

- A. Letter from Jefferson Westside Neighbors
- B. Letter from St. Vincent de Paul
- C. Potential Community Uses

FOR MORE INFORMATION

Staff Contact: Craig Smith, Recreation Services Director, AIC
Telephone: 541-682-5334
Staff E-Mail: craig.h.smith@ci.eugene.or.us

Jefferson Westside Neighbors

A City-Chartered Neighborhood Association

www.jwneugene.org

October 25, 2011

Renee Grube
Executive Director
Library Recreation and Cultural Services Department
100 W. 10th Ave., Suite 321
Eugene, OR 97401

RE: Future plans for Kaufman Center

Dear Renee,

At our meeting on October 18, 2011, the **Jefferson Westside Neighbors** (JWN) Executive Board approved the attached motion regarding the future of the Kaufman House.

The JWN board discussed the Kaufman House at two board meetings and one meeting of the JWN general membership. Four board members also toured the Kaufman House with Craig Smith.

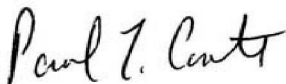
The board gave considerable thought to articulating criteria that would serve both the neighborhood and larger community well and would be harmonious with the intent of Trude Kaufman's bequest.

We believe the appropriate process for developing proposal(s) for the Kaufman House requires that City Council provide staff guidance on the objectives, priorities and other criteria before staff makes any specific recommendation for the future sale or lease of the Kaufman House.

I would like to meet with you and Craig to review the board's request at your earliest convenience and discuss next steps. Could you please contact me to arrange a time?

Thank you for your consideration.

Sincerely,



Paul Conte, Chair
1461 W. 10th Ave.
Chair@jwneugene.org 541.344.2552

cc:

Mayor Kitty Piercy
Ward 1 Councilor George Brown
Craig Smith

2011-2012 Executive Board

Paul Conte, Chair; Stephen Heider, Vice Chair

Kirsten Kelso, Treasurer; Sue Cummings; Angie Towle; Michael Kresko; Jess Hampton

Renee Grube
Executive Director
Library Recreation and Cultural Services Department
October 25, 2011

ATTACHMENT

Motion re Kaufman House – Passed by JWN Executive Board (7-0), October 18, 2011

The Jefferson Westside Neighbors (JWN) Executive Board respectfully requests City staff to ensure that, consistent with the bequest by Trude Kaufman, any proposal(s) to City Council for the future of the Kaufman House meets the following criteria:

- 1. Objectives.** The objectives for future disposition and use of the Kaufman House should include:
 - (a) Promote activities that will contribute to the sense of community in the surrounding neighborhood.
 - (b) Promote activities that will enhance the quality of life of residents of the surrounding neighborhood, with an emphasis on seniors and/or youth.
 - (c) Ensure future uses do not diminish the peace, safety and livability of the surrounding neighborhood.
- 2. Zoning.** The property retains its S-HK Historic Kaufmann House Special Area Zone.
- 3. Permitted uses.** The use is one of the following uses:
 - (a) Accessory uses for any of the permitted uses, below
 - (b) One-Family Dwelling, occupied by no more than two unrelated people
 - (c) Artist Gallery/Studio
 - (d) Club or Lodge of State or National Organization whose membership is open to all individuals
 - (e) Community and Neighborhood Center
 - (f) Museum (conditionally permitted)
 - (g) Non-profit or not-for-profit School, Business or Specialized Educational Training (conditionally permitted)
 - (h) Non-profit or not-for-profit Administrative, General and Professional Office
 - (i) Non-profit or not-for-profit Scientific and Educational Research Center (conditionally permitted)
 - (j) Bed and Breakfast Facility
 - (k) Home occupation, in conjunction with one-family dwelling, occupied by no more than two unrelated people and complying with EC 9.5350.
 - (l) Community and Allotment Garden
 - (m) Library

4. **Prohibited activities.** The following activities are specifically not permitted under any of the above uses:
 - (a) Residential use, other than One-Family Dwelling, occupied by no more than two unrelated people
 - (b) Correctional facilities
 - (c) Criminal offender treatment centers
 - (d) Drug treatment centers
5. **Community building.** Any non-residential use of the Kaufman House should provide activities in which a substantial segment of JWN residents can participate and that foster building relationships among JWN residents.
6. **Priority for seniors and youth.** Priority should be given to uses of the Kaufman House that provide activities and support for seniors and/or youth, including JWN residents.



St. Vincent de Paul Society of Lane County, Inc.

Office (541) 687-5820 • Fax (541) 683-9423
Store Donations (541) 345-0595
Social Services (541) 689-6747

705 S Seneca Rd • PO Box 24608 • Eugene, OR 97402
Email askme@svdp.us
Visit us at www.svdp.us

March 13, 2012

Renee Grube
Executive Director - AIC
Library, Recreation & Cultural Services
100 W 10th Ave, Ste 321
Eugene, OR 97401

Re: Letter of Interest

St. Vincent de Paul Society of Lane County, Inc. (SVDP) is interested in a long-term lease on the Trudy Kaufman House located at 996 Jefferson Street, Eugene, OR. We have looked at the historic use of the Kaufman House, and feel our proposed use is a compatible use of the site.

SVDP has been successfully developing housing and services for homeless veterans since 2006. The agency currently has three sites with 33 units including 15 transitional beds and 18 units of permanent housing. SVDP serves approximately 28 veterans per year in our successful transitional program, with 98% of participants obtaining benefits or employment and graduating to permanent housing. The agency currently provides services to a mixed population of men and women veterans. Because of the unique needs of women veterans, SVDP has been actively seeking a site to serve this population.

The Kaufman House, with its historic exterior and grounds and generous community spaces, provides the perfect environment to address the needs of homeless women veterans.

SVDP proposes to use this site to provide transitional housing for 10 female veterans. SVDP will provide all appropriate services including case management, counseling, assistance in obtaining VA and other benefits and employment services.

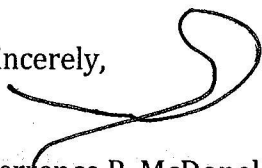
An on-site manager will provide 24 hour security. SVDP anticipates funding for these services through the VA Per Diem Program.

SVDP will make all necessary improvements with a combination of public and private funds. Several private funding sources are in place and other additional sources have been identified. SVDP will be responsible for all maintenance and landscape maintenance at no cost to the City.

The NOFA for VA funds is due May 30th, 2012. We anticipate award of funds by October, 2012, and will need to begin providing services by December, 2012. We fully understand the City's need to follow established processes with respect assignment of a City resource and the need for notification of neighbors and the area Neighborhood Association, and are prepared to help move this process forward as quickly as possible. While this project has significant time urgency, we believe that working together, time-lines can be met.

We hope you will give consideration to this request and allow homeless female veterans the opportunity to heal and re-connect with their community in 'a place of their own'

Sincerely,



Terrence R. McDonald

cc Craig Smith, Recreation Services Director

ATTACHMENT C

Kaufman Building – Potential Community Uses

A summary of community input on the potential use of the Kaufman building, collected by phone and emails from 8/15/11 4/15/12

1. Create a new office building for the “Stop Violence Against Women Project” operated by the University of Oregon, a program offering guidance and legal assistance for women.
2. Convert the space for a Downtown Lions Club site.
3. Lease the space to Lane County Extension Services & 4H, replacing the lost facility and programs.
4. Create an after-care facility for breast cancer patients. Breast Cancer Warriors program.
5. Create a breast cancer survivor community center, offering resources, and eventually including all types of cancer survivors.
6. Create a Bed & Breakfast facility that is owned by the City of Eugene and contracted out to service provider.
7. Create a Halfway House for homeless families with children, or other adults who need transitional services.
8. Low income housing with support services.
9. A coalition of youth service providers would use facility to target high risk teens and gang members and provide a variety of intervention services for them, primarily involving Big Brothers / Big Sisters mentoring.
10. Create a community center - Art Guild & Education Center to offer a variety of classes and workshops for all community members.
11. Create a low income housing unit for independent seniors that are living on a limited fixed income.
12. Create low income housing spaces for veterans in transition.
13. Provide basic needs for women released from prison. Sponsor’s Women Transitional Program offers 24 hr. supervision, basic needs, and case management, to help a successful transition back into the community.
14. Preserve the house as a historic site similar to the Shelton-McMurphey Johnson House.
15. Create a Wet-Bed Facility for the homeless.