



Eugene City Council

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EUGENE CITY COUNCIL AGENDA

September 9, 2013

5:30 p.m. CITY COUNCIL WORK SESSION

Harris Hall

125 East 8th Avenue

Eugene, Oregon 97401

7:30 p.m. CITY COUNCIL MEETING

Harris Hall

125 East 8th Avenue

Eugene, Oregon 97401

**Meeting of September 9, 2013;
Her Honor Mayor Kitty Piercy Presiding**

Councilors

George Brown, President

Pat Farr, Vice President

Mike Clark

George Poling

Chris Pryor

Claire Syrett

Betty Taylor

Alan Zelenka

CITY COUNCIL WORK SESSION

Harris Hall

5:30 p.m.

A.

COMMITTEE REPORTS:

Police Commission, Lane Metro Partnership, Lane Workforce Partnership, Lane Transit District/EmX, Oregon Metropolitan

Planning Organization Consortium, McKenzie Watershed Council

- 6:00 p.m. B. WORK SESSION:
Envision Eugene – Roadmap**
- 6:30 p.m. C. WORK SESSION:
Community Investment Program Update**

CITY COUNCIL MEETING Harris Hall

- 1. PUBLIC FORUM**
- 2. CONSENT CALENDAR**
(Note: Time permitting, action on the Consent Calendar may be taken at the 5:30 p.m. work session.)
 - A. Approval of City Council Minutes**
 - B. Approval of Tentative Working Agenda**
 - C. Approval of Kaufman Community Center Intergovernmental Agreement**
 - D. Appointments to the Human Rights Commission**
 - E. Interim Appointment to Toxics Board**
- 3. WORK SESSION:
Update on Homeless Issues - Service Provider Panel**
- 4. WORK SESSION: Community Development Block Grant Financing
Options for Homeless Sheltering**

**time approximate*

The Eugene City Council welcomes your interest in these agenda items. This meeting location is wheelchair-accessible. For the hearing impaired, FM assistive-listening devices are available or an interpreter can be provided with 48 hours' notice prior to the meeting. Spanish-language interpretation will also be provided with 48 hours' notice. To arrange for these services, contact the receptionist at 541-682-5010. City Council meetings are telecast live on Metro Television, Comcast channel 21, and rebroadcast later in the week.

City Council meetings and work sessions are broadcast live on the City's Web site. In addition to the live broadcasts, an indexed archive of past City Council webcasts is also available. To access past and present meeting webcasts, locate the links at the bottom of the City's main Web page (www.eugene-or.gov).

El Consejo de la Ciudad de Eugene aprecia su interés en estos asuntos de la agenda. El sitio de la reunión tiene acceso para sillas de ruedas. Hay accesorios disponibles para personas con afecciones del oído, o se les puede proveer un intérprete avisando con 48 horas de anticipación. También se provee el servicio de intérpretes en idioma español avisando con 48 horas de anticipación. Para reservar estos servicios llame a la recepcionista al 541-682-5010. Todas las reuniones del consejo están grabadas en vivo en Metro Television, canal 21 de Comcast y después en la semana se pasan de nuevo.

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EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Work Session: Envision Eugene “Roadmap”

Meeting Date: September 9, 2013
 Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: B
 Staff Contact: Carolyn Burke
 Contact Telephone Number: 541-682-8816

ISSUE STATEMENT

This work session is a check-in on the progress of Envision Eugene and an opportunity to discuss the next steps, schedule and council role in the local adoption of Envision Eugene and a new Eugene-specific Urban Growth Boundary.

BACKGROUND

The first step in Envision Eugene was the creation of a community vision for the collective future. From early 2010 through early 2012, community members spent thousands of hours in listening sessions, workshops, and other meetings, exploring desired best outcomes for the future. This community-based work was coupled with detailed technical analysis by staff, consultants and a Technical Resource Group, culminating in the publication of the Envision Eugene Recommendation in March of 2012. The recommendation outlines a vision for accommodating growth while creating the most beautiful, prosperous, sustainable, and livable community possible.

On June 13, 2012, the City Council directed the City Manager to prepare, for a formal adoption process, the planning documents to establish a new Urban Growth Boundary based on two documents. The first was the recommendations included in the Technical Components Document (Attachment A). The second was *Envision Eugene, A Community Vision for 2032, (March 14, 2012)*. Council directed staff to carry forward the pillars and strategies of Envision Eugene as part of the implementation and formal adoption process. There are three different phases of Envision Eugene Implementation:

- Phase 1: Prepare a formal adoption package to implement a new Urban Growth Boundary (UGB)
- Phase 2: Continue actions and strategies that are called out in Envision Eugene that implement the seven pillars of Envision Eugene.
- Phase 3: Perform ongoing monitoring and adjustments as needed to adapt to changing circumstances and ensure effective implementation.

This work session will focus on the steps necessary to complete the first phase of implementation, preparing a formal adoption package to implement a new UGB. These steps are described in Attachment A, which the council referenced in its June 13, 2012, action.

Because of the complexity and volume of actions to be taken, the council will consider many of these actions independently before the complete UGB package is assembled and processed through formal adoption procedures. Given the current council direction and progress to date, the council can expect to take action on the complete UGB package in mid-2014. However, many interim steps and actions either have been taken or will be taken before then, including:

- Eugene Water & Electric Board master plan and land use package (adopted July 8, 2013)
- Code amendments for commercial and multi-family housing (adopted July 22, 2013)
- Code amendments for single-family homes (anticipated December, 2013)
- A Community Design Guide (anticipated January 2014)
- Re-designation for single-family homes (anticipated February, 2014)
- South Willamette land use package amendments (anticipated February 2014)
- Re-designation and code amendments for commercial and industrial lands (anticipated March, 2014)
- Adoption of investment strategy tools (anticipated March, 2014)

Additional actions that will be included as part of the UGB package formal adoption process will include:

- Adoption of a new UGB location for parks, schools, industrial and single-family residential uses
- Adoption of a new Eugene-specific comprehensive plan, policies and a parcel specific plan diagram
- Adoption of a revised Metro Plan, Transportation System Plan and Public Facilities and Services Plan
- Acceptance of a plan for ongoing monitoring and adjustment

Additional information on each of the actions listed above is described in more detail in Attachment B.

RELATED CITY POLICIES

The seven pillars of Envision Eugene and the associated strategies and actions that are described in *Envision Eugene, A Community Vision for 2032, (March 14, 2012)*:

- Provide ample economic opportunities for all community members
- Provide housing affordable to all income levels
- Plan for climate change and energy resiliency
- Promote compact urban development and efficient transportation options
- Protect, repair, and enhance neighborhood livability
- Protect, restore, and enhance natural resources
- Provide for adaptable, flexible, and collaborative implementation

COUNCIL OPTIONS

This is an informational work session; no action is required at this time.

CITY MANAGER'S RECOMMENDATION

No action is required on this item.

SUGGESTED MOTION

No action is required on this item.

ATTACHMENTS

- A. Envision Eugene Technical Components, June 14, 2012
- B. Envision Eugene Implementation Update, July 26, 2013

FOR MORE INFORMATION

Staff Contact: Carolyn Burke
Telephone: 541-682-8816
Staff E-Mail: carolyn.j.burke@ci.eugene.or.us

Envision Eugene -- Technical Components

| Decision Point | City Manager's Recommendation | Staff Next Steps Based on Recommendation |
|--|--|--|
| Commercial & Industrial Lands | | |
| 1. What job growth rate should be used? | Direct staff to plan for a job growth rate of 1.4% | Defines number of jobs to be planned for. See next steps for Land for Commercial Jobs and Industrial Jobs |
| Land For Commercial Jobs | | |
| 2. How to plan for commercial jobs? | A. Initiate code and/or plan amendments to accommodate approximately 1,100 commercial jobs in the existing UGB by adding flexibility for parcels of up to 10-acres that are currently designated for Campus Industrial uses | A. Commence a study of Campus Industrial sites that are suited to flexible uses and prepare materials for code and/or plan amendments |
| | B. Initiate code and/or plan amendments to accommodate approximately 1,700 commercial jobs in the existing UGB by adding flexibility for, and/or re-designating, parcels of up to 10 acres that are currently designated for Industrial uses | B. Commence a study of Industrial sites that are suited to flexible uses and/or re-designation and prepare materials for code and/or plan amendments |
| | C. Accommodate approximately 400 commercial jobs by increasing the likelihood of redevelopment of land within the current UGB for commercial uses in the downtown, along transit corridors and in core commercial areas: (1) Initiate code and/or plan amendments that remove barriers to redevelopment activity; (2) Direct staff to identify potential incentives; and (3) Direct staff to pursue Area Planning as a process to address compatibility with existing neighborhoods | C. (1) Prepare materials for code and/or amendments (2) Analyze and recommend potential incentives such as restructured SDC's, land assembly, grants, capital improvements, loans, public/private partnerships, limited-duration tax exemptions, tax increment financing (3) Continue implementation efforts for Area Planning |

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| Land for Industrial Jobs | | |
|-------------------------------------|--|--|
| 3. How to plan for industrial jobs? | A. Accommodate approximately 3, 10-20 acre industrial sites within the current UGB through land efficiency measures: (1) Direct staff to pursue resources necessary to remediate 2, 10-20 acre brownfield industrial sites; and (2) Direct staff to identify potential industrial sites that are less than 10 acres in size for parcel assembly to create 1, 10-20 acre sites | A. (1) Identify and pursue funding sources (2) Inventory and catalog brownfield sites (3) Inventory and catalog potential parcels for assembly |
| | B. Accommodate approximately 12, 10-100 acre industrial sites through an expansion of the UGB: (1) Direct staff to pursue additional analysis of land in the Clear Lake Road area for suitability for the following industrial expansion sites: -5 sites in the 10-20 acre size range -2 site in the 20-50 acre size range -3 sites in the 50-75 acre size range -2 sites in the 75-100 acre size range | B. Using the Goal 14 process, identify specific sites within the Clear Lake Road area for inclusion in the UGB |
| | C. Direct staff to include consideration of compatibility issues between industrial and residential uses in expansion areas. Direct staff to include consideration of environmental justice issues related to the siting of industrial uses in expansion areas. | |
| Residential Lands | | |
| 1. What housing mix should be used? | Direct staff to plan for a housing mix of 55% single-family/ 45% multi-family | Defines number of housing types to be planned for. See next steps for Land for Single-Family Homes and Multi-Family Homes. |

| Land for Multi-Family Homes | | |
|---|---|---|
| 2. How to plan for multi-family homes? | A. Initiate plan and code amendment to re-designate the former Naval Reserve site on 13th Avenue to MDR to accommodate approximately 30 multi-family homes on land that is currently designated for Government and Education use | A. Prepare materials for re-designation of former Naval Reserve site |
| | B. Accommodate approximately 1,600 multi-family homes by increasing the likelihood of redevelopment of land for multi-family housing in the downtown, along transit corridors and in core commercial areas: (1) Initiate code amendments that remove barriers to redevelopment activity in those areas (2) Direct staff to identify potential incentives (3) Direct staff to pursue Area Planning and Opportunity Siting as processes to identify suitable areas for additional density that address compatibility with existing neighborhoods | B. (1) Prepare materials for code amendments (2) Analysis and eventual recommendation for potential incentives such as restructured SDC's, land assembly, grants, capital improvements, loans, public/private partnerships, limited-duration tax exemptions, tax increment financing (3) Continue implementation efforts for Area Planning and Opportunity Siting |
| Land for Single-Family Homes | | |
| 3. How to plan for single-family homes? | A. Initiate plan and/or code amendments to accommodate approximately 650 single-family homes on land that is currently designated for multi-family homes | A. (1) Prepare materials for re-designation of north Eugene sites (2) Commence high-level master planning of west Eugene site to identify specific parcels for re-designation, prepare materials for re-designation of west Eugene site |
| | B. Accommodate approximately 160 single-family homes through land efficiency measures: (1) Initiate code and/or plan amendments to allow and promote secondary dwelling units and alley access lots (2) Direct staff to identify potential incentives | B. (1) Prepare materials for code amendments (2) Analysis and eventual recommendation for potential fee incentives such as restructured System Development Charges (SDC's) and permitting fees |
| | C. Initiate plan amendments to accommodate additional single-family homes by planning for infrastructure extensions to serve vacant and partially vacant areas inside the UGB that are currently not served | C. (1) Identify specific areas and amend Public Facility Plan (2) Identify specific areas and amend Transportation System Plan in conjunction with the TSP update |

| | | |
|---|---|---|
| | <p>D. Accommodate approximately 910 single-family homes through an expansion of the UGB: (1) Direct staff to pursue additional analysis of land in potential expansion areas: -Clear Lake Road Area -Bailey Hill/ Gimpl Hill Area -Russel Creek Area -DAG Trust Property</p> | <p>D. Using the Goal 14 process, identify specific sites for inclusion in the UGB</p> |
| Land for Parks, Schools and Government | | |
| 1. How to plan for schools? | <p>Direct staff to , if legally possible, include in the proposed UGB expansion 80 acres owned by Bethel School District, south of Clear Lake Road</p> | Goal 14 process |
| 2. How to plan for parks? | <p>Direct staff to , if legally possible, include in the proposed UGB expansion: -223 acres owned by the City of Eugene, south of Clear Lake Road for Golden Gardens Community Park -19 acres owned by the City of Eugene, south of River Loop 2 for Santa Clara Community Park</p> | Goal 14 process |
| 3. How to plan for government uses? | <p>Direct staff to further analyze the pros and cons of adding the airport to the UGB.</p> | |

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Envision Eugene

Implementation Update

July 26, 2013



Two primary goals of the Envision Eugene project are to:

- 1) Determine how Eugene will accommodate the next 20 years of growth in our community, as required by state law, and
- 2) Create a future that is **livable, sustainable, beautiful and prosperous!**

On June 13, 2012, the City Council recognized *Envision Eugene, A Community Vision for 2032, (March 14, 2012)* as the basis for moving forward with implementation of Eugene's long range plan. There are 3 different phases of Envision Eugene Implementation:

- Phase 1: Prepare a formal adoption package to implement a new Urban Growth Boundary (UGB).
- Phase 2: Continue actions and strategies that implement the 7 pillars of Envision Eugene.
- Phase 3: Perform ongoing monitoring and adjustments as needed to adapt to changing circumstances and ensure effective implementation.

This update provides information on progress towards completing the first phase of implementation. These are the actions that are specifically required by the state of Oregon to establish a new UGB. There are three types of actions that are required:

- Efficiency Strategies: These actions are directed at using the land that is inside the current UGB as efficiently as possible.
- Urban Growth Boundary Expansion: In depth analysis is required to determine the amount and type of land that is justified for expansion and where that expansion is located.
- New and Updated Regulatory Plans: A Eugene specific Comprehensive Plan will be developed to guide and regulate future development to be consistent with Envision Eugene. Several other plans will also be updated and revised to be consistent with Envision Eugene.

Project updates are categorized by the following types of land:

- Land for industrial jobs
- Land for single family homes
- Land for commercial jobs and multi-family homes
- Land for public uses

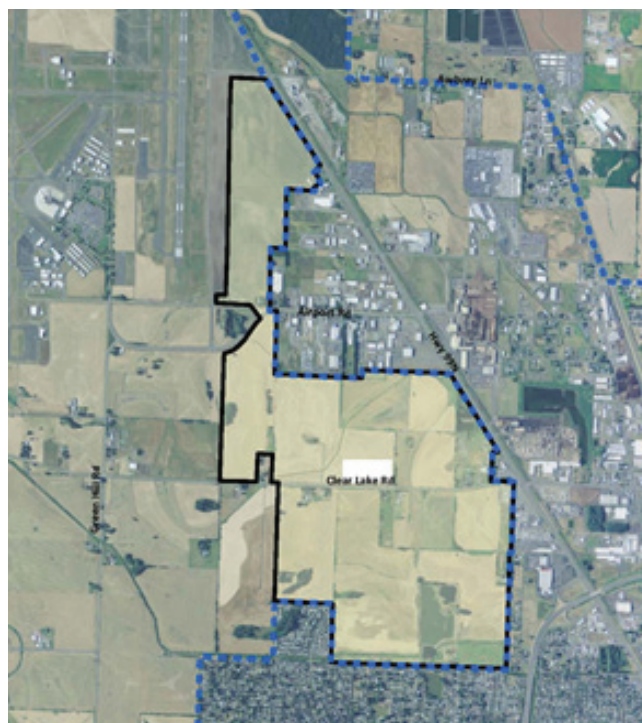
Land for Industrial Jobs

Brownfields project work:

Brownfields are properties that may be affected by past use of hazardous substances, pollutants, or contaminants. Envision Eugene identified brownfield cleanup and redevelopment as an opportunity to re-use land inside the existing UGB. The City of Eugene, in coalition with the City of Springfield and Lane County, was selected for a highly competitive Brownfield Inventory and Assessment Grant totaling \$680,400. A website for the project, www.brownfieldscoalition.org, contains a project video, a place to send comments or ask questions of staff, and basic information about the project. The City of Eugene, as lead grant recipient and program management agency, worked with its coalition partners to bring aboard an environmental contractor to create an inventory and perform site characterization work. AMEC Environmental and Engineering, Inc were hired in March. A draft inventory of brownfields in the focal areas of West Eugene, Glenwood, and Goshen is now complete. Coalition partner staff are meeting with an advisory group of citizens, or Brownfields Task Force, for advice on property owner outreach and balancing jurisdiction land use plans with community priorities in performing assessment work. Project Lead: Denny Braud, denny.braud@ci.eugene.or.us

UGB expansion analysis for industrial lands:

The City Council directed staff to pursue analysis of a potential urban growth boundary (UGB) expansion area on Clear Lake Road for mid to large scale industrial land uses. Additional technical analysis of this area is currently underway, including an inventory of natural resources and a more detailed study of utilities and services. Draft results of the natural resources inventory are complete. Following work on efficiency strategies, additional study of the area will be completed to ensure suitability for industrial uses and consistency with state law requirements for UGB expansions. Refined recommendations for an urban growth boundary expansion are expected to be presented to the Planning Commission and City Council in 2014. Project Lead: Terri Harding, terri.l.harding@ci.eugene.or.us



UGB Expansion Study Area for industrial, jobs, parks, and schools

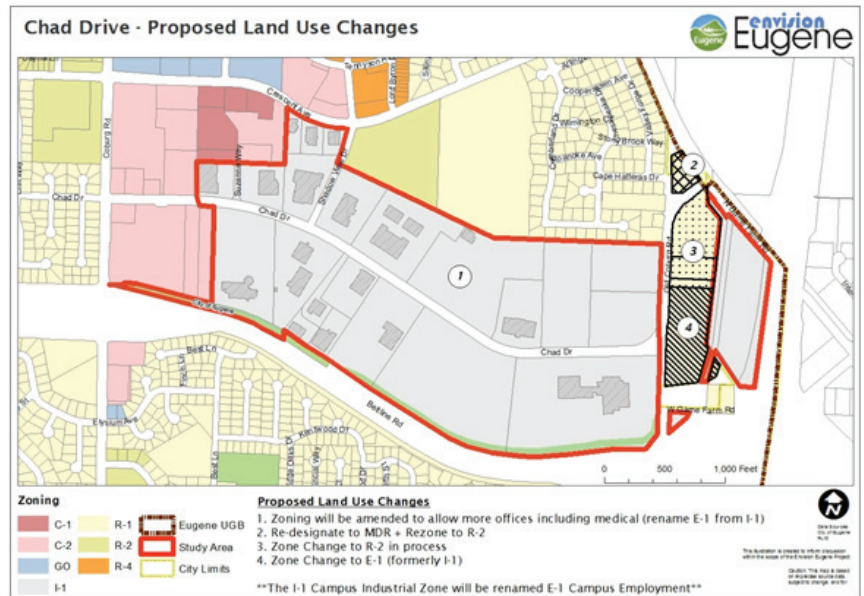
Analysis of compatibility and environmental justice issues:

During council discussions of the Envision Eugene Recommendation, environmental justice issues were raised around the proximity of industrial and residential land uses. In particular, staff is analyzing land use compatibility and public health issues in the area of the proposed industrial expansion. This work will include stakeholder interviews, data gathering and technical analysis. Following these tasks, draft recommendations will be developed for how to proceed, including a range of compatibility or mitigation measures to reduce potential environmental justice impacts. Project Lead: Terri Harding, terri.l.harding@ci.eugene.or.us

Land for Commercial Jobs and Multi-Family Homes

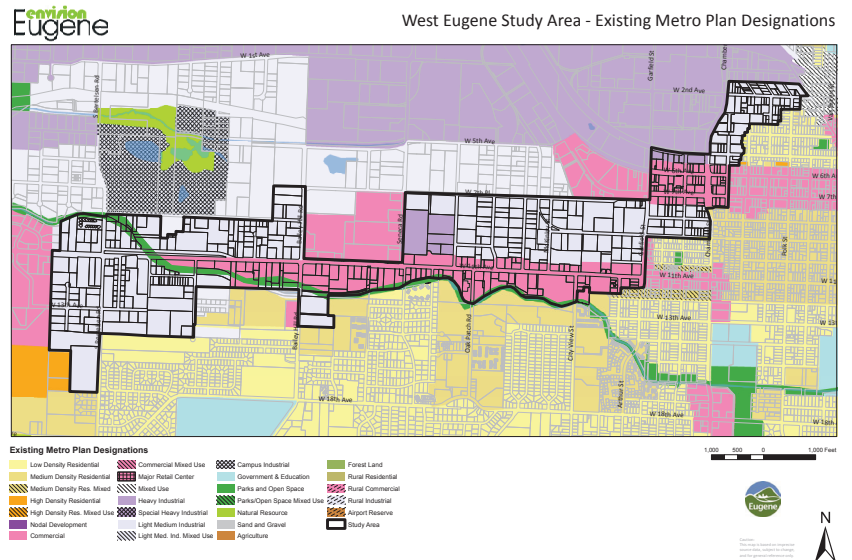
Industrial Re-designation/Flexible Zoning:

The Envision Eugene proposal identifies opportunities to re-designate or add zoning flexibility to small and underutilized industrial lands that may be more suited to commercial type uses. These actions will allow more jobs to be created on land that is currently inside the UGB. Specific areas under study include the West 11th corridor and areas zoned for campus industrial (I-1) including the Chad Drive area and Greenhill Technology Park. Stakeholder interviews over the past year have informed many aspects of the work, including the development of a range of implementation concepts that will help achieve the desired goals. Two open houses were held, one in West Eugene and the other on Chad Drive.



Re-designation concepts were presented to the Planning Commission in April. In West Eugene, portions of the study area are proposed to be re-designated from industrial to a new Employment designation. Staff is continuing to refine the re-designation proposal and maps, working with property owners and other stakeholders. The next Planning Commission meeting is scheduled for July 29th.

The Flexible Zoning component of this project has moved into the code writing stage. The proposed revisions reflect responses to the property and business owners' and other stakeholders' concerns. In West Eugene, the amendments will implement the proposed Employment designation, which is intended to allow a wide range of employment uses – both commercial and light-industrial – in a high frequency transit corridor. The revisions will also remove regulatory barriers in the Campus Industrial zone that will simplify development of a wider range of employment types.



Item B.

The draft code amendments are being reviewed by other city staff to gage legibility and ensure effective implementation. A volunteer working group of real estate, development, and design professionals are also reviewing the draft. Implementation concepts were presented to the Planning Commission in January and April 2013. The Planning Commission will receive an update on those concepts and the implementing code draft at their July 29th work session. Following the July work session, staff will make necessary revisions, invite additional feedback, and continue outreach with stakeholders before bringing the re-designation and code amendment package to public hearings in the fall.

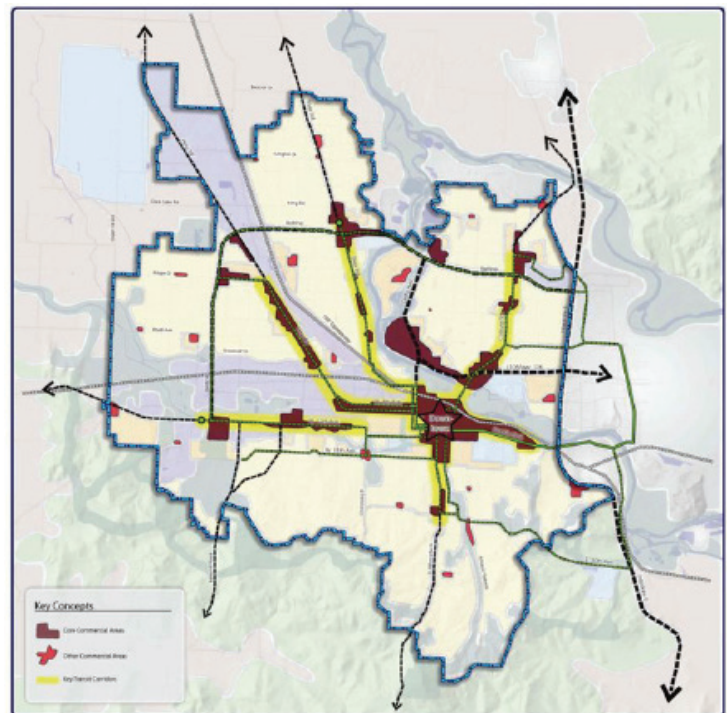
Redesignation Project Lead: Terri Harding, terri.l.harding@ci.eugene.or.us

Flexible Zoning Project Lead: Zach Galloway, zach.a.galloway@ci.eugene.or.us

Code amendments that facilitate commercial and multi-family redevelopment activity:

Consistent with the Envision Eugene proposal, the goal of this package of code amendments is to facilitate compact urban development in downtown, along transit corridors and in commercial areas by changing land use regulations to better align with Envision Eugene. The Planning Commission held a public hearing on the amendments in May, and held deliberations in June. During deliberations, the Planning Commission voted to recommend approval of all of the amendments with the exception of one, where the vote was split. Following deliberations, the Planning Commission voted unanimously to forward their recommendations to the City Council.

The City Council held a public hearing on the amendments July 15, and voted to approve the entire package of amendments on July 22. Project Lead: Alissa Hansen, alissa.h.hansen@ci.eugene.or.us



Key transit corridors and commercial areas

Community investments that promote desired commercial and multi-family redevelopment activity:

Community investments are a type of efficiency strategy that facilitates redevelopment activity in areas identified for increased multi-family housing and commercial jobs (downtown, transit corridors and other core commercial areas). Proposed investments include assessing the potential for restructured System Development Charges (SDCs) and exploring other tools such as infrastructure improvements, tax incentives, loan programs and public/private partnerships. The City Council is expected to consider a package of community investment tools including a revised MUPTE program in the first part of 2014. Project Lead: Robin Hostick, robin.a.hostick@ci.eugene.or.us

Area Planning/Corridor Planning (South Willamette Pilot Project):

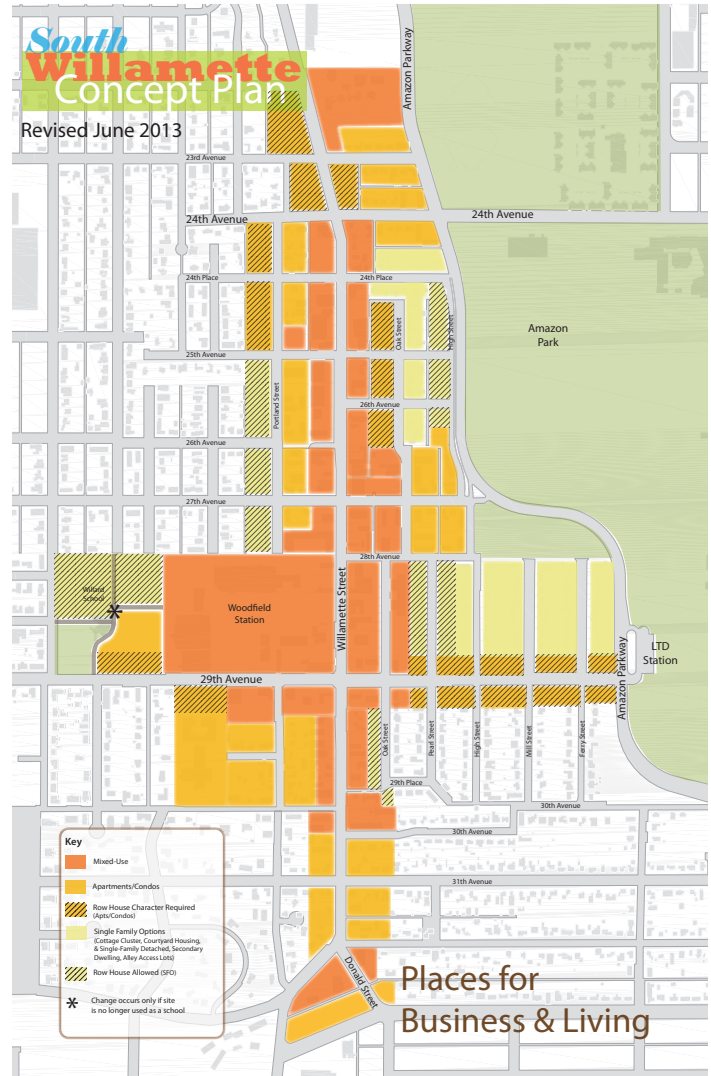
The South Willamette Concept Plan is a pilot project that explores important concepts of area planning, including creating a clear vision that also allows for flexibility; gradual implementation; and new tools to ensure compatible design. Following extensive public engagement and discussion, the final draft of the South Willamette Concept Plan was accepted by the Planning Commission in April and presented to the City Council in June. Next steps are underway, including development of code amendments, establishing a long-term vision for Willamette Street, additional technical analysis, and ongoing community engagement. Project Lead: Robin Hostick, robin.a.hostick@ci.eugene.or.us

Re-designation of the former Naval Reserve site to MDR:

The Envision Eugene proposal identifies opportunities to re-designate selected areas that are more suitable to multi-family housing (such as Medium Density Residential) than the use they are currently designated for. Specific areas identified to date include the former Naval Reserve site on 13th Avenue, east of Chambers Street. The Planning Commission received an update on the re-designation at their Monday, July 8 and 10th mid-day Work Session. Next steps include updating the neighborhood. After completion of the Crow Road Study (see below), staff will prepare an adoption package for re-designation of the former Naval Reserve site for public review and the formal adoption process. The first public hearing with the Planning Commission is anticipated for September 2013. Project Lead: Heather O'Donnell, heather.m.odonnell@ci.eugene.or.us

EWEB Riverfront Master Plan

On July 8, 2013, the Eugene City Council approved EWEB's Riverfront Master Plan and an associated package of land use amendments. The community-inspired Master Plan envisions an urban, active "people place" that connects downtown Eugene to an enhanced riverfront environment. The plan outlines a mix of retail, housing and public open space through a combination of infill, adaptive reuse of existing buildings and new redevelopment.



South Willamette Draft Concept Plan



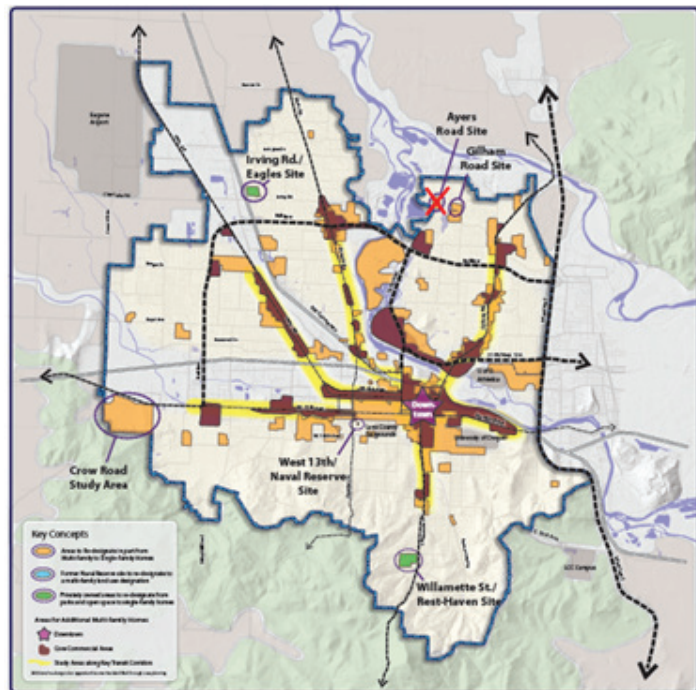
W. 13th former naval reserve site

Land for Single-Family Homes

Re-designation of sites to Low Density Residential (LDR) :

The Envision Eugene proposal identifies opportunities to re-designate selected areas that are more suitable to single-family housing (Low Density Residential) than multi-family housing (Medium Density Residential). Specific areas identified in the March 2012 Draft Recommendation include two north Eugene sites (about 19 acres total) and the majority of the 270 acre Crow Road Study Area in west Eugene with the amount of re-designation to be determined through additional study of the area. The owner of one of the north Eugene sites (Ayres Road) has requested the site be removed from consideration.

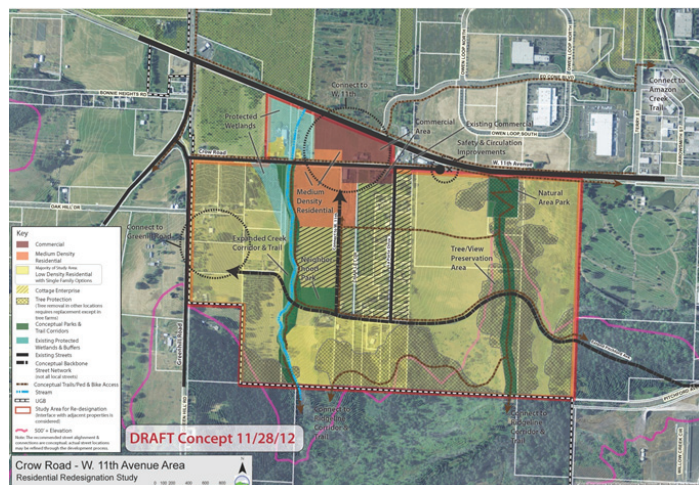
Since the draft recommendation, staff has studied two larger privately owned Parks and Open Space (POS) designated sites where the property owner has indicated they don't need their land for POS type uses (e.g. golf course, cemetery) and would like to use a portion of their land for housing. Staff has sent letters to property owners adjacent these POS sites and is gathering feedback. The Planning Commission received an update on the re-designation work at their Monday, July 8 and 15th mid-day work sessions. Next steps include continuing analysis of the POS sites, refinement of the north Eugene Gilham Road site, and refinement of the Crow Road draft concept plan and implementation concepts. Following this work, a package of re-designations for housing will be presented to the Planning Commission and the plan designation and zoning revisions will be drafted for final public review. The first public hearing is anticipated for September 2013. Project Lead: Heather O'Donnell, heather.m.odonnell@ci.eugene.or.us



Envision Eugene Land for Homes: Residential Re-designation

*Map is not to be taken literally and is for illustrative purposes only.
**See Technical Appendix for additional information.

www.EnvisionEugene.org



Crow Road Draft Concept Plan

Code amendments that promote secondary dwelling units and allow alley access lots:

These amendments implement strategies from the Envision Eugene proposal related to housing affordability and neighborhood livability. Specifically, these amendments implement the goals of the Infill Compatibility Standards project to prevent negative impacts and promote positive impacts of residential infill by integrating compatibility and design standards; address housing affordability by expanding housing choice and variety by facilitating smaller housing types; and serve as land use efficiency strategies to help accommodate a portion of the city's 20 year need for single-family housing inside the current urban growth boundary (UGB). In addition to the amendments related to secondary dwelling units, alley access lots and accessory structures, this packages includes interim protection measures for existing single-family neighborhoods surrounding the University of Oregon. The interim measures would focus on the R-1 zoned areas in the South University, Fairmount and Amazon neighborhoods, which have experienced an increase in unintended housing associated with the demand for student housing and the close proximity of the University of Oregon. These measures would remain in place until the area planning process, as called for in the Envision Eugene recommendation, is complete. It is expected that these interim measures would be replaced by a more comprehensive set of development and design standards established as part of the area planning effort. Planning Commission reviewed and provided feedback on code concepts in June. Staff is continuing to seek broader public input. The formal adoption process is slated to begin with a Planning Commission public hearing in September 2013. Project Lead: Alissa Hansen, alissa.h.hansen@ci.eugene.or.us



Photo Credit: Rainbow Valley Design and Construction

UGB expansion analysis for single-family homes:

Additional technical analysis of potential UGB expansion areas for housing is currently underway, including a more detailed study of utilities and services and an inventory of natural resources. Following completion of these studies, and further progress on efforts to increase capacity for single family housing inside the current UGB, the potential expansion areas will be reviewed to ensure suitability for housing and consistency with state law requirements for UGB expansions. Refined recommendations for an urban growth boundary expansion are expected to be presented to the Planning Commission and City Council in 2014. Project Lead: Alissa Hansen, alissa.h.hansen@ci.eugene.or.us

Land for Public Uses

UGB expansion analysis for Bethel School District and Parks:

Similar to the potential industrial and residential UGB expansion areas, a natural resource inventory is underway for the school and park sites proposed to be included in the new UGB. Following completion of the natural resources inventory, the study areas will be reviewed to ensure suitability for school and park needs and consistency with state law requirements for UGB expansions. Currently, staff is working with Bethel School District to ensure that the district has an adequate school facilities plan (as required by state law). Any refined recommendations for an urban growth boundary expansion are expected to be presented to the Planning Commission and City Council in 2014. Project Lead: Alissa Hansen, alissa.h.hansen@ci.eugene.or.us

UGB expansion analysis for the Eugene Airport:

In June, the City Council directed city staff to evaluate the possibility of expanding the UGB to include the Eugene Airport. While not required by the state, the city council determined that this was an appropriate time to explore the option. Staff is currently in the process of evaluating the implications of including the airport in the UGB, including impacts (both positive and negative) to the city, as well as the airport itself. An assessment report is expected to be completed this fall. Project Lead: Steve Nystrom, steven.a.nystrom@ci.eugene.or.us

Additional Tasks

Buildable lands inventory update/ Technical wrap-up:

The buildable lands inventory is currently being updated with more recent building permit information. This work has been reviewed by the Technical Resource Group. Upon completion, the updated buildable lands inventory will be added to the Envision Eugene website for public review. Project Lead: Heather O'Donnell, heather.m.odonnell@ci.eugene.or.us

Monitoring Plan:

The Envision Eugene proposal includes creating an ongoing monitoring system to collect and track key information that will measure the accuracy of assumptions and the effectiveness of actions taken to accommodate Eugene's future growth. Staff has been gathering information from different city divisions, other agencies, technical resource group members, consultants, and other jurisdictions with monitoring systems. This information is helping to develop a monitoring system including an action plan, a list of variables to monitor, as well as methods and requirements for monitoring each variable. Planning Commission feedback was received in December 2012. Updates and testing of the City's current data collection systems are anticipated for summer 2013. Project Lead: Heather O'Donnell, heather.m.odonnell@ci.eugene.or.us

Eugene-specific Comprehensive Plan:

Eugene's 20-year vision and policies will be contained in a new "Envision Eugene" plan document based on the Envision Eugene Proposal. This document will address local needs as well as state legal requirements in a clear and accessible way. A conceptual outline has been prepared, including four main parts: a the community vision, a Eugene-specific comprehensive plan containing state-mandated regulatory goals and policies, a non-regulatory "community design guide" that clearly illustrates the vision, and an action plan that spells out steps to achieving the vision as well as monitoring and measuring success over time. Elements of the Envision Eugene Plan, including the comprehensive plan, will be drafted and presented for review and discussion as technical work required for adoption nears completion. This work will also result in a revised Metro Plan which will be developed in conjunction with Springfield and Lane County. Project Lead: Robin Hostick, robin.a.hostick@ci.eugene.or.us

Parcel-specific Plan Diagram:

The current Metro Plan land use diagram is not parcel-specific in many cases. The goal is to create a city-wide, parcel-specific land use diagram (similar to the zoning map) that will be regularly updated to reflect re-designations. A parcel-specific map will give people more certainty about how land can be developed in the future as well as make it easier to monitor the Buildable Lands Inventory. Staff has been researching the land use components of adopted plans and other historic documents needed for creating this type of parcel specific map. This work will be completed with the other technical components. Project Lead: Heather O'Donnell, heather.m.odonnell@ci.eugene.or.us

Public Facility Services Plan and Transportation System Plan:

As part of the adoption of a new UGB, these plans will need to be amended to ensure that the city's wastewater, water, stormwater and transportation systems can support the planned densities and land use patterns of Envision Eugene. For the Public Facility and Services Plan (PFSP), this will include adoption of new/revised policies and projects regarding the provision of water, wastewater and stormwater to areas where additional growth is expected (both inside the current UGB, as well as expansion areas), and strategies to address timing and phasing of improvements to serve these areas. Regarding the Transportation System Plan (TSP), this will require adding new transportation projects or programs, making changes to allowed levels of service, and adding new policies necessary to support Envision Eugene implementation strategies. Planning staff have continued to coordinate with the Public Works Engineering and Transportation staff and other utility providers to ensure that our planning efforts are in alignment.

Project Lead: Alissa Hansen, alissa.h.hansen@ci.eugene.or.us

Adoption Package Findings:

The complete Envision Eugene adoption package will consist of all of the technical documents necessary to support Eugene's 20 year land need and new UGB. This includes all of the technical work described above, as well as any associated Metro and refinement plan amendments, code amendments, zone changes and programs, and supporting documentation and analysis (including a Housing Needs Analysis and Economic Opportunity Analysis). Written findings demonstrating compliance with all relevant statewide planning goals, statutes and rules, and local plans and code will accompany the adoption package. Staff are working on the findings where possible, but most of the work will occur once the technical components are completed. Project Lead: Alissa Hansen, alissa.h.hansen@ci.eugene.or.us

Formal Adoption Process (Eugene, Lane County, State of Oregon):

Notice was sent to the Department of Land Conservation and Development (DLCD) to officially notify them of our intent to start the formal adoption process establishing a Eugene-only UGB, and to establish the 20 year planning horizon for our local comprehensive plan. Staff is communicating regularly with our partners at DLCD, City of Springfield and Lane County to keep them up to date on our progress, and to discuss shared interests as it relates to UGB adoption. In early 2014, we plan to set the necessary joint planning commission and elected officials hearings and meetings to formally adopt Eugene's UGB, and associated plan amendments, code amendments and zone changes. Following this local process, the package will go through a state review and approval process. Project Lead: Alissa Hansen, alissa.h.hansen@ci.eugene.or.us

For More Information:

visit www.envisioneugene.org or contact any of the staff listed above.



EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Work Session: Community Investment Program Update

Meeting Date: September 9, 2013
 Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: C
 Staff Contact: Robin Hostick
 Contact Telephone Number: 541-682-5507

ISSUE STATEMENT

This work session is an opportunity to receive an update on the community investment program in the context of implementing Envision Eugene.

BACKGROUND

On June 14, 2012, the City Council directed the City manager to “prepare, for a formal adoption process, planning documents to establish a new Urban Growth Boundary based on recommendations in the Technical Components Document (Attachment A), as revised, and that carry forward the pillars and strategies described in the Envision Eugene Draft Proposal, March, 14, 2012.”

One of the key strategies identified to realize the community vision is to accommodate all of Eugene’s 20-year, multi-family housing and commercial job need inside the existing Urban Growth Boundary. To protect neighborhood livability and achieve other important goals such as creating more 20-minute neighborhoods, staff was directed to find ways to meet this need through redevelopment along key transit corridors and core commercial areas. While some of this development may naturally occur during the planning timeframe, a significant need remains beyond what the market is expected to provide.

The scope of this need was extensively studied and verified by the members of the Envision Eugene Technical Resource Group (TRG) during the development of the recommendations. This analysis was summarized in the Envision Eugene Recommendation Technical Summaries for multi-family homes and commercial jobs, which highlighted the need to implement a variety of tools to get the job done. The summary also states, “If these strategies are not successful at addressing the multi-family housing/ commercial jobs need, new strategies may be needed. Additional strategies could include re-designation of lands for more multi-family housing/ commercial uses and/or additional expansion of the UGB.” For more information, see the attached Envision Eugene Technical Summaries for multifamily housing and commercial jobs.

Since the market is not expected to meet the need on its own, a range of tools available to the council will be needed to stimulate preferred types of development in the locations identified. To

achieve this ambitious goal, the council directed staff on June 14, 2012, to “identify potential incentives” including “analysis and eventual recommendations for potential incentives such as restructured SDC’s, land assembly, grants, capital improvement, loans, public/private partnerships, limited-duration tax exemptions, and tax increment financing.”

Based on council direction, staff has continued the work begun by the TRG and conducted additional analyses to inform choices about which investment strategies may be most reasonable to pursue. This work helps improve our understanding of both the potential effectiveness and financial implications of investment tools.

For example, a wide range of tools were evaluated against several basic criteria (**Attachment A**). This evaluation helps frame choices in the context of implementation and begins to suggest the scope of an effective program. Note that most of the tools evaluated have been, or are currently being, used by the City, for example in the emerging transformation of downtown. Several tools which have not previously been used tools have also been included in the evaluation.

Next Steps

In the following months, staff will develop and refine recommendations for community investments for discussion and adoption by the City Council. Additional analysis of investment tools will be conducted, as well as presentation and discussion of ongoing analyses, to inform this process.

RELATED CITY POLICIES

The community investment program implements all of the Envision Eugene pillars, with emphasis on the following pillars and strategies:

Provide Housing Affordable to All Income Levels

- Plan for a higher proportion of new housing stock to be multi-family...intended to expand the variety of housing types and prices available.
- ...programs and actions will be put in place to increase the number of multi-family homes that are constructed in the downtown, along key transit corridors, and in core commercial areas.

Plan for Climate Change and Energy Resiliency

- Plan for growth so that an increasing proportion of residents live in 20-minute neighborhoods where residents can meet most of their daily needs near their homes without the use of an automobile.

Promote Compact Urban Development and Efficient Transportation Options

- Facilitate the transformation of downtown, key transit corridors and core commercial areas as mixed-use neighborhoods that foster active, walkable, community living by providing a mix of residential, commercial, retail and public uses in proximity to one another.

- Make compact urban development easier in the downtown, on key transit corridors and in core commercial areas.

Protect, Repair and Enhance Neighborhood Livability

- Implement the Opportunity Siting (OS) goal to facilitate higher density residential development on sites that are compatible with and have the support of nearby residents.

Provide for Adaptable, Flexible and Collaborative Implementation

- Develop a range of implementation tools to realize the community vision of Envision Eugene. The range of existing and new tools may include:
 - Design based tools such as area planning, form-based codes, design review and design standards.
 - Removal of code barriers
 - Capital improvements that increase the value of an area and attract private investment
 - Partnerships and collaboration with neighbors, public agencies and institutions and private developers
 - Financial tools such as tax relief, fee reduction or restructuring, loans and other market interventions.

COUNCIL OPTIONS

This is an informational work session; no action is required at this time.

CITY MANAGER'S RECOMMENDATION

No action is required on this item.

SUGGESTED MOTION

No action is required on this item.

ATTACHMENTS

- A. Draft Community Investment Tool Evaluation Matrix
- B. TRG Membership Roster
- C. Envision Eugene Technical Summary – Multifamily Housing
- D. Envision Eugene Technical Summary – Commercial Jobs

FOR MORE INFORMATION

Staff Contact: Robin Hostick, Senior Urban Design Planner
Telephone: 541-682-5507
Staff E-Mail: robin.a.hostick@ci.eugene.or.us

-OR-

Item C.

Staff Contact: Denny Braud, Urban Services Manager
Telephone: 541-682-5536
Staff E-Mail: denny.braud@ci.eugene.or.us

Community Investment Tool
Evaluation Matrix

DRAFT
FOR CONCEPTUAL DISCUSSION ONLY

| | | | Effective (helps close the market gap or otherwise stimulate redevelopment) | Feasible (legal, administrative) | Direct Impact on Individual Projects | Little or NO Up-Front Funding Required | Notes |
|---------------------------|---|--|---|----------------------------------|--------------------------------------|--|--|
| Financial Tools | | | | | | | |
| 1 | MUPTe (time limited property tax abatement) | Reduces or waives property tax obligations following development for a limited term, e.g. 10 years | ✓ | ✓ | ✓ | ✓ | Modifications to existing program in progress; proven success in past 20 years; high return on relatively low investment |
| 2 | Tax-funded SDC's | City property taxes collected following project development are prioritized to reimburse PDD up to amount of the project's SDC obligation | ✓ | ✓ | ✓ | ✓ | Delays SDC revenue within limits of 20-year planning horizon; preserves SDC fund integrity; may further delay general fund property tax revenue if combined with MUPTe |
| 3 | SDC deferral or financing | Flexible payment terms for SDC's (currently available in certain cases) | | ✓ | ✓ | ✓ | Existing program allows flexible terms; obligation to pay remains with developer |
| 4 | Tax-funded permit fees | Property taxes collected following redevelopment are prioritized to reimburse PDD up to amount of permit fees; bridge operating expenses with alternate source of funding | ✓ | ✓ | ✓ | | Requires large funding source to bridge operational expenses until payment is collected; directs general fund revenue to cover permit fees following redevelopment up to full amount of obligation; may further delay revenue if combined with MUPTe |
| 5 | Permit fee deferral or financing | Flexible payment terms | | ✓ | ✓ | | Requires large funding source to bridge operational expenses until payment is collected; obligation to pay remains with developer |
| 6 | Grants | Use one-time funding from sources available to the City to assist with private project funding | ✓ | ✓ | ✓ | | Effectiveness depends on the size of the grant; currently active in association with projects in TIF districts; requires funding source for grants |
| 7 | Land grant or discount | Public contribution of land or discounted land price | ✓ | ✓ | ✓ | | Currently active through TIF districts; significantly reduces project cost; requires large funding source |
| 8 | Land assembly | Acquire, bank and manage land long-term until larger sites are held in key locations; may be used in combination with land grant/discount | ✓ | ✓ | ✓ | | Currently active through TIF districts; significantly reduces project cost; requires large funding source |
| 9 | Public financing | Use a City-controlled funding source as a low-interest, revolving loan fund | ✓ | ✓ | ✓ | | Currently active through TIF districts; supports financing for projects that would otherwise go un-funded; helps reduce interest rates; requires large funding source; carries risk |
| 10 | Loan guarantees; rate buy-down | Use a City-controlled funding source as security for a private loan on a development project | ✓ | ✓ | ✓ | | Currently active through TIF districts; supports financing for projects that would otherwise go un-funded; helps reduce interest rates; requires large funding source; carries risk |
| 11 | Direct public improvements | City-funded infrastructure directly related to the needs of a specific project that reduces project cost | ✓ | ✓ | ✓ | | Reduces construction cost; requires large funding source; currently active in association with projects in TIF districts. |
| 12 | Indirect public improvements | City-funded infrastructure that increases the function and appeal within a district for multiple properties; increases potential rent/lease rates for projects in the area | ✓ | ✓ | | | Effectiveness varies with context and type of improvements; can significantly boost achievable pricing over time; feasibility varies with project; typically high-cost |
| 13 | Tax Increment Financing (TIF) Districts | Creates a flexible fund using tax revenue from a defined area that can be re-invested within that same area (locally known as "urban renewal" districts); currently, this is the City's main tool for funding investments requiring capital (items 4-12) | | | | funding method | Funds accumulate using the increment of tax increases after the district is enabled; funds accumulate slowly and may take decades to reach a level of significance depending on development activity within the district |
| 14 | Local Improvement Districts | Method for assessing property owners to cover the cost of infrastructure improvements benefitting a specific district (item 12), for example street and sidewalk improvements or utility undergrounding | | | | funding method | Requires strong community support and purpose; property owners bear the cost; uncertain feasibility in weak economic conditions |
| Facilitative Tools | | | | | | | |
| 15 | Staff support; design assistance | Provide cost-free staff support for facilitating discussions with neighborhoods as well as direct conceptual and design development assistance | ✓ | ✓ | ✓ | ✓ | Listed as high priority by local development community |
| 16 | Pre-approved design concepts | Increase predictability for staff-developed (with assistance and input from private professionals) and neighborhood-supported design layouts and building forms for specific property types, sizes and/or locations | | ✓ | | ✓ | Used by Portland for small-scale neighborhood infill; not effective for larger, complex projects |
| 17 | Expedited permits | Fast-track permit approval for projects of a certain type or location | | ✓ | ✓ | | Limited staff resources and legal requirements for permit time frames limit City's ability to expedite permits |
| 18 | Partnership development | Pro-actively connect developers with properties, markets, funding partners, and tenants through ongoing outreach | | ✓ | ✓ | | Current priority for downtown and riverfront in conjunction with TIF districts |
| 19 | Marketing assistance | Facilitate a district identity through marketing; supporting specific projects and/or businesses within that district; assistance with forming and supporting a private partnership within a district to carry out these activities) | | ✓ | | | Proposals have been explored in partnership with the Southtown Business Association (SoBA) and Michelle Reeves, a district development marketing consultant; plans are on hold pending available funds |
| 20 | Program marketing | Increase awareness and use of community investment options within the development and design community through direct outreach such as online, print and other media | | ✓ | | | Information about current programs is available in various forms and formats; this information does not necessarily refer or relate between programs |
| Regulatory Tools | | | | | | | |
| 21 | Parking requirement reduction | Reduce parking requirements in specific circumstances or areas, e.g. in proximity to frequent transit | ✓ | ✓ | ✓ | ✓ | Highly effective at reducing project costs; sensitivity to displaced parking impacts to neighborhoods reduces feasibility; only incurs capital costs if parking is provided through public facilities (see Indirect Public Improvements) |
| 22 | Density bonus | Allow increased residential density for projects providing certain benefits, e.g. affordability, open space, or design excellence | | ✓ | ✓ | ✓ | Existing program allows density bonuses in some cases; rarely used since most projects have been built at minimum allowed density |

Attachment B**Technical Resource Group Committees****Envision Eugene**Technical Resource Group Member List

| | |
|-----------------|--|
| Shawn Boles* | Eugene Sustainability Commission |
| Rick Duncan* | Eugene Planning Commission |
| Erin Ellis | Our Money Our Transit |
| Roger Gray | Eugene Water & Electric Board |
| Kevin Matthews* | Friends of Eugene |
| Ed McMahon* | Home Builders Association of Lane County |
| Mia Nelson* | 1000 Friends of Oregon |
| Gretchen Pierce | Hult & Associates |
| Laura Potter* | Eugene Area Chamber of Commerce |
| Sue Prichard* | Prichard Partners |

Other participants:

| | |
|------------------|------------------------------------|
| Joshua Skov | Eugene Sustainability Commission |
| Barbara Mitchell | Cal Young Neighborhood Association |
| Randy Hledik | Eugene Planning Commission |

* denotes active members

TRG Partially Vacant Lands Subcommittee

| | |
|----------------|--|
| Rick Duncan | Eugene Planning Commission |
| Kevin Matthews | Friends of Eugene |
| Ed McMahon | Home Builders Association of Lane County |
| Mia Nelson | 1000 Friends of Oregon |

TRG Spreadsheet Subcommittee

| | |
|----------------|----------------------------------|
| Shawn Boles | Eugene Sustainability Commission |
| Rick Duncan | Eugene Planning Commission |
| Kevin Matthews | Friends of Eugene |

TRG Commercial Redevelopment Subcommittee

| | |
|----------------|----------------------------|
| Rick Duncan | Eugene Planning Commission |
| Kevin Matthews | Friends of Eugene |
| Mia Nelson | 1000 Friends of Oregon |
| Sue Prichard | Prichard Partners |

Attachment B

TRG Economic Development Subcommittee

| | |
|----------------|---|
| Bill Aspegren | South University Neighborhood Association |
| Shawn Boles | Eugene Sustainability Commission |
| Rick Duncan | Eugene Planning Commission |
| George Grier | Lane County Farm Bureau |
| Dave Hauser | Eugene Area Chamber of Commerce |
| Kevin Matthews | Friends of Eugene |
| Mia Nelson | 1000 Friends of Oregon |
| Jack Roberts | Lane Metro Partnership |
| Rusty Rexus | Rexus |
| Gary Wildish | Chambers Construction |

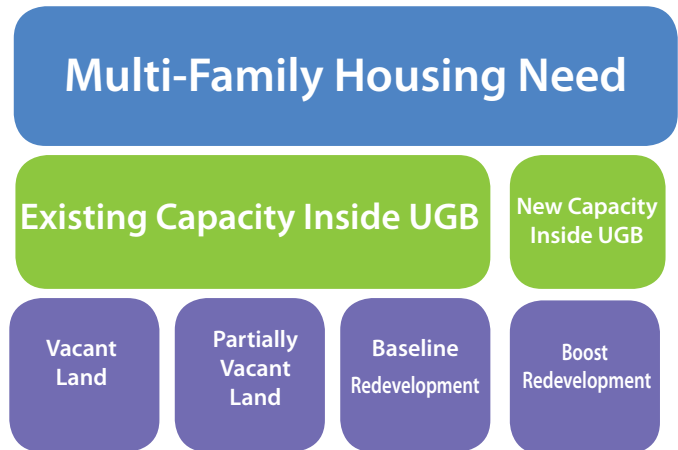
Envision Eugene - Technical Summaries

Land for Multi-family Homes

Medium Density Residential and High Density Residential Land

There are several components that help determine whether we have sufficient land to meet our future land need for multi-family housing, including:

- Housing Need
- Existing Capacity inside the UGB
- Measures to Create New Capacity inside the UGB
- Remaining Need



Multi-family Housing Need

Eugene’s population is expected to increase by approximately 34,000 people over the next 20 years. Based on this population growth, it is estimated that approximately 15,000 new homes will be needed in that time frame. The housing demand is further refined to estimate how many of those 15,000 homes should be planned as single-family housing (such as conventional single-family homes, manufactured homes, and secondary dwelling units) and how many should be planned as multi-family housing (such as duplexes, apartments and condominiums).



Duplex

The current mix of housing types in Eugene is 61% single-family/ 39% multi-family. The preliminary recommendation is to plan for new housing to be a mix of 55% single-family/45% multi-family. We currently have a lack of housing that is affordable for people in the low to moderate income levels due to several factors. These can include the average wage and the availability of housing at different price ranges and rent levels. The proposed housing mix is intended to expand the variety of housing types and prices available and to move towards the vision set out in the Envision Eugene pillars. That vision includes more compact growth for a shifting demographic towards an aging population and smaller household size. At the end of the 20-year planning period, this will equate to an overall housing mix of 60% single-family/ 40% multi-family, counting both existing and new housing. Resulting in a 1% shift in our overall housing makeup, this is a reasonable target to set for the next 20 years. Go to [this link](#) for additional information on housing mix.



Prairie View Affordable Housing

The number of new homes and the type of land that we need to plan for under various housing mixes is shown in the table below. Additional information about single-family housing is provided in the Technical Summary n page 4-1.

| | | Recommendation | | | |
|--|---------------|----------------|---------------|---------------|---------------|
| | 60 SF / 40 MF | 55 SF / 45 MF | 50 SF / 50 MF | 45 SF / 55 MF | 40 SF / 60 MF |
| Single-family Housing Demand (LDR Land) | 9,301 homes | 8,682 homes | 8,006 homes | 7,305 homes | 6,726 homes |
| Multi-family Housing Demand (MDR & HDR Land) | 5,681 homes | 6,301homes | 6,977 homes | 7,676 homes | 8,256 homes |

Existing Capacity Inside the UGB

The majority of multi-family housing occurs on lands designated or planned in the Metro Plan for Medium Density Residential (MDR) and High Density Residential land (HDR). The primary difference between MDR and HDR is the amount of density (or homes per acre) that can occur on those lands. MDR has a density range of 10 to 20 homes per acre, while HDR densities has over 20 homes per acre.

Vacant Lands

Vacant lands include lots that are planned for multi-family housing that currently have no development on them.

- Approximately 1,974 multi-family homes can be accommodated on vacant MDR land
- Approximately 1,460 multi-family homes can be accommodated on vacant HDR land

Go to [this link](#) for a map showing the location of vacant lands.

Partially Vacant Lands

Partially vacant lands include lots that are planned for multi-family housing and are .5 acre or greater in size in MDR and 1 acre or greater in size in HDR that have some level of existing development with the potential for accommodating additional housing.

- Approximately 2,364 additional multi-family homes can be accommodated on partially vacant MDR land
- Approximately 231 additional multi-family homes can be accommodated on partially vacant HDR land

Go to [this link](#) for a map showing the location of partially vacant lands.

Redevelopment means expanding or replacing buildings on land that is already developed, but not to its full capacity. "Baseline" redevelopment is the natural amount of redevelopment we expect to occur without additional actions taken by the city. The following categories are all considered Baseline Redevelopment. Go to [this link](#) for more information on Eugene's redevelopment potential.

Redevelopment on MDR and HDR Lands

Redevelopment lands include lots that are planned for multi-family housing and are less than .5 acre in size in MDR and less than one acre in size in HDR that have some level of existing development that may be converted to more intensive residential use in the next 20 years. In Eugene, there is a strong likelihood that redevelopment will continue on MDR and HDR land according to past trends, which on average accommodated about 31 additional homes each year.

- Approximately 253 additional multi-family homes can be accommodated through redevelopment on MDR land
- Approximately 368 additional multi-family homes can be accommodated through redevelopment on HDR land

Redevelopment on Commercial Lands

Multi-family housing, particularly high density housing, can also take place on Commercially designated lands. Based on a market analysis and local expertise, there is a strong likelihood that multi-family homes will be provided on Commercially designated lands.

- Approximately 645 additional high-density multi-family homes can be accommodated through redevelopment on Commercial land

Redevelopment for Student Housing on Commercial Lands

Student housing is a unique economic situation in this community because it currently has a higher feasibility to be profitable than other types of multi-family housing development. Based on a market analysis and local expertise, there is a strong likelihood that multi-family student housing will be provided on Commercial lands.

- Approximately 791 additional high density multi-family homes can be accommodated through redevelopment on Commercial land

The total existing capacity inside the UGB is for 4,591 homes on MDR land and 3,495 homes on HDR land.

Remaining Need

Re-designation

Some areas that are currently planned for multi-family housing (designated MDR) may be better suited for single-family housing (designated LDR). Based on location, capacity and compact development goals, a target of 236 acres of MDR land has been identified for re-designation to LDR, which equates to a reduction in capacity for approximately 2,194 medium density homes. The actual properties to re-designate, and the impact on the city's supply of land for medium density housing, will be determined through future planning with property owners and service providers to determine appropriate locations for housing, parks, utilities and streets.

Additionally, re-designation of the former Naval Reserve site on 13th Avenue, east of Chambers Street, from Government and Education to Medium Density Residential will increase the city's supply of MDR land and add capacity for 30 additional multi-family homes.

Capacity changes from re-designation:

- Decrease in capacity of approximately 2,194 multi-family homes on MDR land redesignated to LDR
- Increase in capacity of approximately 30 multi-family homes on MDR land redesignated from Government and Education

The net decrease in capacity of approximately 2,164 homes is subtracted from the overall capacity for multi-family homes on MDR land. No re-designation of HDR land has been identified.

Other Uses

MDR and HDR lands are mostly developed with multi-family housing, although they also include a small amount of land for other uses such as single-family housing, group quarters (such as assisted living facilities), public lands (such as parks, infrastructure and the University of Oregon) and neighborhood commercial services. These uses displace capacity for multi-family housing that would otherwise occur on MDR and HDR land and this loss must be incorporated into the capacity analysis.

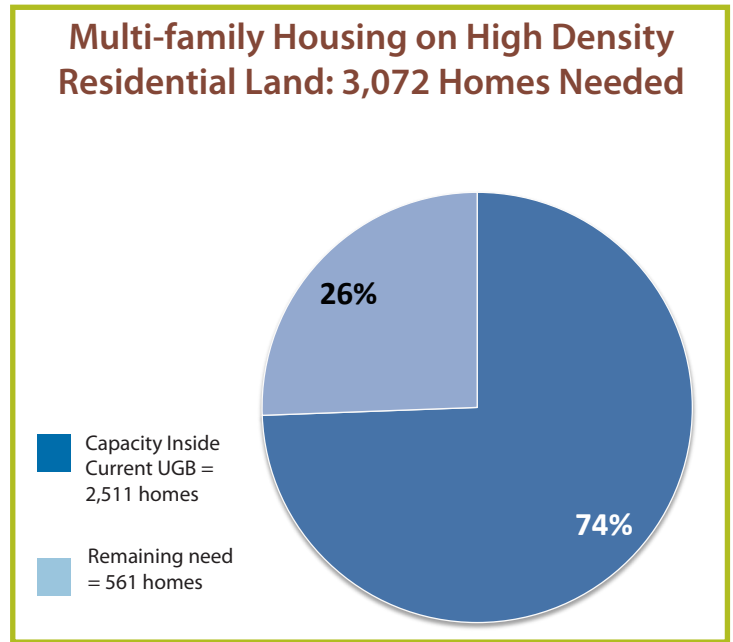
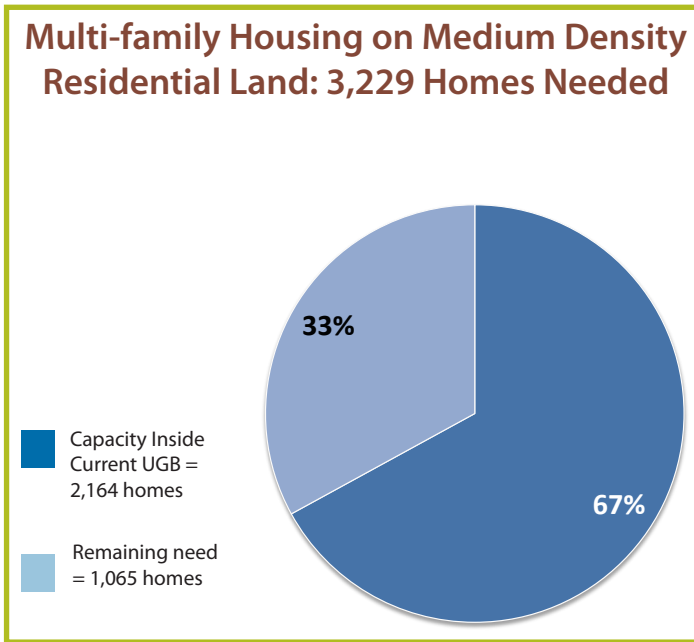
Capacity changes from other uses in MDR and HDR:

- Decrease in capacity of the equivalent of 263 multi-family homes on MDR land
- Decrease in capacity of the equivalent of 984 multi-family homes on HDR land

This decrease in capacity is subtracted from the overall capacity for multi-family homes on MDR and HDR land.

Item C.

The remaining need for land to accommodate new multi-family housing depends on which housing mix is used. Assuming a 55% single-family/45% multi-family housing mix, the graphics below show that there is a remaining need for 1,065 units of multi-family housing on MDR land and there is a remaining need for 561 units on HDR land.



The following table shows the amount of remaining homes that will need to be accommodated in each plan designation under the various housing mix ratios. Go to [this link](#) for additional information on the multi-family housing land need.

Medium Density Residential (MDR)

| | | Recommendation | | | |
|--|---------------|----------------|---------------|---------------|---------------|
| | 60 SF / 40 MF | 55 SF / 45 MF | 50 SF / 50 MF | 45 SF / 55 MF | 40 SF / 60 MF |
| Total MDR Need | 2,879 homes | 3,229 homes | 3,501 homes | 3,736 homes | 4,144 homes |
| New and Existing Capacity inside UGB | 4,591 homes | 4,591 homes | 4,591 homes | 4,591 homes | 4,591 homes |
| Reduced MDR Capacity from re-designation | 2,164 homes | 2,164 homes | 2,164 homes | 2,164 homes | 2,164 homes |
| Reduced MDR Capacity from "Other Uses" | 263 homes | 263 homes | 263 homes | 263 homes | 263 homes |
| Total MDR Capacity inside UGB | 2,164 homes | 2,164 homes | 2,164 homes | 2,164 homes | 2,164 homes |
| Remaining MDR Need (total need minus total capacity) | 715 homes | 1,065 homes | 1,337 homes | 1,572 homes | 1,980 homes |

| | | Recommendation | | | |
|--|------------------|------------------|------------------|--------------------|--------------------|
| | 60 SF / 40 MF | 55 SF / 45 MF | 50 SF / 50 MF | 45 SF / 55 MF | 40 SF / 60 MF |
| Total HDR Need | 2,802 homes | 3,072 homes | 3,476 homes | 3,940 homes | 4,112 homes |
| Existing HDR Capacity inside UGB | 3,495 homes | 3,495 homes | 3,495 homes | 3,495 homes | 3,495 homes |
| Reduced HDR Capacity from "Other Uses" | 984 homes | 984 homes | 984 homes | 984 homes | 984 homes |
| Total HDR Capacity inside UGB | 2,511 homes | 2,511 homes | 2,511 homes | 2,511 homes | 2,511 homes |
| Remaining HDR Need (Total need minus total capacity) | 291 homes | 561 homes | 965 homes | 1,429 homes | 1,601 homes |

Measures to Create New Capacity Inside the UGB

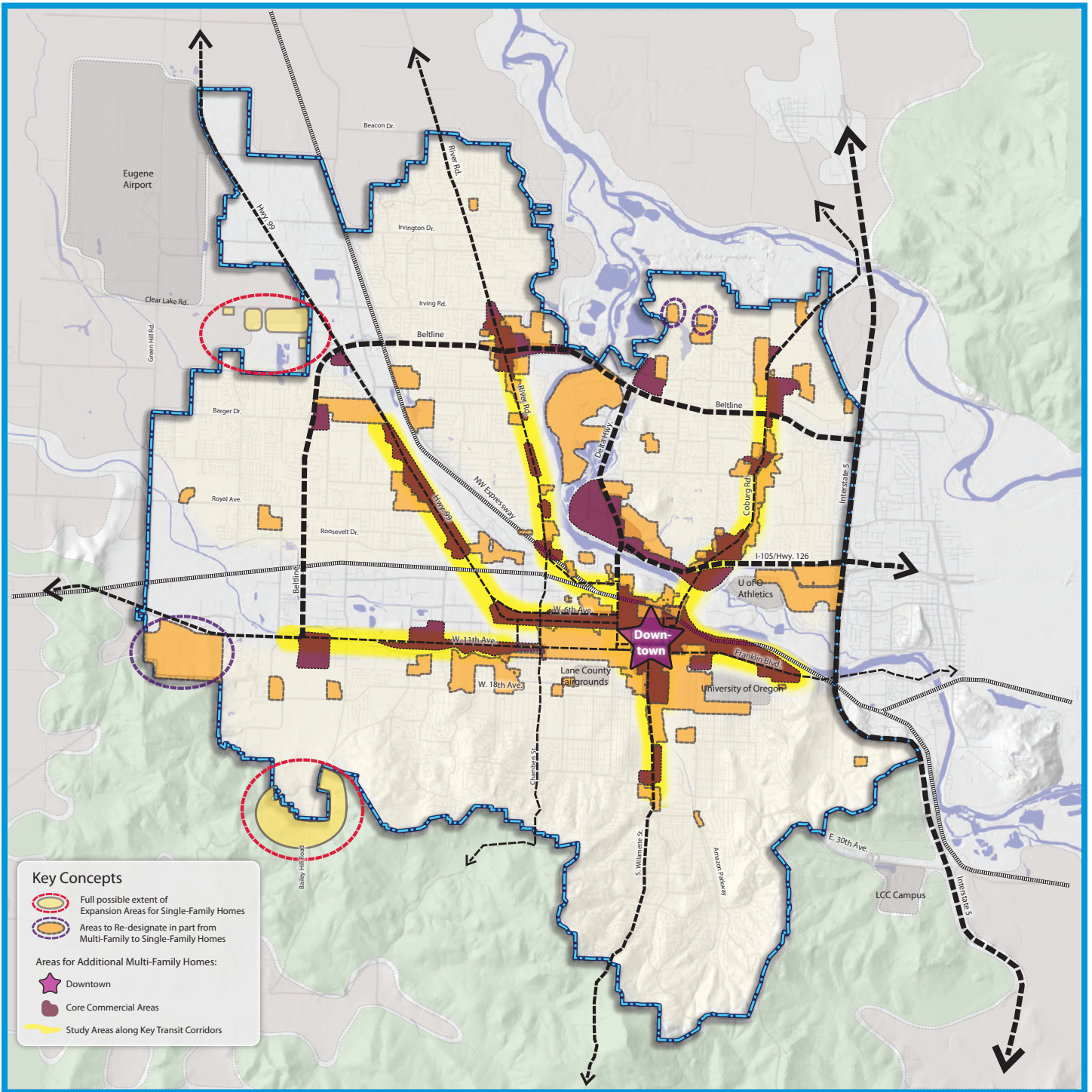
Boost Redevelopment

A goal of Envision Eugene is to accommodate the 20-year multi-family housing need within the exiting UGB. Therefore, the remaining multi-family housing need will be accommodated through measures that are likely to affect market forces in a way that increases the capacity for multi-family homes through the following strategies.

- Increasing the amount of redevelopment for multi-family homes in the downtown, along transit corridors and in core commercial areas. Tools to encourage additional redevelopment for multi-family housing in these areas are described in the Commercial Land Technical Summary on page 4.15. An important element to achieving higher densities in targeted areas is to design appropriate transitions from higher density uses to single-family homes. Through area planning, these transitions can be identified and planned for by using implementation tools such as a form-based code as was used in the Walnut Station area.
- Increasing the average density for multi-family homes in the downtown, along transit corridors and in core commercial areas. While the range of allowed densities is currently 10-20 units per acre for MDR land and over 20 units per acre for HDR land, average densities of 10.5 and 20.5 respectively were used to determine the existing capacity for homes inside the UGB. By encouraging higher (but currently allowed) densities in the downtown, along key transit corridors and in core commercial areas, additional capacity can be realized.
- Identifying new locations for multi-family housing through collaborative public processes such as Opportunity Siting. Opportunity Siting is a process by which neighbors, developers, and the City work to locate additional areas for multi-family homes that are compatible with their surroundings.

The success of these strategies will be monitored and evaluated throughout implementation. If these strategies are not successful at addressing the multi-family housing need, new strategies may need to be identified. Additional strategies could include re-designation of lands for more multi-family housing and/or additional expansion of the UGB.

Land for Homes



March 14, 2012

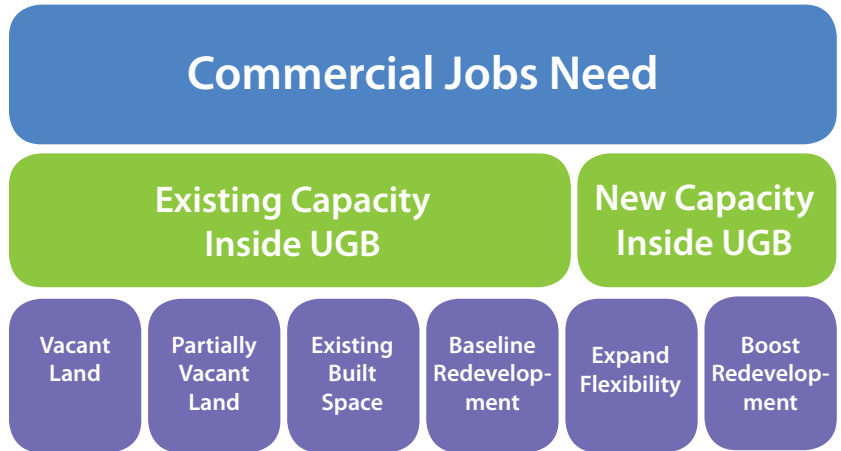
Envision Eugene - Technical Summaries

Land for Commercial Jobs

Commercial employment refers to office, retail, and service jobs. The future need for commercial employment is based in part on a job growth forecast by the Oregon Employment Department (OED) and in part on our regional economic development plan.

There are several components that help determine whether we have sufficient land to meet our future land need for commercial employment, including:

- Commercial Jobs Need
- Existing Capacity Inside the UGB
- Measures to Create New Capacity Inside the UGB



Commercial Job Need

Eugene’s population is expected to increase by approximately 34,000 people over the next 20 years. Along with an increase in population, Eugene is also expected to experience a demand for more commercial jobs. The most recent Oregon Employment Department (OED) employment forecast for Lane County identifies a job growth rate of 1.66% annually across all employment sectors over the next 10 years. The OED pre-recession forecast for Lane County was 1.4%. This rate better matches the long-term, historical trend for local job growth. Projected forward over the 20-year study period, this rate reflects a higher mid-term rate of job growth coming out of the recession followed by a more moderate rate of growth during the following decade. It is recommended that Eugene adopt a 1.4% growth rate. See the Land for Industrial Jobs Technical Summary page 4.21 for more information and rationale for the recommended job growth rate.

At a growth rate of 1.4%, Eugene will need to accommodate about 35,800 new jobs over the next 20 years. This job growth will include approximately 11,300 industrial jobs, 3,000 government jobs, and 21,500 commercial jobs (18,000 office jobs and 3,500 retail jobs). Government jobs will be accommodated on public land that is mostly inside the current UGB . The exception to this is jobs with the Bethel School District on the site that is proposed for a UGB expansion to accommodate a future school. Job growth is also expected to occur on lands already owned by public entities as well as on lands planned for future growth by employers such as the University of Oregon. For information on industrial jobs, see the Land for Industrial Jobs Technical Summary on page 4.21.

| | Job Growth Rate | Total Commercial Job Need |
|-----------------------|--|---------------------------|
| | 0.87 % (same as population growth rate) | 11,800 |
| Recommendation | 1.4 % | 21,500 |
| | 1.66 % (2011 OED forecast job growth rate) | 26,650 |

Existing Capacity Inside the UGB

A certain number of jobs can already be accommodated inside the current UGB through several means, including:

- Vacant Land

About 100 acres of vacant commercial land (land that currently has no development) are still available inside the UGB, providing capacity for about 3,950 jobs.
- Partially Vacant Land

All commercial lands were studied to see if some developed properties might have some un-developed land left over. These properties are called “partially vacant.” A little over 14 acres of land was identified as partially vacant, providing capacity for about 550 jobs.
- Existing Built Space

Current vacancies in existing office buildings and retail stores can be filled with new jobs. There are also many commercial jobs that occur on non-commercial lands, for example home-based occupations or businesses. Neither of these situations require new land to accommodate about 12,100 jobs.
- Baseline Redevelopment

Redevelopment means expanding or replacing buildings on land that is already developed, but not to its full development capacity. “Baseline” redevelopment is the natural amount of redevelopment we expect to occur without additional actions taken by the City. This category has been studied from both a market perspective and a local knowledge perspective, and is currently assumed to provide capacity for about 2,750 jobs. To understand Eugene’s baseline redevelopment potential, a group of community members with expertise and interest in development issues studied a range of past redevelopment projects and trends. For more information on Eugene’s redevelopment potential, go to this [link for the Commercial Employment Supply Technical Report](#).

The total existing capacity inside the UGB is for 19,350 jobs on commercial land.

Remaining Need

Commercial lands are mostly developed with commercial office, retail and service jobs. However, they also include a small amount of land for other uses such as multi-family homes and public lands (such as parks, infrastructure and the University of Oregon). These uses displace capacity for commercial jobs that would otherwise occur on commercial land and this loss must be accounted for. The equivalent of 1,100 jobs is subtracted from the overall capacity to account for these “other uses” that occur on commercial land.

The following table shows the amount of remaining jobs at a 1.4% job growth rate that will need to be accommodated after accounting for existing capacity inside the UGB as well as for “other uses”.

| | |
|------------------------------------|-------------|
| Total Commercial Job Need | 21,450 Jobs |
| Existing Capacity Inside the UGB | 19,350 jobs |
| Reduced Capacity from “Other Uses” | 1,100 jobs |
| Total Capacity Inside the UGB | 18,250 jobs |
| Remaining Commercial Job Need | 3,200 jobs |

Measures to Create New Capacity Inside the UGB

A goal of Envision Eugene is to accommodate the 20-year commercial job need within the existing UGB. Therefore, the remaining commercial job need will be accommodated through land use efficiency strategies that are strongly likely to affect market forces in a way that increases the development and redevelopment of land for commercial jobs. Creating additional capacity for commercial employment inside the existing UGB will require specific actions by the City. There are two categories of actions, including:

- Expand code flexibility for commercial uses through redesignation on smaller, under-utilized industrial sites (generally under 3 acres in size).
- Boost redevelopment on commercial land inside the UGB by taking actions that reduce cost and risk of development and add value to an area.

Expand Flexibility

Flexibility in Industrial Areas - Campus Industrial

As discussed in the Industrial Lands Summary, Eugene currently has a surplus of small-lot industrial lands. Some of these lands are located in areas that may be more suitable for more non-retail commercial use. The Campus Industrial land use designation, and corresponding I-1 zone, is a primary example. The photo to the right shows I-1 areas in northeast Eugene near Chad Drive. To increase the potential for non-retail commercial use, as well as potential job density specifically targeting office uses, regulations may be changed for some of these Campus Industrial lands.



Further site-by-site study is required to identify which areas are best suited for commercial use and/or which regulatory changes will best achieve the goals of flexibility and job density, for example relaxation of use limitations to allow higher-density office-type jobs.

There are currently about 146 acres of vacant I-1 property available in these areas. The assumption is that at least 20 acres of small-lot I-1 property may be suitable for commercial-type uses, providing capacity for 1,088 additional commercial jobs. An equal or greater added capacity may also be gained through allowing more commercial jobs across a greater number of properties of all size categories, or across all Campus Industrial properties. The goal for this category will be to specifically target higher-density, non-retail jobs on sites generally under 3 acres in size, allowing study of opportunities for sites under 10 acres.

- This 20-acre target can provide capacity for about 1,100 additional commercial jobs.

Flexibility in Industrial Areas - West Eugene

A similar opportunity has been identified for industrial lands in West Eugene near west 11th Avenue, Chambers, and Highway 99. These areas have been discussed as part of the west Eugene Collaborative – a community group that studied transportation and land use issues in west Eugene – and during Envision Eugene. Preliminary estimates have identified around 110 acres of vacant industrial land that may have potential for commercial use. Pending further site-by-site study, the current assumption is that, with the proposed increase in flexibility, half of this land may be suitable for commercial employment. The target for this category will be re-zoning or adding flexibility through regulatory changes to allow more, higher-density office and retail jobs on sites generally under 3 acres in size, allowing study of opportunities for sites under 10 acres.



Opening up industrial lands for commercial uses will reduce Eugene’s supply of industrial land. However, this proposed shift in use can be absorbed by a significant existing surplus of small-lot industrial land (under 10 acres in size).

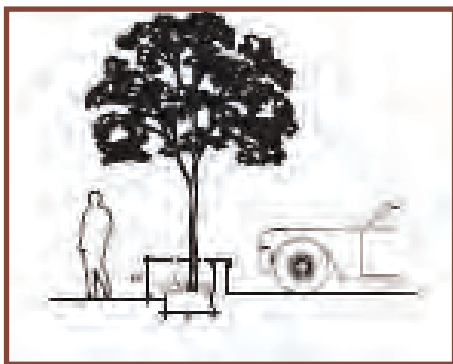
- This 55-acre target can provide capacity for about 1,700 additional commercial jobs.

Opening up industrial lands for commercial uses will reduce Eugene’s supply of industrial land. However, this proposed shift in use can be absorbed by a significant existing surplus of small-lot industrial land (under 10 acres in size).



There are many actions that local government can take to boost the rate of redevelopment above the baseline level. Research from a variety of other communities reveals a list of the most effective tools and how they are used. Most of these are aimed at closing the “market gap” to allow more efficient use of existing lands by addressing the other two categories of intervention: reducing development cost and risk, and adding value to an area.

To accommodate additional commercial job needs, as well as meet community goals for long-term, compact urban development and transportation options, a variety of the following tools will need to be implemented.



Removing Code Barriers and Adding Flexibility

Regulations can be a significant barrier to redevelopment. Creating a simple, flexible, predictable land use code is a low-cost and highly effective means of clearing basic hurdles to redevelopment in target areas. Examples include the Whiteaker Mixed Use Area, one of the most flexible zones in Eugene, as well as the new Walnut Station form-based code.



Land Assembly

Public agencies can buy land and assemble larger parcels that are more economically viable for redevelopment, then sell them at a reduced cost or contribute the land to a partnership. Long-term tax revenue and stimulation of other projects may offset the initial investment. Examples include West Town on 8th, which combines goals of housing affordability, downtown residents, redevelopment and stimulating small enterprise through live/work units.



Grants

Applied in a variety of ways, grants help close financial gaps directly for different aspects of development. Small amounts make a difference. For example, a \$3,000 grant from a private donor with City coordination connected this small restaurant to the street with an outdoor dining area in the Blair commercial district.



Capital Improvements

Investing in public infrastructure – for example, major civic investments like the library, recent street enhancements on Broadway, parks, plazas, transit service, and other infrastructure – can increase the value of an area over time. The added value brings greater rent and lease revenues, which helps make redevelopment more feasible in these areas.



Loans

Various forms of loans, or investments that are later repaid, can help directly close the financial gap for a particular project, for example the Woolworth building on Willamette Street. In addition, business loans used to start or help grow existing businesses contribute to the vitality of an area by attracting more customers as well as potential residents.



Public/Private Partnerships

Each project has special needs, especially larger “cornerstone” projects that help stimulate other development. By working directly with developers, a public agency can use a variety of tools to meet these needs. For example, Broadway Place was made possible through land assembly and by constructing a public parking garage in conjunction with a large, private apartment complex.



Limited-duration Tax Exemptions

Reducing tax liability for a limited time can reduce operating costs enough to make a redevelopment project viable, for example with The Tate condominiums. The tax exemption requires no initial investment and provides substantially higher tax revenues after the exemption expires due to the increased value of the property.



Tax Increment Financing

Locally known as “urban renewal,” this allows the community to re-invest tax revenue from a specific area to help stimulate redevelopment in that same area. This is a source of revenue for many of the other interventions listed here, and has made redevelopment projects in downtown possible, for example the Downtown LCC Campus. Eugene has two urban renewal districts: Downtown and Riverfront. It is a highly flexible tool and gives communities the leverage and resources to do larger projects.



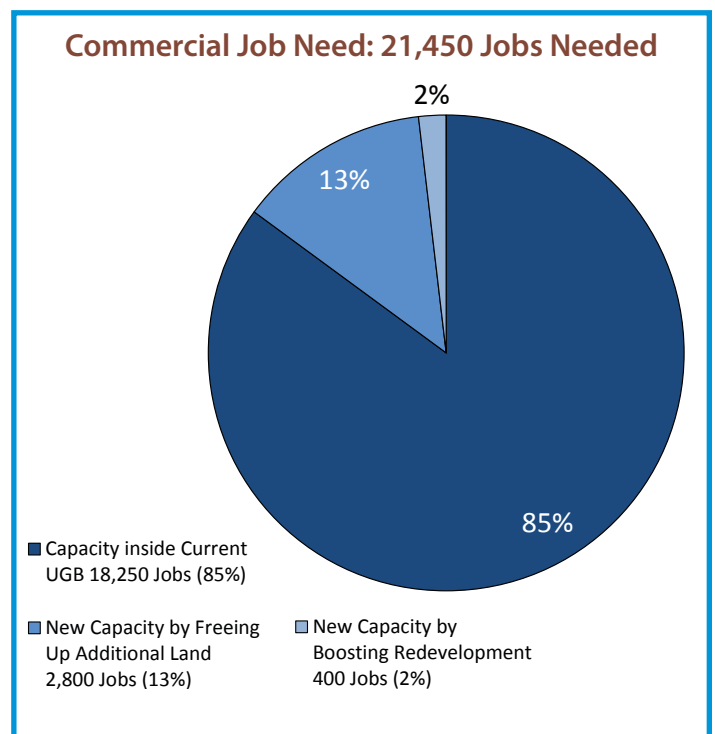
Multiple Interventions Working Together Over Time

Combinations of interventions can be very powerful over time in improving economic conditions for redevelopment. For example, the new LCC campus is viable due in part to the location near the downtown library and LTD station – both public investments. The associated student housing is made possible by the Broadway Place parking garage, developed as part of a public/private partnership years earlier.

All of the tools mentioned above have been utilized in Eugene to stimulate development. Additional conversations with City Council will take place over the coming months to determine which of the above actions will be most effective for accommodating the need for additional commercial employment in the future and achieving the overall goals of Envision Eugene.

- It is difficult to quantify how much capacity for additional commercial jobs will result from these actions; however, a target of 400 jobs has been identified.

The success of these strategies will be monitored and evaluated throughout implementation. If these strategies are not successful at addressing the commercial jobs need, new strategies may be needed. Additional strategies could include re-designation of lands for more commercial uses and/or additional expansion of the UGB.



March 14, 2012

Envision Eugene Community Investment Program



ENVISION EUGENE GOALS



“Meet all of the 20-year multi-family housing and commercial needs within the existing UGB . . .”

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To integrate the closely-connected needs of land use and transportation (i.e. walking, biking, riding and driving) in our community, and to make the most efficient use of land and financial resources, we will undertake the following strategies:

1. Meet all of the 20-year multi-family housing and commercial (office and retail) lands needs within the existing UGB, through development of vacant lands and also focusing new development and redevelopment on key transit corridors and core commercial areas (including downtown). (Note: this does not preclude the inclusion of small amounts of multi-family housing and commercial lands within areas that expand to accommodate other uses)

- Integrate new development and redevelopment into key transit corridors and core commercial areas. (See map for definition/general location of key transit corridors and core commercial areas.)
- Change the code to increase flexibility for compatible secondary or associated uses allowed within industrial and commercial zones.



West Town on 8th Ave/work Units

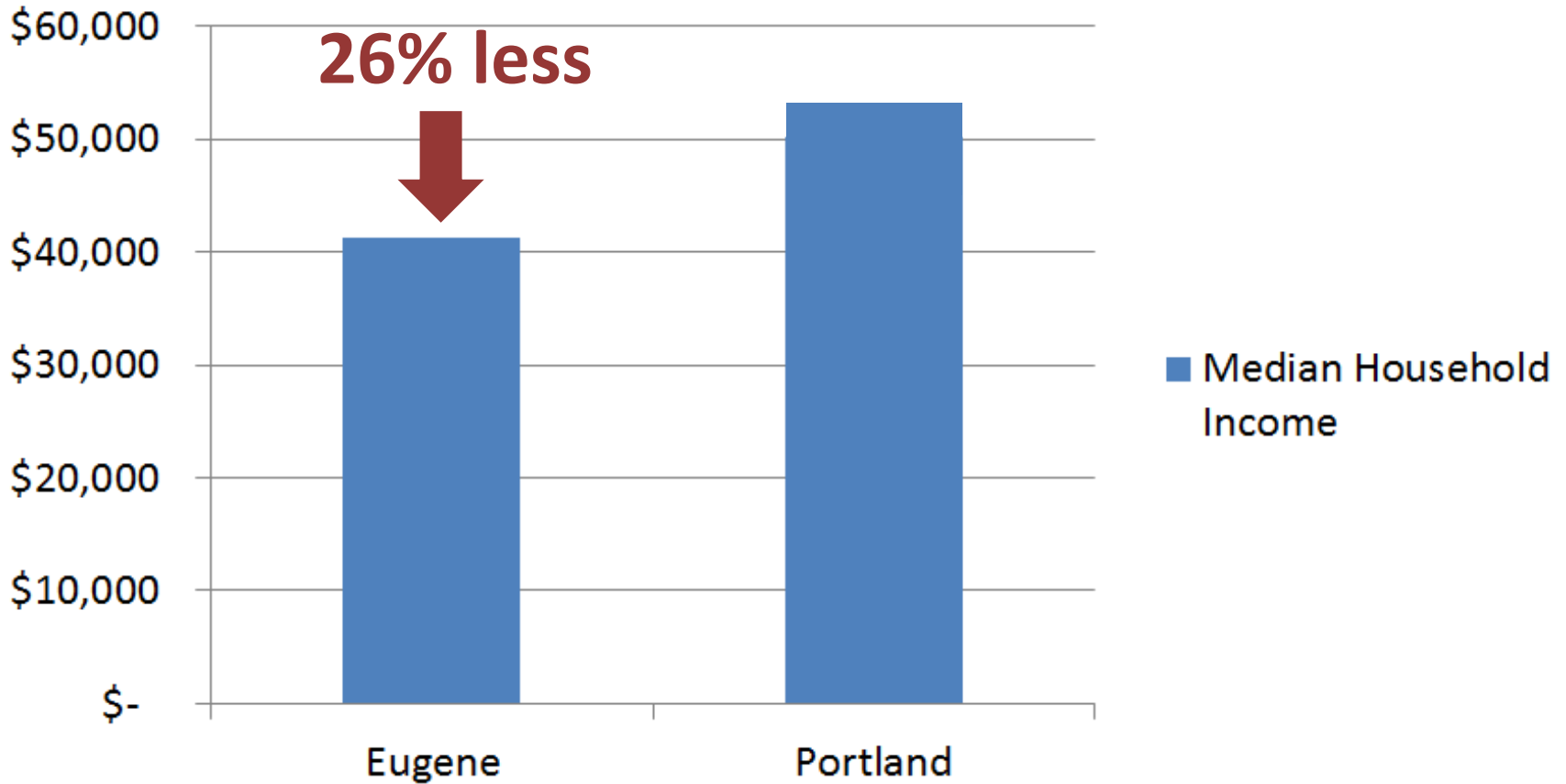
Key Transit Corridors and Core Commercial Areas
“No UGB expansion to meet multi-family housing and commercial needs”



TRG Research Shows:

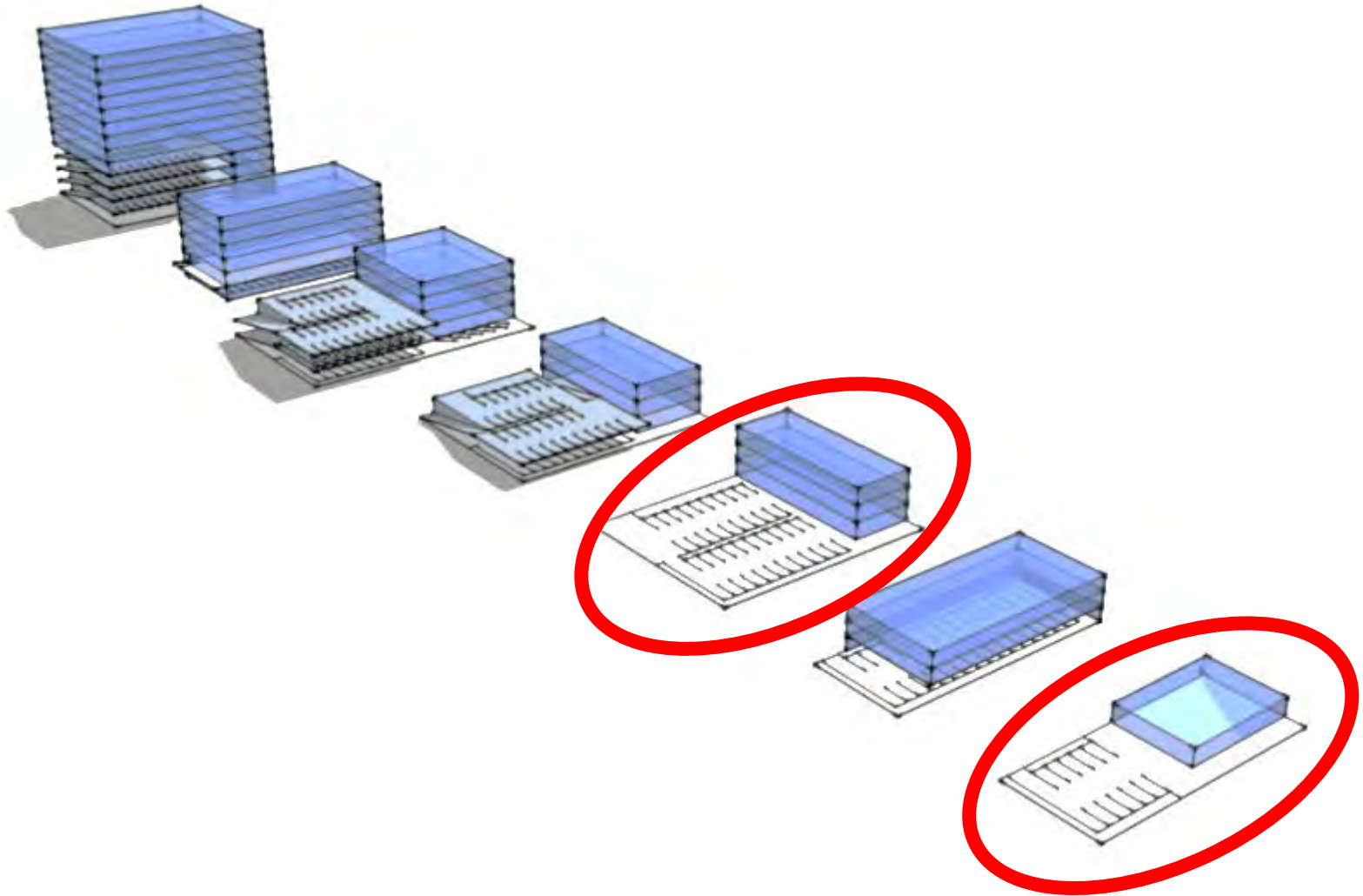
- Market conditions do not support most types of redevelopment in Eugene
- Rent and lease rates are too low relative to construction cost

Median Household Income



Source: U.S. Census Bureau 2011 American Community Survey 1-Year Estimates

ENVISION EUGENE ANALYSIS



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Technical Summary:

“If these strategies are not successful at addressing the multi-family housing/ commercial jobs need, new strategies may be needed. Additional strategies could include re-designation of lands for more multi-family housing/ commercial uses and/or additional expansion of the UGB.”

ENVISION EUGENE ANALYSIS

Recent momentum in downtown Eugene is the result of long-term community investment



Special Market Sectors:

- Medical office
- Student housing *near* the UO
- Special owner circumstances

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Preliminary Evaluation Criteria:

- Effectiveness?
- Feasibility?
- Directly results in a project?
- Up-front funding required?

Categories of Investment Tools:

- Financial Tools
- Facilitative Tools
- Regulatory Tools

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Financial Tools

Requiring No Up-Front Funding:

- Time-limited property tax exemption (MUPTE)
- SDC financing
- Tax-funded SDC's

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Financial Tools

Requiring Up-Front Funding:

- Tax-funded permit fees
- Permit fee deferral/financing
- Grants
- Land grant or discount
- Public financing
- Land assembly
- Loan rate buy-down
- Direct and indirect public improvements

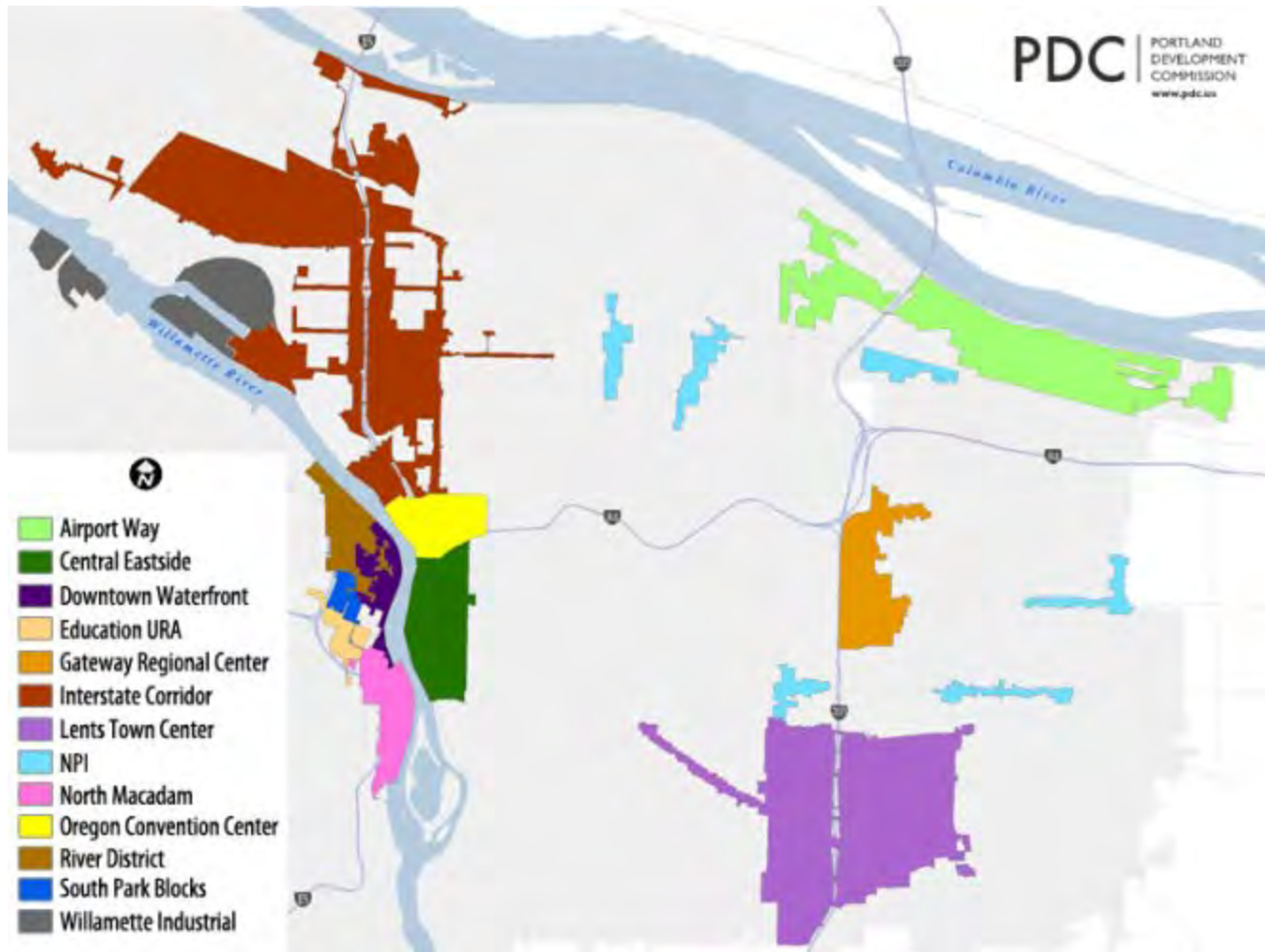
-54-



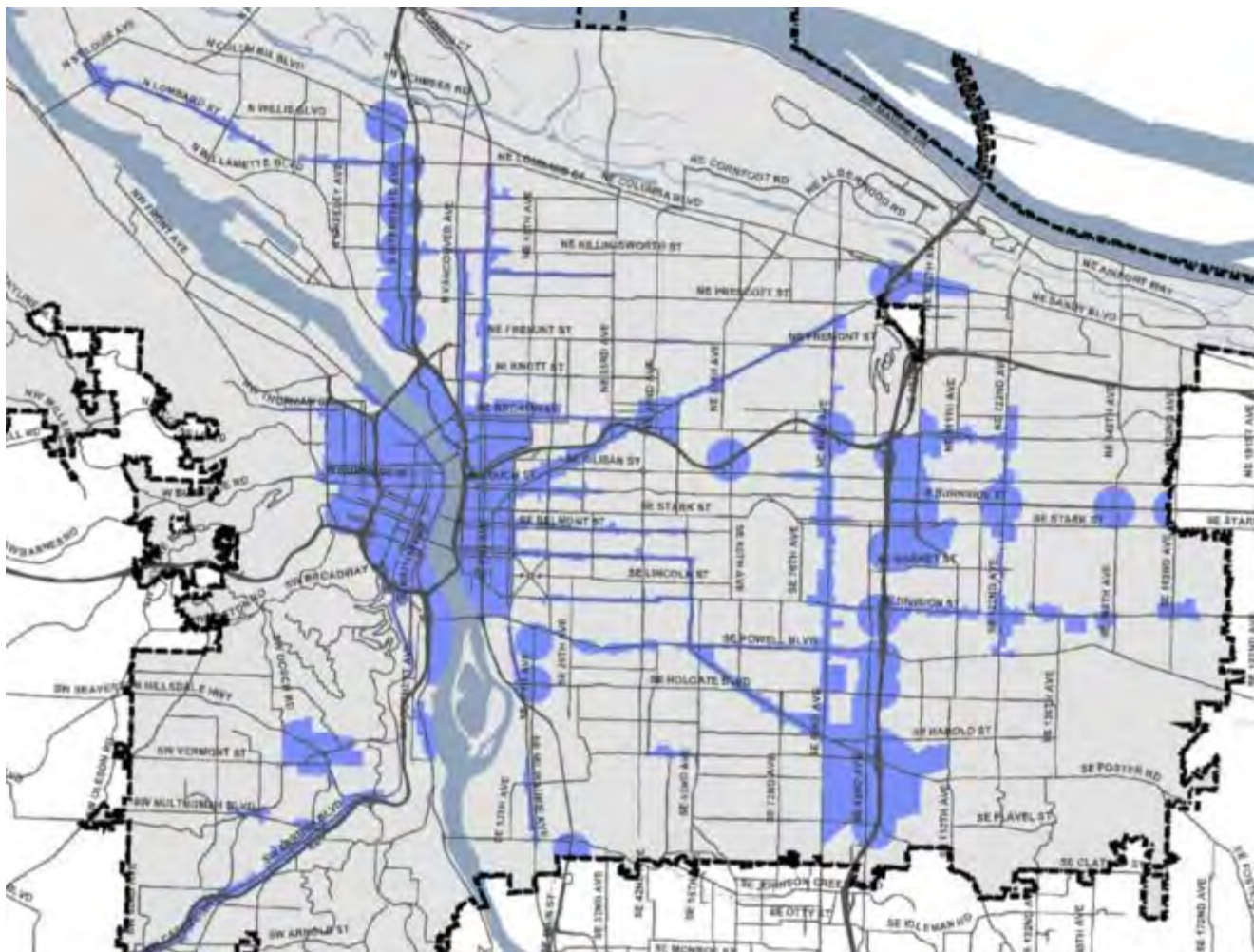
Funding Sources for Financial Tools:

- Tax Increment Financing (TIF) Districts
– (a.k.a. Urban Renewal)
- Local Improvement Districts (LID's)

Portland Urban Renewal Districts:



Portland MULTE program areas:



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Facilitative Tools:

- Staff support; design assistance
- Pre-approved design concepts
- Expedited permits
- Partnership development
- Marketing assistance
- Program marketing

Regulatory Tools:

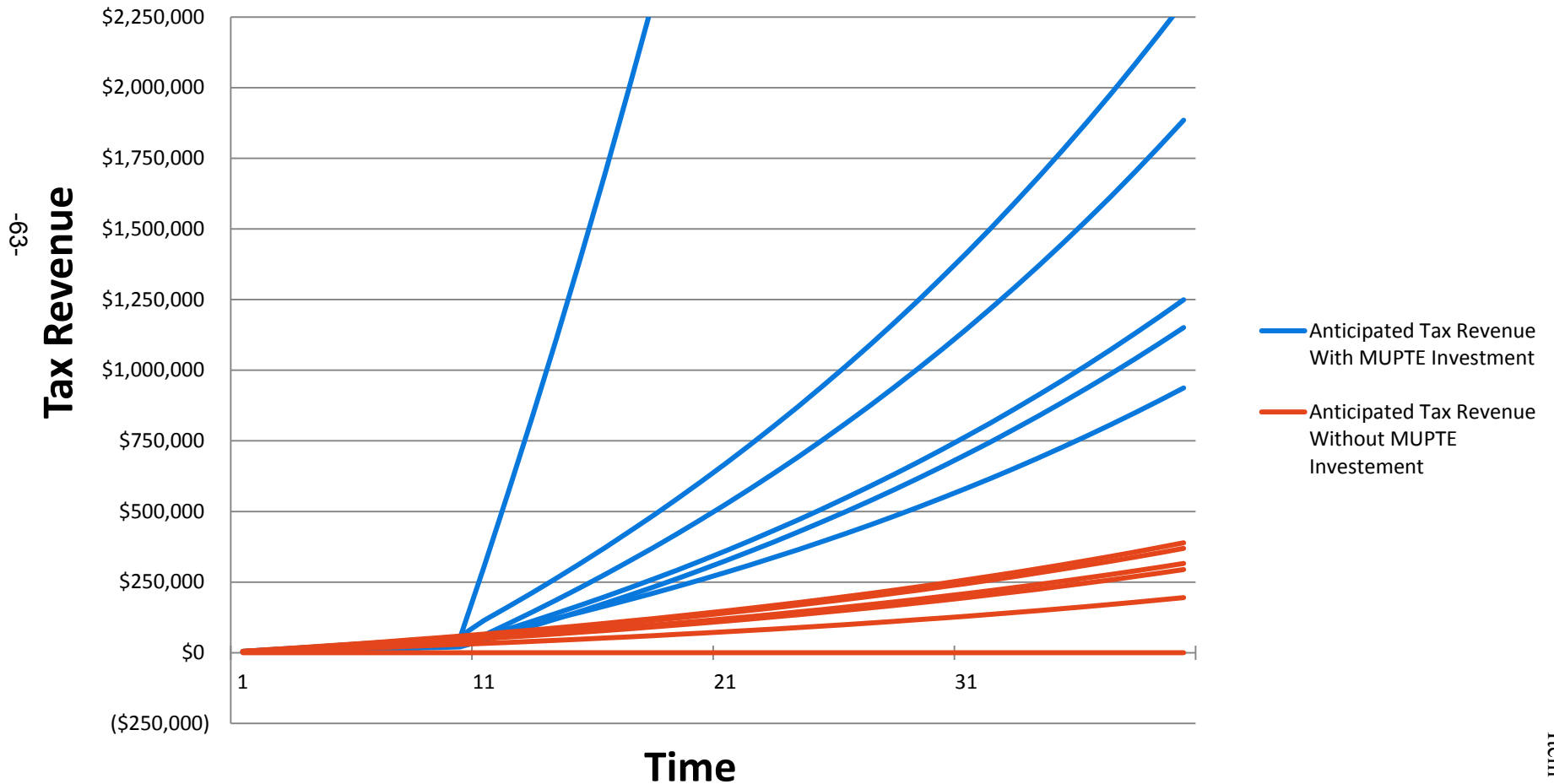
- Reducing minimum parking requirements
- Density bonus

Investments are necessary to achieve the community's long-term goals set forth in Envision Eugene

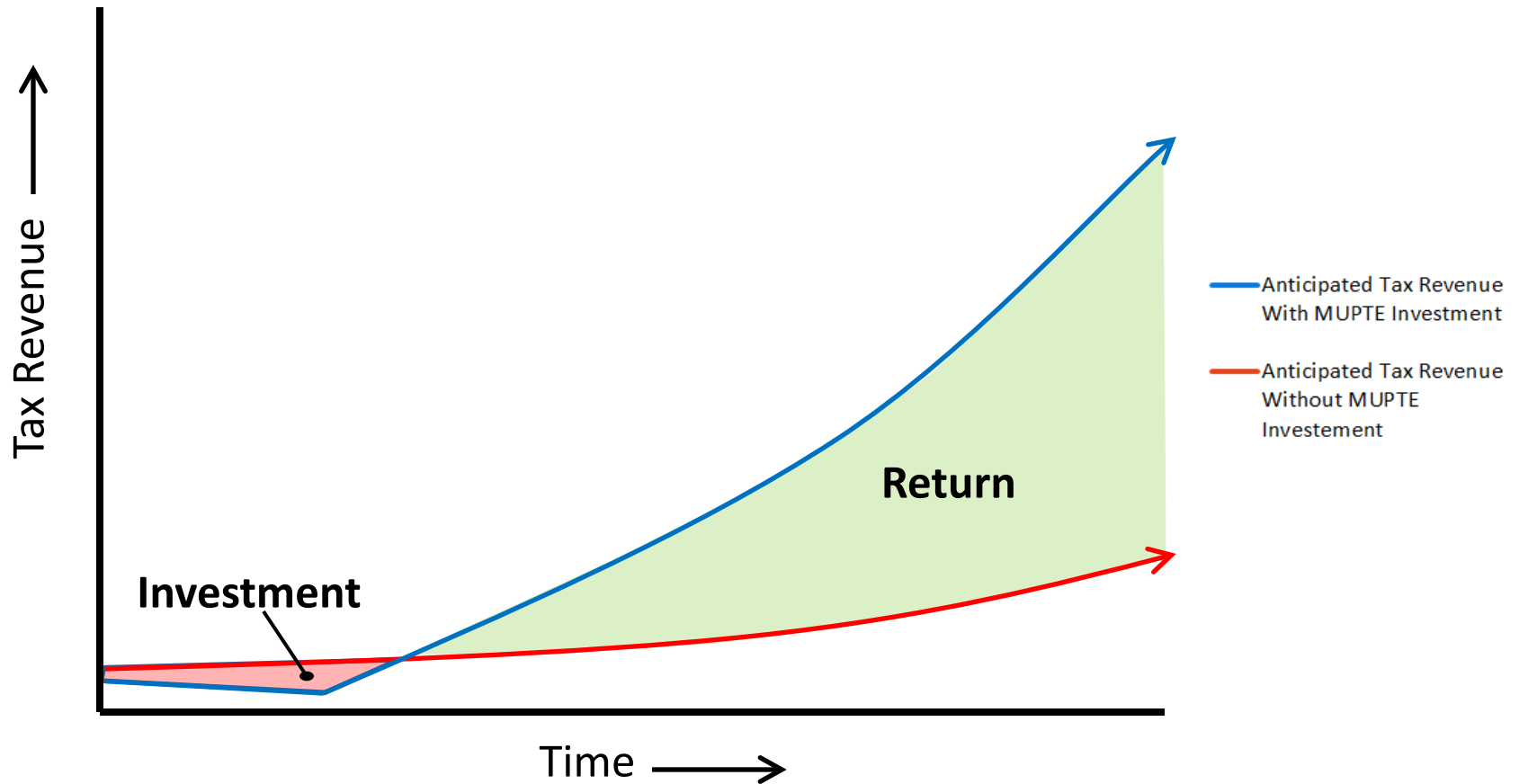
end

Extra slides

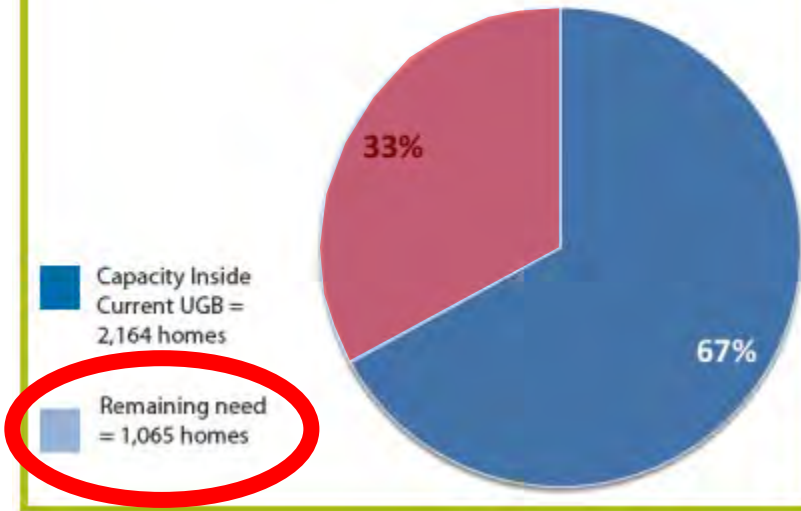
Anticipated Return on Investment Property Tax Revenue



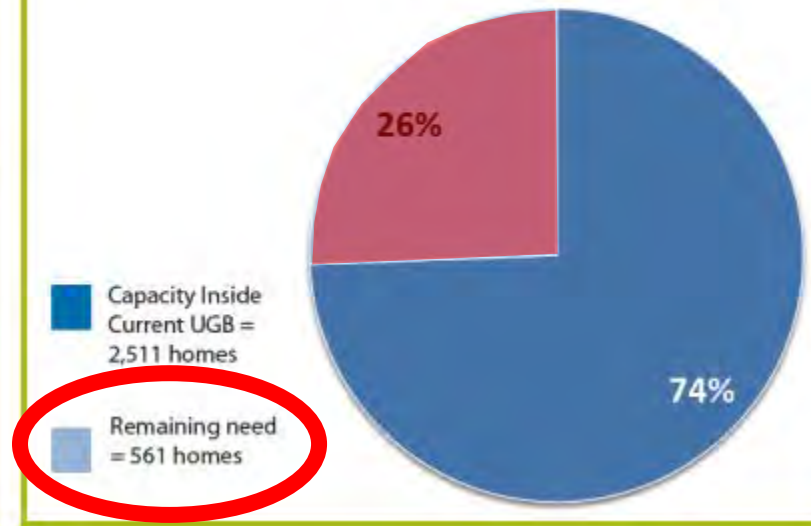
Anticipated Return on MUPTe Investment (Property Tax Revenue)



Multi-family Housing on Medium Density Residential Land: 3,229 Homes Needed

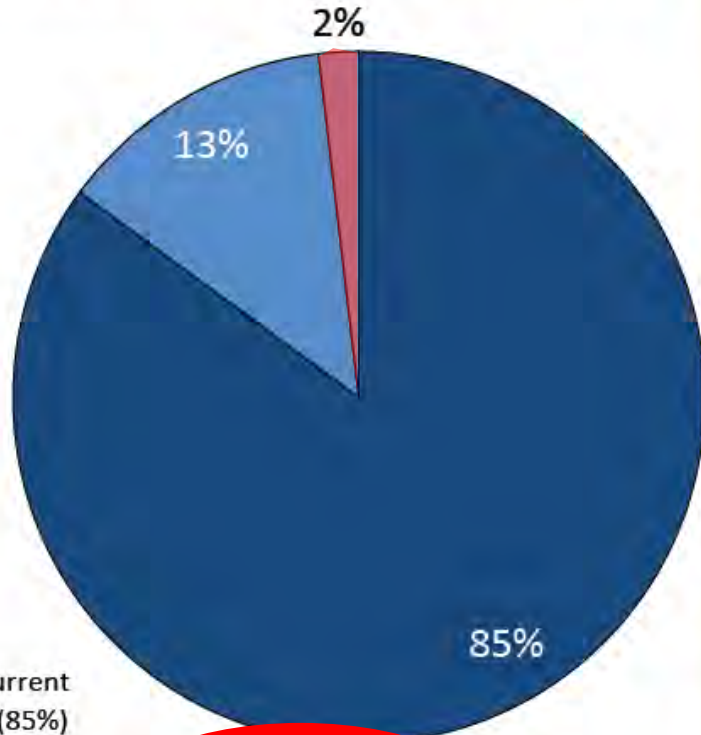


Multi-family Housing on High Density Residential Land: 3,072 Homes Needed



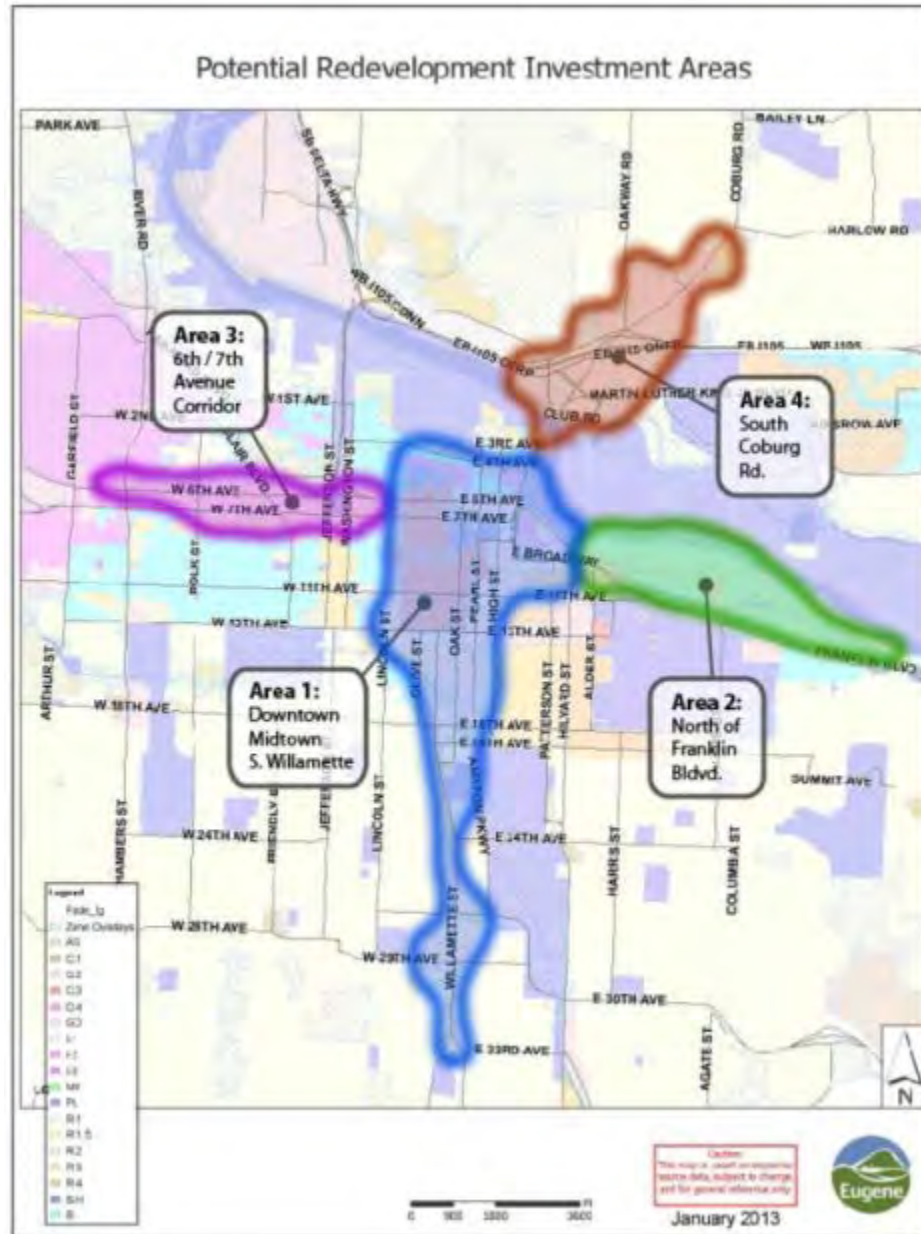
1,626 Multifamily Homes

Commercial Job Need: 21,450 Jobs Needed



**400
Commercial
Jobs**

COMMUNITY INVESTMENT PROGRAM



INTERVENTIONS: BOOSTING REDEVELOPMENT

Intervention Research: WHAT WE LEARNED

- Tailor interventions to **community goals and values**
- Public-private **partnerships** are key
- Build on **strengths** ... location, location, location
- Focus on **multiple benefits**

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INTERVENTIONS: BOOSTING REDEVELOPMENT_____

Intervention Research: WHAT WE LEARNED

- Think **long-term** (marathon, not a sprint)
- **Concentrate** interventions (do not dilute)
- **Connect** interventions to other plans
- **Pool resources** with partners

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INTERVENTIONS: BOOSTING REDEVELOPMENT

Interventions Work in Three Basic Ways:

- Free up land (redesignation/flexibility)
- Reduce cost and risk to develop
- Add value to an area



Broadway Streetscape



Prairie View Apartments

INTERVENTIONS: REDUCE COST & RISK

Simple/Flexible Code



Sam Bond's Garage
Ninkasi Brewery
Papa's Soul Food Kitchen
REI

INTERVENTIONS: REDUCE COST & RISK

Land Assembly



West Town on 8th

INTERVENTIONS: REDUCE COST & RISK

Grants



Mi Tierra Taqueria

INTERVENTIONS: ADD VALUE TO AN AREA

Capital Improvements



West Broadway and Eugene Public Library



INTERVENTIONS: REDUCE COST + ADD VALUE

Loans



Bennett Building & Sweet Life Patisserie

INTERVENTIONS: REDUCE COST + ADD VALUE

Public/Private Partnerships



Broadway Place & Broadway Commerce Center (Beam Bldg.)

INTERVENTIONS: REDUCE COST + ADD VALUE

Time-Limited Tax Exemptions



High Street Terrace & The Tate

INTERVENTIONS: REDUCE COST + ADD VALUE

Tax Increment Financing



US Bank & LCC Downtown Campus

INTERVENTIONS: REDUCE COST + ADD VALUE

Incentives Working Together Over Time



COMMERCIAL, MULTI-FAMILY & MIXED USE

Take-Home Message:

- Baseline redevelopment is expected to be insufficient to meet needs inside UGB
- Strong measures and commitment will be needed
- Long-term benefits require long-term view (investing in our community)

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Public Forum

Meeting Date: September 9, 2013
Department: City Manager's Office
www.eugene-or.gov

Agenda Item Number: 1
Staff Contact: Beth Forrest
Contact Telephone Number: 541-682-5882

ISSUE STATEMENT

This segment allows citizens the opportunity to express opinions and provide information to the council. Testimony presented during the Public Forum should be on City-related issues and should not address items which have already been heard by a Hearings Official, or are on the present agenda as a public hearing item.

SUGGESTED MOTION

No action is required; this is an informational item only.

FOR MORE INFORMATION

Staff Contact: Beth Forrest
Telephone: 541-682-5882
Staff E-Mail: beth.l.forrest@ci.eugene.or.us

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Approval of City Council Minutes

Meeting Date: September 9, 2013
Department: City Manager's Office
www.eugene-or.gov

Agenda Item Number: 2A
Staff Contact: Kris Bloch
Contact Telephone Number: 541-682-8497

ISSUE STATEMENT

This is a routine item to approve City Council minutes.

SUGGESTED MOTION

Move to approve the minutes of the July 17, 2013, Work Session, July 22, 2013, Work Session, July 22, 2013, Meeting, July 24, 2013, Work Session, and July 31, 2013, Work Session.

ATTACHMENTS

- A. July 17, 2013, Work Session
- B. July 22, 2013, Work Session
- C. July 22, 2013, Meeting
- D. July 24, 2013, Work Session
- E. July 31, 2013, Work Session

FOR MORE INFORMATION

Staff Contact: Kris Bloch
Telephone: 541-682-8497
Staff E-Mail: kris.d.bloch@ci.eugene.or.us

ATTACHMENT A

M I N U T E S

**Eugene City Council
Harris Hall, 125 East 8th Avenue
Eugene, Oregon 97401**

**July 17, 2013
12:00 p.m.**

Councilors Present: George Brown, Betty Taylor, George Poling, Mike Clark, Chris Pryor, Claire Syrett, Alan Zelenka (*via conference phone*)

Councilors Absent: Greg Evans

Council President George Poling opened the July 17, 2013, City Council work session and announced that Mayor Piercy and Councilor Evans were absent.

A. WORK SESSION: Safe Demolition

Building and Permit Services Division Manager Stuart Ramsing presented a PowerPoint highlighting the safety concerns associated with demolition such as dust, asbestos and the release of harmful airborne components of lead-based paint. He provided comparisons of other cities' demolition codes including Seattle, Portland, Cincinnati, Boulder, Baltimore, San Francisco, Springfield and Ashland.

The council responded favorably to staff's plan to have discussions with partnership agencies, such as LRAPA and Lane County Health and Human Services to identify gaps and discuss next steps.

MOTION and VOTE: Councilor Brown, seconded by Councilor Taylor, moved to direct the City Manager to propose for Council approval, 8 to 12 Eugene residents, who are not employed by a public agency, to serve as an independent advisory group to the Council regarding potential lead-poisoning risks from demolition of commercial and public properties.

The members of the group shall represent diverse interests and perspectives, and no more than two members shall be employed by or have a financial interest in demolition or construction businesses. At least one member shall be from the medical profession, preferably with knowledge and experience related to lead-poisoning. The group shall elect a chair who will represent the group before City Council. The City Manager's Office shall provide administrative support to the advisory group.

The advisory group shall research the issues and call upon local and non-local agency staff and independent experts for advice and review. The advisory group shall submit a report to Council by January 15, 2014. The report shall include descriptions and assessments of the risk of public exposure to lead from demolition, contemporary “best practices” to prevent public exposure to lead from demolition and recommendations for actions the City can take to protect the public from lead poisoning as a result of demolitions. **VOTE: FAILED 6:1**, Councilor Brown in favor.

Planning and Development staff will work with LRAPA and Lane County Health and Human Services to identify gaps in the code and bring back a proposal to Council to address those concerns. The council also supported Councilor Brown’s request that he participate in these discussions.

B. WORK SESSION: An Ordinance Concerning Downtown and Mixed Use Development

Interim Planning Director Carolyn Burke and Senior Planner, Alyssa Hansen introduced this topic and provided additional detail about the rationale for the suggested code updates. Ms. Hansen reviewed each of the seven updates in this proposed amendment package, identified what effect the changes might have and provided examples of difficulties encountered by developers when they applied for permits.

MOTION AND VOTE: Councilor Pryor, seconded by Councilor Brown, moved to extend the meeting by five minutes. **VOTE: PASSED 6:1**, Councilor Clark opposed.

The meeting adjourned at 1:33 p.m.

Respectfully submitted,

Michelle Mortensen,
Deputy City Recorder

ATTACHMENT B

MINUTES

**Eugene City Council
Harris Hall, 125 East 8th Avenue
Eugene, Oregon 97401**

**July 22, 2013
5:30 p.m.**

Councilors Present: George Brown, Betty Taylor, Alan Zelenka, George Poling, Mike Clark, Chris Pryor, Claire Syrett, Greg Evans

Her Honor, Mayor Piercy opened the July 22, 2013, City Council Work Session.

A. COMMITTEE REPORTS AND ITEMS OF INTEREST FROM MAYOR, CITY COUNCIL, AND CITY MANAGER

The Mayor, councilors, and City Manager provided brief updates about events and activities in the organization, on boards and commissions, and around the city.

B. WORK SESSION: Community Health Assessment Action Plan

Dr. Rick Kincade and Dan Reece, both of PeaceHealth Medical Group and Jennifer Jordan of Lane County Public Health provided information on a local collaborative effort to combat health issues related to smoking, obesity, eating habits and physical activity.

The presenters suggested several ways to mitigate the issues and reduce unhealthy patterns, including:

- Reduce access to fast food and make healthier foods available.
- Encourage people to be more active.
- Encourage more farmer's markets, community gardens and ways to eat healthier.
- Protect agricultural land from development.
- Provide healthier snacks at schools, community centers and swimming pools
- Encourage a healthy way of life, including alternative modes, bikes, walking, etc.

The meeting adjourned at 7:05 p.m.

Respectfully submitted,

Michelle Mortensen
Deputy City Recorder

ATTACHMENT C

MINUTES

**Eugene City Council
Harris Hall, 125 East 8th Avenue
Eugene, Oregon 97401**

**July 22, 2013
7:30 p.m.**

Councilors Present: George Brown, Betty Taylor, Alan Zelenka, George Poling, Mike Clark, Chris Pryor, Claire Syrett, Greg Evans

Her Honor, Mayor Piercy opened the July 22, 2013, City Council meeting.

1. PUBLIC FORUM

1. *Carol Berg-Caldwell* – commended Debbie at Municipal Court for her great service.
2. *Leslie Robnett* – requested a place to sleep for homeless people displaced from wetlands.
3. *Duncan Rhodes* – said Willamette Street is a dangerous mess, supported option 3.
4. *Paula Erickson*, President of GEARS - supported option 3 for Willamette Street redesign.
5. *Patrice Dotson*, Angel of Mercy for homeless – said curb cuts help and night camps are needed.
6. *James Chastain* – requested a place to safely sleep at night.
7. *Joshua Skov* – asked council to keep an open mind and do research on Willamette Street redesign
8. *Laura Potter*, Chamber of Commerce – supported the Downtown Mixed Use code changes.
9. *Reagan Clark* - said homeless vets and low income vets need better treatment and resources.
10. *Marina Hajek* – supported safer bike and pedestrian routes to schools and option 3.
11. *Eugene Drix* – said the future is new, we have to learn and help each other.
12. *David Gizara* , GEARS - said transportation should work for all modes with safety a priority.
13. *Paul Leitman* - requested improved bike safety for everyone, especially around campus/13th.
14. *Marc Schlossberg* – asked for consideration of all users when redesigning streets.
15. *Judi Horstmann* – voiced concern about safety on 30th Avenue, around Camas Ridge School.
16. *Susan Stumpf* – thanked the council for funding safer streets.
17. *Kelsey Moore* – supported option 3 for the S. Willamette Street redesign.

2. CONSENT CALENDAR

MOTION: Councilor Poling, seconded by Councilor Pryor, moved to approve the items on the Consent Calendar.

Councilor Syrett requested to pull items 2C and 2F. Councilor Brown asked to pull item 2B.

VOTE: PASSED 8:0.

Item 2B: Approval of Tentative Working Agenda

MOTION and VOTE: Councilor Brown, seconded by Councilor Taylor, moved to schedule a discussion of the Riverfront Urban Renewal District on September 11, 2013. **PASSED** 7:1, Councilor Poling opposed.

MOTION and VOTE: Move to approve Item 2B as amended. **PASSED** 8:0.

Item 2C: Approval of Resolution No. 5093 Annexing Land to the City of Eugene (Pennington Family Trust - A 13-3)

MOTION and VOTE: Councilor Syrett, seconded by Councilor Brown, moved to substitute to defer action on this item until a public hearing has been held. **PASSED** 5:3, councilors Pryor, Poling and Clark opposed.

MOTION and VOTE: Move to approve Item 2C as amended. **PASSED** 7:1; Councilor Clark opposed.

Item F: Approval of Police Commission FY 2014 – 2015 Work Plan

MOTION and VOTE: Councilor Syrett, seconded by Councilor Clark, moved to adopt the Police Commission Work Plan. **PASSED** 8:0.

MOTION and VOTE: Councilor Syrett, seconded by Councilor Clark, moved to schedule a follow-up meeting with the Police Commission to discuss the Work Plan in greater detail. **PASSED** 8:0.

3. PUBLIC HEARING: Ordinance Suspending Multi-Unit Property Tax Exemption (MUPTE) Program

Mayor Piercy opened the public hearing

1. *Laura Potter*, Chamber of Commerce, spoke in support of the MUPTE program.

Mayor Piercy closed the public hearing.

4. ACTION: An Ordinance Concerning Downtown and Mixed Use Development and Amending Sections 9.2160, 9.2161, 9.2170, 9.2171, 9.2173, 9.4280, 9.4290, 9.4530, 9.8030, 9.8670, and 9.9650 of the Eugene Code, 1971, TSI Roadway Policy #2 of the Eugene-Springfield Transportation System Plan (TransPlan) And Policy F.15 of the Eugene-Springfield Metropolitan Area General Plan(City Files CA 13-1 and MA 13-1)

MOTION: Councilor Poling, seconded by Councilor Pryor, moved to adopt Council Bill 5096, an ordinance concerning downtown and mixed use development.

MOTION to AMEND: Councilor Taylor, seconded by Councilor Brown, moved to delete the change to surface parking limitation -- #2 on Attachment A: (EC 9.2161). **FAILED** 3:5, councilors Zelenka, Taylor and Brown in favor.

MOTION to AMEND: Councilor Taylor, seconded by Councilor Brown, moved to delete the change to landscaping standards -- #4 on Attachment A: (EC 9.2171) **FAILED** 3:5, councilors Zelenka, Taylor and Brown in favor.

MOTION to AMEND: Councilor Taylor, seconded by Councilor Brown, moved to delete the removal of Traffic Impact Analysis -- #7 on Attachment A: (EC 9.8670) **FAILED** 2:6, councilors, Taylor and Brown in favor.

VOTE on MAIN MOTION: PASSED 6:2, councilors Brown and Taylor opposed.

The meeting adjourned at 9:37 p.m.

Respectfully submitted,

Michelle Mortensen
Deputy City Recorder

ATTACHMENT D

MINUTES

**Eugene City Council
Harris Hall, 125 East 8th Avenue
Eugene, Oregon 97401**

**July 24, 2013
12:00 p.m.**

Councilors Present: George Brown, Betty Taylor, George Poling, Mike Clark, Chris Pryor, Claire Syrett

Councilors Absent: Alan Zelenka, Greg Evans

Mayor Piercy opened the July 24, 2013, City Council work session.

A. ACTION: Ordinance Suspending Multi-Unit Property Tax Exemption (MUPTE) Program

Urban Services Manager Denny Braud and AIC Planning Director Carolyn Burke reviewed the background data related to Envision Eugene, and proposed extending the MUPTE suspension for up to one year.

Council Discussion:

- Give careful thought to revisions and create a program with good public benefit.
- Focus on affordable housing as well as other goals.
- Involve stakeholders and the community in the revision process.
- Consider goals of Envision Eugene when revising MUPTE program.
- Incentivize new housing in areas where we need or want it.
- Ensure that the general public understands why council is doing this and the value of MUPTE.
- Move revision process along in timely manner.
- Implement changes to program by Council’s Spring Break, if possible.

MOTION and VOTE: Councilor Poling, seconded by Councilor Pryor, moved to approve Council Bill 5097, an ordinance extending the MUPTE suspension, except the sunset date should be changed from January 31, 2014 to July 31, 2014. **PASSED:** 5:1, Councilor Clark opposed.

The meeting adjourned at 12:50 p.m.

Respectfully submitted,

Michelle Mortensen,
Deputy City Recorder

ATTACHMENT E

MINUTES

**Eugene City Council
Harris Hall, 125 East 8th Avenue
Eugene, Oregon 97401**

**July 31, 2013
12:00 p.m.**

Councilors Present: Betty Taylor, Alan Zelenka, George Poling, Chris Pryor, Claire Syrett, Greg Evans, Mike Clark (via conference phone)

Councilors Absent: George Brown

Mayor Piercy opened the July 31, 2013, work session of the Eugene City Council and moved immediately into Executive Session.

A. EXECUTIVE SESSION

The council met in Executive Session to review and evaluate the job performance of employee, pursuant to ORS 192.660(2)(i).

B. WORK SESSION: City Manager Annual Performance Review

Human Resources Director Alana Holmes briefly described the evaluation process.

Comments:

- Great work with local veterans.
- Effective collaboration with jurisdictional partners.
- Rating of “Excellent” by majority of councilors.
- Appreciate City Manager declining merit raise during these tough budget times.
- City manager assembled highly skilled executive team.
- Works with integrity, intelligence, professionalism, and responsiveness.
- Work needed to improve relationship with AFSCME and represented employees.
- Need better community engagement before a topic is discussed at the Council level.
- Provide more detail in answering questions, to increase understanding.
- EPD/community relationship needs ongoing attention.
- Public engagement: tell the City’s story so people stay informed.
- Work with area agencies prior to budget adjustments so they can better prepare.
- Pick up the pace with Envision Eugene and the Urban Growth Boundary adjustment.

Mr. Ruiz outlined his goals and successes, noting that the budget has dominated much of the City's work this year and economic prosperity needs more focus.

Goals:

- Continue working on partnerships
- Long-term financial stability
- Continue the Envision Eugene process/UGB work
- Implement Triple Bottom Line
- Work more on proactively telling the City's story

Successes:

- RAIN
- The Shedd expansion
- EWEB Master Plan
- Downtown growth
- City Hall project

The meeting adjourned at 1:20 p.m.

Respectfully submitted,

Michelle Mortensen,
Deputy City Recorder

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Approval of Tentative Working Agenda

Meeting Date: September 9, 2013
Department: City Manager’s Office
www.eugene-or.gov

Agenda Item Number: 2B
Staff Contact: Beth Forrest
Contact Telephone Number: 541-682-5882

ISSUE STATEMENT

This is a routine item to approve City Council Tentative Working Agenda.

BACKGROUND

On July 31, 2000, the City Council held a process session and discussed the Operating Agreements. Section 2, notes in part that, “The City Manager shall recommend monthly to the council which items should be placed on the council agenda. This recommendation shall be placed on the consent calendar at the regular City Council meetings (regular meetings are those meetings held on the second and fourth Monday of each month in the Council Chamber). If the recommendation contained in the consent calendar is approved, the items shall be brought before the council on a future agenda. If there are concerns about an item, the item may be pulled from the consent calendar at the request of any councilor or the Mayor. A vote shall occur to determine if the item should be included as future council business.” Scheduling of this item is in accordance with the Council Operating Agreements.

RELATED CITY POLICIES

There are no policy issues related to this item.

COUNCIL OPTIONS

The council may choose to approve, amend or not approve the tentative agenda.

CITY MANAGER’S RECOMMENDATION

Staff has no recommendation on this item.

SUGGESTED MOTION

Move to approve the items on the Tentative Working Agenda.

ATTACHMENTS

- A. Tentative Working Agenda

FOR MORE INFORMATION

Staff Contact: Beth Forrest
Telephone: 541-682-5882
Staff E-Mail: beth.l.forrest@ci.eugene.or.us

EUGENE CITY COUNCIL TENTATIVE WORKING AGENDA

September 4, 2013

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| SEPTEMBER 9 | MONDAY |
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|---|-----------------------------|
| 5:30 p.m. | Council Work Session |
| Harris Hall | Expected Absences: |
| A. Committee Reports: Police Comm, Lane Metro, LTD (EmX), Lane Workforce, OMPOC, McKenzie Watershed | |
| B. WS: Envision Eugene "Roadmap" | 30 mins – PDD/Burke |
| C. WS: Envision Eugene – Overview of Incentives | 30 mins – PDD/Burke |

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| 7:30 p.m. | Council Meeting |
| Harris Hall | Expected Absences: |
| 1. Public Forum | |
| 2. Consent Calendar | |
| a. Approval of City Council Minutes | CS/Forrest |
| b. Approval of Tentative Working Agenda | CS/Forrest |
| c. Kaufman Community Center Lease | LRCS/Smith |
| d. Interim Appointments to the Human Rights Commission | CS/Foltz |
| e. Interim Appointment to the Toxics Board | Fire EMS/Eppli |
| 3. WS: Update on Homeless Issues | PDD/Wisth |
| 4. WS: Use of CDBG Funds for Homeless Shelters | PDD/Wisth |

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| SEPTEMBER 11 | WEDNESDAY |
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| Noon | Council Work Session |
| Harris Hall | Expected Absences: |
| A. WS: Riverfront Urban Renewal District | 90 mins – PDD/Braud |

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| SEPTEMBER 16 | MONDAY | ** NOTE: 5:30 BUDGET COMMITTEE MEETING ADDED ** |
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| 5:30 p.m. | Budget Committee Meeting |
| Harris Hall | Expected Absences: |
| 7:30 p.m. | Council Public Hearing |
| Harris Hall | Expected Absences: |
| 1. PH: Approval of Annexation – Pennington Family Trust (A13-3) | PDD/Ochs |
| 2. PH: Ordinance Related to Publication of Ice/Snow Map | PW/Jones |
| 3. PH: Camping Ordinance | CAO/Klein |
| 4. WS: Toxics Program Update | Fire EMS/Eppli |
| 5. WS: Civic Stadium | PDD/ |

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| SEPTEMBER 18 | WEDNESDAY |
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| Noon | Council Work Session |
| Harris Hall | Expected Absences: |
| A. Council Goals | 45 mins – CS/Ruiz |
| B. Process Session – work sessions | 45 mins – CS/Ruiz |

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| SEPTEMBER 23 | MONDAY |
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| 5:30 p.m. | Budget Committee Meeting |
| Harris Hall | Expected Absences: |
| A. WS: Budget Committee | 90 mins – CS/Silvers |

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| 7:30 p.m. | Council Meeting |
| Harris Hall | Expected Absences: |
| 1. Public Forum | |
| 2. Consent Calendar | |
| a. Approval of City Council Minutes | CS/Forrest |
| b. Approval of Tentative Working Agenda | CS/Forrest |

A=action; PH=public hearing; WS=work session

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EUGENE CITY COUNCIL TENTATIVE WORKING AGENDA

September 4, 2013

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| 3. Action: Approval of Annexation – Pennington Family Trust (A13-3) | PDD/Ochs |
| 4. Action: Ordinance Related to Publication of Ice/Snow Map | PW/Jones |
| 5. WS: Camping Ordinance | PDD/Wisth |
| 6. Committee Reports and Items of Interest from Mayor, City Council, and City Manager | |

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| SEPTEMBER 25 | WEDNESDAY |
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| Noon | Council Work Session | |
| Harris Hall | Expected Absences: | |
| A. WS: Downtown Public Safety Zone Alternatives | | 45 mins – EPD/ |
| B. WS: Re-designation of Striker Field | | 45 mins – PW/Bjorklund |

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| OCTOBER 9 | WEDNESDAY |
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| Noon | Council Work Session | |
| Harris Hall | Expected Absences: | |
| A. WS: Human Rights Commission Annual Report and Work Plan | | 45 mins – CS/Kinnison |
| B. WS: City Hall Update | | 45 mins – CS/Perry |

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| OCTOBER 14 | MONDAY |
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| 5:30 p.m. | Budget Committee Meeting | |
| Harris Hall | Expected Absences: | |
| A. WS: Budget Committee | | 90 mins – CS/Silvers |
| 7:30 p.m. | Council Meeting | |
| Harris Hall | Expected Absences: | |
| 1. Public Forum | | |
| 2. Consent Calendar | | |
| a. Approval of City Council Minutes | | CS/Forrest |
| b. Approval of Tentative Working Agenda | | CS/Forrest |
| 3. WS: Free Parking Downtown | | PDD/Petry |

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| OCTOBER 16 | WEDNESDAY |
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| Noon | Council Work Session | |
| Harris Hall | Expected Absences: | |
| A. Committee Reports: HRC, SC, Travel LC, HSC, LCOG, MPC, PSCC | | 30 mins |
| B. WS: Bethel Community Park/YMCA Lease | | 30 mins – PW/ Bjorklund |
| C. WS: Stormwater Development Standards | | 30 mins – PW/Keppler |

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| OCTOBER 21 | MONDAY | ** NOTE: 5:30 WORK SESSION ADDED ** |
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| 5:30 p.m. | Council Work Session | |
| Harris Hall | Expected Absences: | |
| A. WS: River Road/Santa Clara Follow-Up | | 45 mins – CMO/Gardner |
| B. WS: Envision Eugene | | 45 mins – PDD/Burke |
| 7:30 p.m. | Council Public Hearing | |
| Harris Hall | Expected Absences: | |
| 1. PH: Ordinance Removing Substance and Updating Tracking Instructions for Toxics Program | | Fire/EMS/Eppli |
| 2. PH: Amendments to Stormwater Development Standards | | PW/Keppler |

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| OCTOBER 23 | WEDNESDAY |
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| Noon | Council Work Session | |
| Harris Hall | Expected Absences: Piercy | |
| A. WS: Licensing of Urban Farm Animals | | 45 mins – PDD/ |
| B. WS: Urban Farming/Food Security | | 45 mins – PDD/ |

A=action; PH=public hearing; WS=work session

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EUGENE CITY COUNCIL TENTATIVE WORKING AGENDA

September 4, 2013

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| OCTOBER 28 | MONDAY | |
| 5:30 p.m. | Budget Committee Meeting | |
| Harris Hall | Expected Absences: | |
| A. WS: Budget Committee | | 90 mins – CS/Silvers |
| 7:30 p.m. | Council Meeting | |
| Harris Hall | Expected Absences: | |
| 1. Public Forum | | CS/Forrest |
| 2. Consent Calendar | | CS/Forrest |
| a. Approval of City Council Minutes | | PDD/Taylor |
| b. Approval of Tentative Working Agenda | | PDD/Taylor |
| c. Approval of Annexation – Future B Homes (A 13-6) | | Fire EMS/Eppli |
| d. Approval of Annexation - Debra Dade (A 13-7) | | PDD/McKerrow |
| 3. Action: Ordinance Removing Substance and Updating Tracking Instructions for Toxics Program | | |
| 4. WS: Fence Regulations | | |
| OCTOBER 30 | WEDNESDAY | |
| Noon | Council Work Session | |
| Harris Hall | Expected Absences: | |
| A. WS: Envision Eugene | | 90 mins – PDD/Burke |
| NOVEMBER 12 | TUESDAY | ** NOTE: LOCATION CHANGE ** |
| 5:30 p.m. | Budget Committee Meeting | |
| B/T Room - Library | Expected Absences: Taylor | |
| A. WS: Budget Committee | | 90 mins – CS/Silvers |
| 7:30 p.m. | | |
| B/T Room - Library | Expected Absences: Taylor | |
| 1. Pledge of Allegiance to the Flag (Veterans Day) | | |
| 2. Public Forum | | |
| 3. Consent Calendar | | |
| a. Approval of City Council Minutes | | CS/Forrest |
| b. Approval of Tentative Working Agenda | | CS/Forrest |
| 4. Action: Amendments to Stormwater Development Standards | | PW/Kepler |
| NOVEMBER 13 | WEDNESDAY | |
| Noon | Council Work Session | |
| Harris Hall | Expected Absences: Taylor | |
| A. Committee Reports: Chamber of Commerce, HPB, LRAPA, MWMC | | 15 mins |
| B. WS: Update on Plastic Bag Ban Ordinance | | 35 mins – PDD/Nelson |
| C. WS: Human Rights Code/Transgender Amendments | | 40 mins – CS/Kinnison |
| NOVEMBER 18 | MONDAY | ** NOTE: 5:30 WORK SESSION ADDED ** |
| 5:30 p.m. | City Council Work Session | |
| Harris Hall | Expected Absences: | |
| A. WS: MUPTE Program Revisions | | 90 mins – PDD/Braud |
| 7:30 p.m. | Council Public Hearing | |
| Harris Hall | Expected Absences: | |
| 1. PH: Envision Eugene Implementation Ordinance | | PDD/Burke |

A=action; PH=public hearing; WS=work session

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EUGENE CITY COUNCIL TENTATIVE WORKING AGENDA

September 4, 2013

NOVEMBER 20**WEDNESDAY****Noon****Council Work Session****Harris Hall****Expected Absences:**

A. WS: Envision Eugene Ordinance

45 mins – PDD/Burke

B. WS: Fireworks

45 mins - Fire EMS/

NOVEMBER 25**MONDAY****5:30 p.m.****Budget Committee Meeting****Harris Hall****Expected Absences:**

A. WS: Budget Committee

90 mins – CS/Silvers

7:30 p.m.**Council Meeting****Harris Hall****Expected Absences:**

1. Public Forum

2. Consent Calendar

a. Approval of City Council Minutes

CS/Forrest

b. Approval of Tentative Working Agenda

CS/Forrest

3. WS: South Willamette Street

PW/Henry

NOVEMBER 27**WEDNESDAY****Noon****Council Work Session****Harris Hall****Expected Absences:**

A. Committee Reports and Items of Interest from Mayor, City Council, and City Manager

30 mins

B. WS: Envision Eugene

60 mins – PDD/Burke

DECEMBER 9**MONDAY****5:30 p.m.****Budget Committee Meeting****Harris Hall****Expected Absences:**

A. WS: Budget Committee

90 mins – CS/Silvers

7:30 p.m.**Council Meeting****Harris Hall****Expected Absences:**

1. Public Forum

2. Consent Calendar

a. Approval of City Council Minutes

CS/Forrest

b. Approval of Tentative Working Agenda

CS/Forrest

3. PH and Action: City of Eugene FY14 Supplemental Budget #1

CS/Silvers

4. PH and Action: Urban Renewal Agency FY14 Supplemental Budget #1

CS/Silvers

5. PH: Stormwater System Development Charge Methodology Modification

PW/McVey

6. Action: Envision Eugene Ordinance

PDD/Burke

7. WS: MUPTE Program Revisions (*if needed for direction*)

PDD/Braud

DECEMBER 11**WEDNESDAY****Noon****Council Work Session****Harris Hall****Expected Absences:**

A. Committee Reports: Police Comm, Lane Metro, LTD (EmX), Lane Workforce, OMPOC, McKenzie Watershed

B. Action: Res. On Stormwater System Development Charge Methodology Modification

15 mins - PW/McVey

C. WS: Envision Eugene

60 mins – PDD/Burke

COUNCIL BREAK: December 12, 2013 – January 8, 2014

EUGENE CITY COUNCIL TENTATIVE WORKING AGENDA

September 4, 2013

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| JANUARY 8 | WEDNESDAY | |
| 5:30 p.m. | State of the City Address | |
| Hult Center | Expected Absences: | |
| A. State of the City | | |
| JANUARY 13 | MONDAY | |
| 5:30 p.m. | Council Work Session | |
| Harris Hall | Expected Absences: | |
| A. Committee Reports: HRC, SC, Travel LC, HSC, LCOG, MPC, PSCC | | 30 mins |
| B. WS: Joint Meeting with Police Commission | | 60 mins – EPD/Hawley |
| 7:30 p.m. | Council Meeting | |
| Harris Hall | Expected Absences: | |
| 1. Public Forum | | |
| 2. Consent Calendar | | |
| a. Approval of City Council Minutes | | CS/Forrest |
| b. Approval of Tentative Working Agenda | | CS/Forrest |
| JANUARY 15 | WEDNESDAY | |
| Noon | Council Work Session | |
| Harris Hall | Expected Absences: | |
| A. WS: Climate Action Planning | | 60 mins – CS/O'Sullivan |
| B. WS: | | |
| JANUARY 21 | TUESDAY | |
| 7:30 p.m. | Council Public Hearing | |
| Harris Hall | Expected Absences: | |
| 1. PH: Ordinance on MUPTTE Revisions | | PDD/Braud |
| 2. PH: Ordinance on Envision Eugene | | PDD/Burke |
| 3. PH: Ordinance on South Willamette Street | | PW/ |
| JANUARY 22 | WEDNESDAY | |
| Noon | Council Work Session | |
| Harris Hall | Expected Absences: | |
| A. WS: Envision Eugene | | 90 mins – PDD/Burke |
| JANUARY 27 | MONDAY | |
| 5:30 p.m. | Council Work Session | |
| Harris Hall | Expected Absences: | |
| A. Committee Reports and Items of Interest from Mayor, City Council, and City Manager | | 30 mins |
| B. WS: | | |
| 7:30 p.m. | Council Meeting | |
| Harris Hall | Expected Absences: | |
| 1. Public Forum | | |
| 2. Consent Calendar | | |
| a. Approval of City Council Minutes | | CS/Forrest |
| b. Approval of Tentative Working Agenda | | CS/Forrest |
| 3. WS and Possible Action: MUPTTE Revisions | | PDD/Braud |

A=action; PH=public hearing; WS=work session

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EUGENE CITY COUNCIL TENTATIVE WORKING AGENDA

September 4, 2013

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| JANUARY 29 | WEDNESDAY |
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Noon Council Work Session

Harris Hall Expected Absences:

A. WS:

B. WS:

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| FEBRUARY 10 | MONDAY |
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5:30 p.m. Council Work Session

Harris Hall Expected Absences:

A. Committee Reports: Chamber of Commerce, HPB, LRAPA, MWMC 30 mins

B. WS:

7:30 p.m. Council Meeting

Harris Hall Expected Absences:

1. Public Forum

2. Consent Calendar

a. Approval of City Council Minutes

CS/Forrest

b. Approval of Tentative Working Agenda

CS/Forrest

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| FEBRUARY 12 | WEDNESDAY |
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Noon Council Work Session

Harris Hall Expected Absences:

A. WS: Envision Eugene Ordinance 90 mins – PDD/Burke

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| FEBRUARY 18 | TUESDAY |
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7:30 p.m. Council Public Hearing

Harris Hall Expected Absences:

1. PH:

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| FEBRUARY 19 | WEDNESDAY |
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Noon Council Work Session

Harris Hall Expected Absences:

A. WS:

B. WS:

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| FEBRUARY 24 | MONDAY |
|--------------------|---------------|

5:30 p.m. Council Work Session

Harris Hall Expected Absences:

A. Committee Reports and Items of Interest from Mayor, City Council, and City Manager 30 mins

B. WS:

7:30 p.m. Council Meeting

Harris Hall Expected Absences:

1. Public Forum

2. Consent Calendar

a. Approval of City Council Minutes

CS/Forrest

b. Approval of Tentative Working Agenda

CS/Forrest

3. Action: Envision Eugene Ordinance

PDD/Burke

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| FEBRUARY 26 | WEDNESDAY |
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Noon Council Work Session

Harris Hall Expected Absences:

A. WS:

B. WS:

A=action; PH=public hearing; WS=work session

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Approval of Kaufman Community Center Intergovernmental Agreement

Meeting Date: September 9, 2013

Department: Library, Recreation and Cultural Services
www.eugene-or.gov

Agenda Item Number: 2C

Staff Contact: Craig Smith
 Contact Telephone Number: 541-682-5334

ISSUE STATEMENT

The City Manager proposes entering into an Intergovernmental Agreement with Oregon State University (OSU) Extension Service to lease the Kaufman Community Center.

BACKGROUND

The Kaufman Community Center has been in mothball status since Cascade Health Solutions ended its lease agreement with the City in 2011. In May 2012, the council directed staff to retain the property and determine the most effective use of the property as a community resource while eliminating the ongoing maintenance costs to the City.

OSU Extension Service's interest in the facility has provided an opportunity for the City to enter into an Intergovernmental Agreement with OSU Extension Service. OSU Extension Service views the Kaufman site as an appropriate location to operate its community education and research programs. The City of Eugene views OSU Extension Service as the appropriate organization in maintaining the integrity of the historic gardens and facility, while using the facility as a community resource. The Jefferson Westside Neighborhood Association fully supports OSU Extension Service occupying the Kaufman House and operating in the neighborhood.

OSU Extension Service completed a Historic Alteration Application to the Planning & Development Department, identifying its recommended changes to the facility and the grounds. The application, which was subject to public review, was approved in August 2013.

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.

1997 – 2011: The City of Eugene initiated budget reductions that eliminated its recreation program services at the Kaufman Senior Center, and initiated agreements with various local agencies to provide senior services. Agencies included Lane Community College, Emerald Empire Council on Aging, and Cascade Health Solutions which terminated the agreement when it moved its services.

2011: Councilors were updated on the status of the facility and the potential future use. Input for the use of the facility had been reviewed from the Jefferson Westside Neighborhood Association and from a variety of individuals, community agencies and organizations.

2012: The council moved to 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.

Timing

The vacant facility has created an attraction for individuals to trespass. There has been some damage done to the exterior of the building because of an illegal fire. The neighbors are anxious to have the facility occupied and monitored, becoming less of an attraction.

Terms of the Agreement

The IGA will be for five years with the option to extend for an additional five years. OSU Extension Service will lease the facility for \$1,500 per month and be responsible for the annual security and utility costs of the facility. OSU Extension Service will also be responsible for daily maintenance of the grounds and the building. The City of Eugene will provide all major maintenance to the facility, the cost of which will be covered by the revenue earned from the lease.

RELATED CITY POLICIES

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.

Eugene Code 2.872: 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.

Eugene Code 2.860: a lease is defined as a form of disposal of surplus real property.

Council Goal - Fair, Stable & Adequate Financial Resources: Leasing the building will allow the City to cover the expected maintenance costs while also providing a community resource.

COUNCIL OPTIONS

1. Enter into an Intergovernmental Agreement with OSU Extension Service and lease the building consistent with the terms identified in the agenda item summary (AIS).
2. Maintain the current status of the property and continue to explore surplus options, including an RFP process to find an appropriate occupant.

CITY MANAGER'S RECOMMENDATION

The City Manager recommends proceeding with Option 1 - Enter into an Intergovernmental Agreement with OSU Extension Service and lease the building consistent with the terms identified in the AIS.

SUGGESTED MOTION

Move to direct City Manager to enter into an Intergovernmental Agreement with OSU Extension Service and lease the building consistent with the terms identified in the AIS.

FOR MORE INFORMATION

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

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Action: Appointments to Human Rights Commission

Meeting Date: September 9, 2013
 Department: City Manager's Office
www.eugene-or.gov

Agenda Item Number: 2D
 Staff Contact: Lindsey Foltz
 Contact Telephone Number: 541-682-5619

ISSUE STATEMENT

This is an action item to appoint members to the two current vacancies on the Human Rights Commission.

BACKGROUND

The Human Rights Commission (HRC) has two vacancies due to commissioner resignations. Section 2.013 and 2.270 of the Eugene Code address the HRC appointment process and the process for filling vacancies when they occur. For the HRC, the City Council is the appointing authority.

The annual recruitment for boards, committees and commissions was initiated on January 22, 2013, and concluded on March 29, 2013. The recruitment generated 15 applicants for the HRC from which the council can fill vacancies for expired terms and vacancies generated by commissioner resignations during FY 2014. Members of the council were provided with copies of the applications and interviewed six candidates in May 2013. Four commissioners were appointed to fill expired terms and appointed July 1, 2013.

The council has now been asked to vote to fill two additional vacancies due to resignations. Six councilors have submitted their votes for the following two candidates: Phillip Carrasco and Mary Clayton.

RELATED CITY POLICIES

The Human Rights Commission serves as an advisory body to the City Council in the development of various city policies.

COUNCIL OPTIONS

The City Council may:

1. Appoint applicants who have received votes;
2. Appoint other applicants from the pool, or
3. Seek additional candidates for these positions.

CITY MANAGER'S RECOMMENDATION

The City Manager has no recommendation on this item; the appointments are made by the council.

SUGGESTED MOTIONS

There are two vacancies on the Human Rights Commission. From the eligible pool of candidates, the council chose to interview six applicants. After appointment to fill expired terms, three candidates who were interviewed remain. Six councilors have submitted their votes for the following two candidates: Phillip Carrasco and Mary Clayton.

Move to appoint Phillip Carrasco to Position 9 on the Human Rights Commission, an unexpired term ending on June 30, 2015.

Move to appoint Mary Clayton to Position 10 on the Human Rights Commission, an unexpired term ending on June 30, 2015.

ATTACHMENT

A. Results of Ballot for Appointment to the Human Rights Commission

NOTE: A notebook containing all applications and related information was provided to City Councilors in April. Please refer to notebook for additional details on the applicants.

FOR MORE INFORMATION

Staff Contact: Lindsey Foltz
Telephone: 541-682-5619
Staff E-Mail: lindsey.m.foltz@ci.eugene.or.us

ATTACHMENT A

BALLOT FOR HUMAN RIGHTS COMMISSION
Summer 2013

Please indicate the person you would like to appoint or those persons you would like to interview. Any candidate receiving **three or more votes of any type will be interviewed**. Any candidate receiving **five or more votes to appoint will not be interviewed; instead that person's name will be placed in nomination** for formal appointment at a City Council meeting.

HUMAN RIGHTS COMMISSION: **TWO (2) VACANCIES – Vote for two (2)

**Two vacancies as of July 25, 2013

Those who have voted for one applicant, please vote for another. Those who have not voted, please vote for two applicants.

| Last Name | First Name | Appoint | Interview | Notes |
|------------|------------|----------------------|-----------|-------------------------------|
| Carrasco | Philip | GP CP GB BT CS GE | | <i>Interviewed</i> |
| Ceccacci | Vincent | | | |
| Clayton | Mary | GP BT GB CP CS GE | | <i>Interviewed</i> |
| Findley | Joyce | | | |
| Homan | Paul | | | |
| Merskin | Debra | | | <i>Interviewed</i> |
| Morganti | William | | | |
| Newton | R. Joseph | | | |
| Pierson | Jason | | | |
| Whitehouse | Susan | | | <i>Withdrawn from process</i> |

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Interim Appointment to Toxics Board

Meeting Date: September 9, 2013
 Department: Fire
www.eugene-or.gov

Agenda Item Number: 2E
 Staff Contact: Jo Eppli
 Contact Telephone Number: 541-682-7118

ISSUE STATEMENT

Due to a mid-term resignation, Advocacy Position 5 is currently vacant on the City's Toxics Board. The term for this position will expire on June 30, 2014.

BACKGROUND

The Eugene Toxics Right-to-Know Program was created and adopted by citizen initiative in November 1996, and is governed by Section 54 of the Eugene City Charter. It requires that businesses meeting certain criteria report their hazardous substance use to the City, that the City make that information public, and that hazardous substance users pay fees as necessary to operate the program.

The City Council appoints a board of seven people to oversee the program, provide policy direction, and serve as an advisory board: three members are employed by, or are agents of, businesses required to report; three members have a demonstrable record of advocating for the public's right-to-know; and one member is neutral.

The recruitment process to fill the vacancy of Advocacy Position 5 on the Toxics Board was initiated mid-May, and concluded on June 30, 2013. The City received five applications for this position, and the Toxics Board interviewed four of those applicants on July 17, 2013; one of the applicants withdrew his name from the pool of candidates. Balloting results showed that five City Councilors voted to appoint Lisa Arkin to Advocacy Position 5. Lisa is scheduled to be nominated for appointment at the September 9, 2013, City Council Meeting.

RELATED CITY POLICIES

The Eugene Toxics Right-to-Know Program relates to the following Eugene City Council Goals and Outcomes: Safe Community; Sustainable Development; and Effective, Accountable Municipal Government.

The Toxics Board provides policy direction on the Eugene Toxics Right-to-Know Program, and serves as an advisory board to the City Council, working under the Eugene City Charter Section 54

(Amendment IV).

COUNCIL OPTIONS

1. Appoint Lisa Arkin to Advocacy Position 5 on the Toxics Board.
2. Decide not to appoint Lisa Arkin to Position 5, and provide other direction.

CITY MANAGER'S RECOMMENDATION

The City Manager and the Toxics Board recommend the appointment of Lisa Arkin to Advocacy Position 5 on the Toxics Board.

SUGGESTED MOTION

Move to appoint Lisa Arkin to Advocacy Position 5 on the Toxics Board for the unexpired term of Alison Guzman, ending June 30, 2014.

ATTACHMENTS

- A. Application of Lisa Arkin
- B. Current Toxics Board Roster

FOR MORE INFORMATION

Staff Contact: Jo Eppli
Telephone: 541-682-7118
Staff E-Mail: joann.c.eppli@ci.eugene.or.us



Interested Applicants

InterestedApplicants

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Toxics Board

Name **Lisa C. Arkin** Evening Phone **541-485-6110** Day Phone **541-465-8860**
 Address **1192 Lawrence St** Do You Live within the City Limits? **Y** If so how long?
Eugene OR 97401 Ward **1** Neighborhood **None**
 Occupation **Executive Director** Employer **Beyond Toxics**
 Business Address **PO BOX 1106** Fax E-Mail **larkin@beyondtoxics.org**
Eugene OR 97440 How did you learn of this vacancy? **Web Site**

Optional Information

Gender **F** Age **56-65** Ethnicity **White/European American** Disability **N** Description
 Additional Languages spoken **English**

Education / Training

M.A. Education; B.A. Performing Arts. Many workshops and trainings in environmental pollution.

Job Experience

**Executive Director, Beyond Toxics
Associate Professor, University of Oregon**

Community Service / Volunteer

**Lane County Planning Commission, member 2002-2012 (Chair 2010)
Eugene Sustainability Commission (2006-2011)
DEQ Toxics Strategy Work Group (approx 2007-2009)
Portland Air Toxics Advisory Committee (2011-2012)**

Personal Experience

I have been a community advocate for environmental health for 16 years. My interest is children's health. I believe in the fundamental concept of a community's right to know about the quality of their air, water and soils.



Interested Applicants

InterestedApplicants

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Personal Interest

I've always been interested in community service. That is why I have devoted many hours of my own personal time to service on the Lane County Planning Commission and the Eugene Sustainability Commission. I have worked with local community groups on topics that enhance livability, I am also interested in gardening and hiking.

Contribution

I believe that I am a good candidate for the position that represents community advocacy. I am familiar with the history of the Community Toxics reporting charter amendment and how the program works. I have a strong background in air quality rules, industrial chemical characteristics, and local land use. I also have a good grasp on issues related to air and water quality, and environmental policy that are being discussed at the state and regional levels of government. I plan to use this knowledge to the benefit of the Board. I understand how much time it takes to be a well-prepared and contributing member of a city commission, and I can offer the necessary effort and energy to be a good member of the Toxics Board.

1 Please explain your understanding of Eugene's right-to-know law.

On November 5, 1996, the citizens of Eugene passed its Right-to-Know Charter Amendment by a 55% to 45% margin. Eugene citizens enacted the Right to Know Charter Amendment in order to know the identity and amounts of toxic chemicals released in their community. The organization for which I work, Beyond Toxics, was formed soon thereafter to help ensure public understanding for the program. I have prepared and presented two reports on the Eugene Toxics Right to Know law to the City Council in 2005 and 2010. I have also used the Right to Know website to prepare reports for the US EPA and LRAPA on air quality and children's health in Eugene. I am familiar with the fee structure and reporting requirements.

2 How would you work to make decisions as a board member given that there may be persons on the board whose views are in direct opposition to yours? do you have any experience doing this? Please explain.

In my 8 years of service on the Lane County Planning Commission I learned to conduct meetings according to Roberts Rules of Order. I understand the value of each and every member's contribution to the discussions at hand. It is important that each Board member have a fair chance to speak and express their opinions. Furthermore I make it a point to demonstrate a respectful and welcoming attitude toward members of the public and city staff who may attend meetings.



Interested Applicants

InterestedApplicants

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3 Please describe your experience in the formation of or implementation of public policy and regulations.

As mentioned, serving as a Planning Commissioner at the county level required a detailed understanding of land use policy and regulations. I gained valuable experience implementing the policies in an informed way that met legal guidelines and served the needs of present and future Oregonians. I also have a good amount of experience at formulating policy recommendations to elected officials.

4 Why did you apply for the Toxics Board, and what do you hope to contribute?

I am applying to the Toxics Board because I am interested in the issue of community livability and sustainability. I think the Toxics Board plays an important role in both of those interests. I feel that I fit the requirements of the community advocate position. I hope to contribute a good understanding of state and local environmental laws, an understanding of the history of the issue in Eugene, and my deep commitment to betterment of our City in such a way as to support and further the goals of the Eugene Toxics right to know law.

5 FOR RIGHT-TO-KNOW ADVOCATES ONLY:

Please describe your experience advocating for the public's right to know.

I use the online program frequently and I am familiar with how the program benefits our community. I have presented reports on the Community Toxics right to know program to the City Council in 2005 and 2010. I have attended many neighborhood meetings for the purpose of explaining the concept of community right to know; I have also given lectures about the research possibilities to UO students.

6 FOR RIGHT TO KNOW ADVOCATES ONLY:

Please describe your familiarity with chemical substances and processes used in manufacturing.

I am not a chemist, nor have I worked in an industrial facility. However, based on my work at Beyond Toxics, I have become very familiar with the types of chemicals used in manufacturing, their purpose and their environmental fate.

EUGENE TOXICS BOARD ROSTER

| <u>MEMBER</u> | <u>MAILING ADDRESS</u> | <u>CONTACT NO.</u> | <u>EMAIL ADDRESS</u> |
|--------------------------------|-------------------------------|--------------------|--|
| Position 1 (Industry): | Life Technologies, Inc. | | |
| Wendy Cecil | 29851 Willow Creek Road | 541-335-0186 | wendy.cecil@lifetech.com |
| First Term | Eugene, OR 97402 | | |
| Expires 06-30-16 | | | |
| Position 2 (Industry): | Willamette Valley Co. | | |
| Sheena Gardner | 660 McKinley Street | 541-484-9621 | 10sheenag@wilvaco.com |
| First Term | Eugene, OR 97402 | | |
| Expires 06-30-14 | | | |
| Position 3 (Industry): | Western Pneumatics, Inc. | | |
| Rick Nicol | 110 N Seneca Road | 541-461-2600 | rickn@westernp.com |
| Second Term | Eugene, OR 97402 | | |
| Expires 06-30-15 | | | |
| Position 4 (Advocacy): | | | |
| Christine Zeller-Powell | 3960 Hilyard Street | 541-554-5035 | cezeller@hotmail.com |
| Second Term | Eugene, OR 97405 | | |
| Expires 06-30-16 | | | |
| Position 5 (Advocacy): | | | |
| Vacant | | | |
| First Term | | | |
| Expires 06-30-14 | | | |
| Position 6 (Advocacy): | | | |
| Randy Prince | 2990 Onyx Street | 541-345-3306 | randyprince24@hotmail.com |
| Second Term | Eugene, OR 97403 | | |
| Expires 06-30-15 | | | |
| Position 7 (Neutral): | | | |
| Stephen Flanagan | 3405 Storey Boulevard | 541-688-3155 | bonmot.srf@gmail.com |
| Second Term | Eugene, OR 97405 | | |
| Expires 06-30-14 | | | |
| Program Manager | Eugene Fire & EMS | | |
| Jo Eppli | 1705 W 2 nd Avenue | 541-682-7118 | joann.c.eppli@ci.eugene.or.us |
| | Eugene, OR 97402 | | |

Chair Rotates on July 1st each year

July 1, 2013–June 30, 2014

- Chair: Stephen Flanagan
- Vice Chair: Sheena Gardner

Updated: July 1, 2013

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Work Session: Update on Homeless Issues – Service Provider Panel

Meeting Date: September 9, 2013
Department: Planning & Development
www.eugene-or.gov

Agenda Item Number: 3
Staff Contact: Michael Wisth
Contact Telephone Number: (541) 682-5540

ISSUE STATEMENT

A panel of local service providers and Opportunity Eugene representatives will present before the council on a number of issues related to homelessness.

BACKGROUND

The Eugene City Council awarded funding to several service providers to address issues related to homelessness through the winter and spring seasons of 2013. A panel representing these service providers will present before the council to discuss outcomes of these measures as well as current issues related to homelessness.

The panelists will include:

- Susan Ban – Executive Director of ShelterCare
- Terry McDonald – Executive Director of St Vincent de Paul of Lane County
- Dan Bryant – Pastor at First Christian Church and Opportunity Village representative

Some of the issues addressed by this panel will include:

- 1) An update agencies recent activities related to addressing homelessness
- 2) Priority needs

CITY MANAGER’S RECOMMENDATION

Information only.

FOR MORE INFORMATION

Staff Contact: Michael Wisth
Telephone: 541-682-5540
Staff E-Mail: michael.c.wisth@ci.eugene.or.us

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Work Session: Community Development Block Grant Financing Options for Homeless Sheltering

Meeting Date: 9/9/2013
 Department: Planning & Development
www.eugene-or.gov

Agenda Item Number: 4
 Staff Contact: Michael Wisth
 Contact Telephone Number: 541.682.5540

ISSUE STATEMENT

The City Council has asked staff to lead a discussion on the potential uses for the federally funded Community Development Block Grant (CDBG) as a financing option to address issues related to homelessness throughout the City.

BACKGROUND

The primary purpose of CDBG is to address the needs of low- and moderate-income persons. The City is a CDBG entitlement jurisdiction and has received annual entitlement grants since 1975. Each year, the Community Development Block Grant Advisory Committee, a departmental advisory committee, reviews requests for CDBG funds, holds a public hearing, and makes a final recommendation to staff for use of CDBG funds for the next fiscal year.

Each spring, the City Council approves funding allocations for use of CDBG funds for the next fiscal year. The proposed uses of funds are submitted to Department of Housing and Urban Development (HUD) each year in a document called the One-Year Action Plan.

Eligible Uses of CDBG funds

The eligible uses of CDBG funds are defined and regulated by HUD. Eligible uses related to sheltering the homeless fall into four categories: acquisition, rehabilitation, construction, and operations.

Acquisition involves the purchase of land for development or the purchase of an existing structure that will serve as a site for a development serving the needs of homeless or low-income residents.

Rehabilitation activities include work to improve, rehabilitate or convert existing structures to meet the needs of the intended eligible use, in this case, a sheltering facility.

The construction of a homeless shelter facility, though more complex than the options above, may also meet CDBG eligibility guidelines.

Operational expenses are often eligible for CDBG funding. Operational expenses include staffing, material and supplies and other expenses associated with running a sheltering facility. HUD allows up to 15 percent of a program's annual funding to be used toward social service funding, which includes operational expenses for eligible services. The City of Eugene allocates this funding to the Human Services Commission of Lane County.

Annual Funding

For 2013/14, the City of Eugene received an allocation of \$1,242,049 in CDBG funding. This allocation reflects a consistent downward trend in the allocation of CDBG funds. Since 2003, the City's allocation has experienced a decrease of 22 percent, affecting funding levels for all CDBG activities.

For 2014, the CDBG funding forecast is unclear. The House of Representative's Transportation, Housing and Urban Development (THUD) Appropriations Subcommittee has proposed a 50 percent cut to the CDBG program. The Senate's THUD Appropriations Subcommittee has proposed a 3 percent cut. At this moment, it is unclear where the federal budgeting cycle will settle on this issue.

Past Projects

The City of Eugene has a history of using CDBG funds to assist the development and expansion of homeless services and sheltering. Since 2005, the City has allocated \$1,731,976 for nonprofit capital improvements. Of these projects, \$1,062,834 (61 percent) went to projects that directly benefit homeless service facilities. Some of these projects include accessibility improvements to Food for Lane County's downtown Dining Room and the expansion of St Vincent de Paul's Lindholm Service Station. During the same time, the City of Eugene has also provided \$734,240 in rehabilitation loans specifically to homeless housing rehabilitation for projects such as St Vincent de Paul's VetLIFT program, which provides service-enriched housing for formerly homeless vets.

The City annually submits its entire public service CDBG allocation to the Human Service Commission of Lane County (HSC) as part of a package of human service funds. Since 2005, the City has allocated \$3,190,000 in CDBG funding to the HSC. Of these funds, \$2,867,967 (90 percent) have gone to programs addressing the needs of homeless people in Eugene.

RELATED CITY POLICIES

CDBG funds are dedicated for use by the Annual Action Plan which must be developed in accordance with the Eugene-Springfield 2010 Consolidated Plan which assesses local needs and establishes a five-year strategic plan. In order to allocate funds to specific programs or projects, HUD regulations require a citizen participation process, including advertising and conducting a public hearing, followed by City Council action.

COUNCIL OPTIONS

Information item only.

CITY MANAGER'S RECOMMENDATION

No recommendation. Information item only.

SUGGESTED MOTION

No suggested motion. Information item only.

ATTACHMENTS

A. CDBG Funding Trends Chart

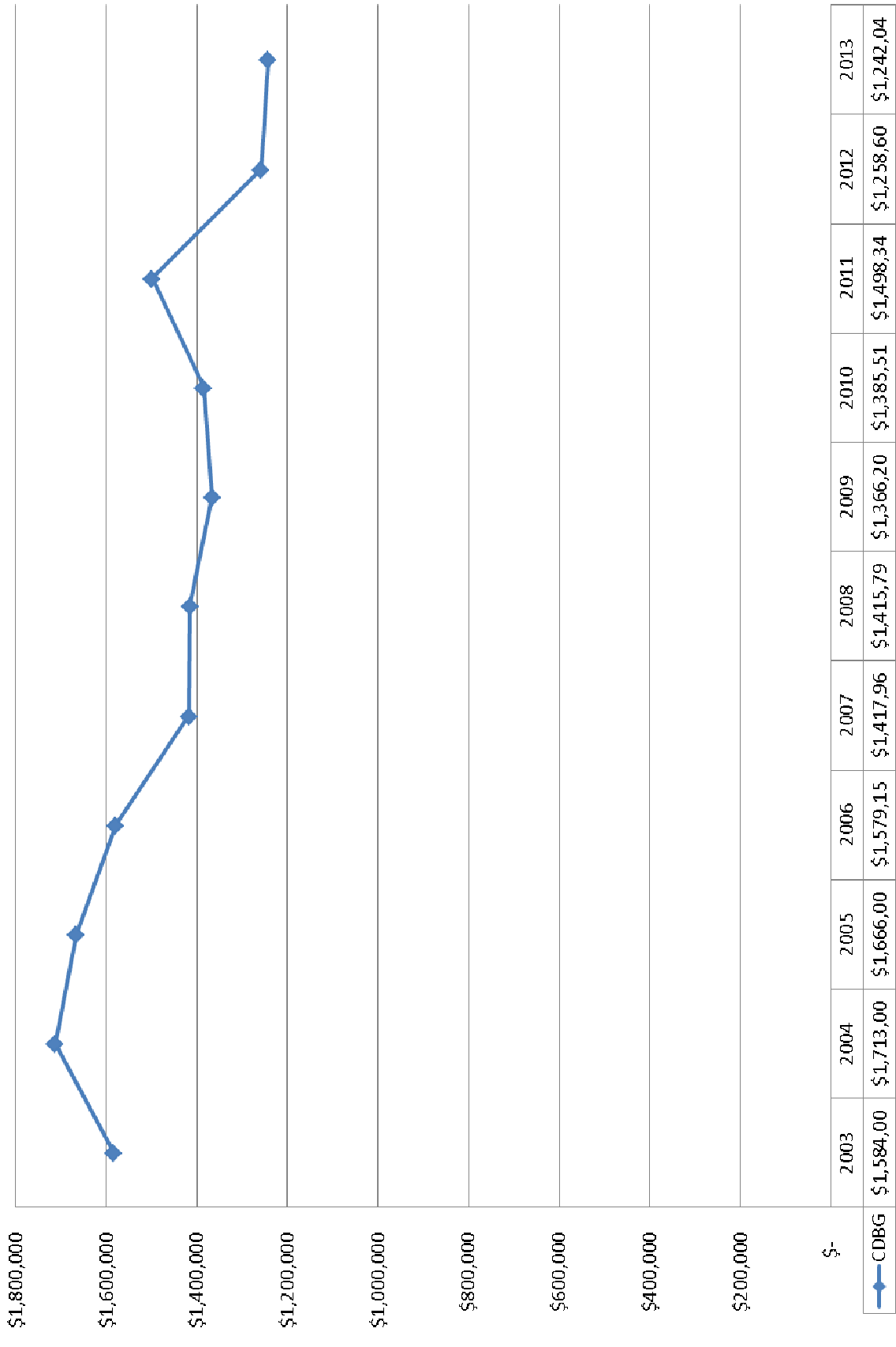
FOR MORE INFORMATION

Staff Contact: Michael Wisth
Telephone: 541-682-5540
Staff E-Mail: michael.c.wisth@ci.eugene.or.us

Item 4.

Attachment A

Eugene Allocation of CDBG Funds - 2003-2013



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