

MINUTES

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

**January 29, 2020
12:00 p.m.**

Councilors Present: Betty Taylor, Emily Semple, Alan Zelenka, Jennifer Yeh, Mike Clark, Greg Evans, Claire Syrett, Chris Pryor

Emily Semple opened the January 29, 2020, work session of the Eugene City Council in Mayor Vinis' absence.

1. WORK SESSION: Urban Reserves Planning

Senior Planner Rebecca Gershow and Planning Director Alissa Hansen gave an update regarding the urban reserves project, including outreach process, study area, land supply, land suitability, and development options.

Council Discussion:

- Councilor Clark – asked questions about the legal reasons for amending the Metro Plan; requested a timeline for when the process would be completed; asked if there had been policy assumptions made previously and if they had been voted on; voiced strong concerns about the use of Portland State's numbers, without consideration of other factors.
- Councilor Zelenka – addressed the policy assumptions question raised by Councilor Clark; stated that this was to be a regularly scheduled process; asked about the development options and requested more detail; questioned the removal of the south airport section.
- Councilor Pryor – clarified that the lands are based on suitability and not affordability; questioned the ability to research which lands could be developed at a lower cost; encouraged consideration of affordability of development when looking at the 400 acres, to help with the affordability housing issue.
- Councilor Semple – agreed with Councilor Pryor's position on the affordability issue; questioned the population estimate numbers in the presentation; asked if the urban reserves will need to be adjusted based on the numbers.
- Councilor Clark – appreciated what Councilor Pryor stated about affordability; questioned the growth and population number differences; discussed the average population calculations provided by PSU and asked what can be done if the numbers are radically off; spoke about the frequency of the PSU numbers and the long-term effect on some policy decisions.
- Councilor Zelenka – reminded council of the previous Urban Growth Boundary planning process; asked about the triple bottom line sounding board and the outcome of the analysis; asked if some of the areas will be being taken out of the analysis as the result of feedback from the group; said that it is the committees' purpose to delve into the details, further and asked for the names and the groups who were involved.
- Councilor Taylor – concurred with Councilor Zelenka about wanting to know who was in the meetings; expressed concern about climate change and the preservation of the open space, forest and agricultural land; spoke about single and multi-family options and limiting what and where to build; expressed disappointment about having the urban reserves and supported preserving the urban growth boundary

2. WORK SESSION: 1059 Willamette Street Acquisition and Disposition

Community Development Director Michael Kinnison, Grants Manager Stephanie Jennings, and Development Investment Liaison Allison Camp provided information about the 1059 Willamette Building, the former LCC building. The staff explained the need for affordable housing including plans, policies, initiatives, environmental review, financial feasibility analysis, community outreach.

Council Discussion:

- Councilor Taylor – asked whether CDBG funds can be used for housing or a shelter; expressed reluctance to vote in favor; spoke about the need for a downtown shelter and wanted clarification that the purchase of the building would only be for housing.
- Councilor Syrett – supported the proposed use of the building and the use of CDBG funds; preferred housing over shelter at this location; asked about the 80 percent AMI and the ability for people to move from other lower-income housing; spoke about the need for affordable grocery stores and places to have a prescription filled for the downtown residents.
- Councilor Clark – asked about requirements for the RFP; said he felt the City should not be in the development business but acknowledged the need for involvement to achieve affordable housing; asked what would happen if the building is sold.
- Councilor Zelenka - clarified the use of CDGB funds and the 80 percent AMI requirement; asked how many units were being planned, about interest in the RFP, and whether the construction excise tax could help the project; expressed concern about the age of the building; agreed with Councilor Syrett about the building's use for housing instead of a shelter and that downtown lacks grocery options; expressed support for both motions.
- Councilor Pryor – expressed support for plans for the building and the use of the CDBG funds.
- Councilor Clark – asked about the ability to amend the RFP so a local development company can be a respondent; asked about the RFP criteria already built into motion two.
- Councilor Semple – expressed support for doing something with the site; spoke about having a shelter at that location but hoped a small shelter near the downtown core would be created.

MOTION AND VOTE: Councilor Yeh, seconded by Councilor Taylor, moved to authorize the City Manager to acquire the property at 1059 Willamette (formerly the LCC Downtown Center) using \$500,000 of Community Development Block Grant funds. **PASSED 8:0.**

MOTION AND VOTE: Councilor Yeh, seconded by Councilor Taylor, moved to direct City Manager to dispose of the property at 1059 Willamette (formerly the LCC Downtown Center) with the Land Acquisition for Affordable Housing property disposition process outlined in Attachment A. **PASSED 8:0.**

The meeting adjourned at 1:28 p.m.

Respectfully submitted,



Beth Forrest
City Recorder

(Recorded by Carolyn Dimick-Kronberger)

Link to the webcast of this City Council meeting [here](#).