

MINUTES
Eugene City Council
Virtual Meeting
Eugene, Oregon 97401

January 24, 2022
7:30 p.m.

Councilors Present: Claire Syrett, Matt Keating, Emily Semple, Jennifer Yeh, Mike Clark, Alan Zelenka

Councilors Absent: Randy Groves, Greg Evans

Mayor Vinis opened the January 24, 2022, meeting of the Eugene City Council in virtual format.

1. COMMITTEE REPORTS AND ITEMS OF INTEREST

- Councilor Syrett – provided updates on members and current work of the Intergovernmental Relations Committee; thanked the *Register-Guard* for publishing her and Councilor Yeh’s guest op-ed highlighting the City’s approach to the implementation of House Bill 2001.
- Councilor Keating – reviewed his current committee assignments; noted the Human Rights Commission met last week and received a report from the Eugene Police Department on bias and hate crimes; stated he was alarmed to learn approximately half of these crimes go unreported, but is encouraged by ongoing outreach to affected communities; asked if Police Chief Chris Skinner could discuss current approaches to encouraging otherwise hesitant victims to come forward; noted a recent meeting of the Lane Regional Air Protection Agency (LRAPA) advancing a parity resolution to participate in the Public Employees Retirement System (PERS); noted LRAPA received an excellent air quality report for Oakridge; noted the Human Services Commission (HSC) recently met to discuss American Rescue Plan Act (ARPA) funding and allocations for youth homeless demonstration grants; noted the HSC call for increased community and interagency service provider collaboration in support of critical operations at safe sleep sites.
- Councilor Clark – noted he and Councilor Yeh attended a recent Northeast Neighbors Association meeting, which included a discussion with the Oregon Department of Transportation and state senator representatives about the OR 569 Beltline/Delta Interchange Project, its funding, and the ongoing role of Council to make that intersection safer; added there was also discussion on the upgrade status of Gilham and Ayres Road, a longstanding interjurisdictional issue between the City and County, funding for which he is likely to discuss during budget planning; noted the upcoming meeting of the Cal Young Neighborhood Association.
- Councilor Zelenka – noted a recent meeting with the South University Neighborhood Association and their concerns about the impact of House Bill 2001 on residential neighborhoods; noted he and Councilor Yeh attended the Police Commission meeting and received information on 911 operator processes and priority levels.
- Mayor Vinis – mentioned her attendance at a WOW Hall board meeting and was impressed by their determined resilience; noted the Martin Luther King, Jr. Day dedication to former Councilwoman Ortiz at the newly created Andrea Ortiz Park;

noted she and Councilor Syrett recently attended a meeting of the Active Bethel Citizens Neighborhood Association to discuss community visioning and ways to address dioxin contaminants in the wake of the JH Baxter site closure; noted she has agreed to serve on an ad hoc committee for the Lane County Poverty and Homelessness Board and will help to ensure their strategic plan aligns with the City's Housing Implementation Pipeline; noted her participation with Mayors and CEOs for US Housing Investment, and has signed a letter to those involved with the congressional budget reconciliation process urging them to retain \$150B in support for housing services.

- Councilor Keating – commended Mayor Vinis for the Andrea Ortiz Park memorial dedication; noted social media responses blaming the hip hop genre of music for the WOW hall shooting are unfair and dreadful in the face of such tragedy.

2. CONSENT CALENDAR 1

- A. Approval of City Council Tentative Agenda
- B. Reappointment to the Metropolitan Wastewater Management Commission
- C. Resolution Approving a Low-Income Rental Housing Property Tax Exemption for Property located on Coburg Road in Eugene, Oregon (Assessor's Map 17- 03-20-41, Tax Lot 03300; Assessor's Property Account No. 0176147) (Applicant 1121 Coburg Road, LLC)
- D. Resolution Approving a Low-Income Rental Housing Property Tax Exemption for Property Located on W. 11th Avenue, Eugene, Oregon (Assessor's Map 17-03-31-13, Tax Lots 12900, 13000, 13100, 13200, and 13300; Assessor's Property Account Nos. 0262020, 0262012, 0261998, 0262004, and 0262038) (Applicant Lincoln Affordable Limited Partnership)

MOTION AND VOTE: Councilor Syrett, seconded by Councilor Keating, moved to approve the items on Consent Calendar 1. **PASSED 6:0**

3. PUBLIC FORUM

1. Heather Marek – shared concerns on the relocation of 13th and Chambers campers.
2. Scott Zakarian – shared concerns about proposed renter protections.
3. Elliott Farren – expressed support for proposed renter protections.
4. Laura Jacobson – shared concerns about proposed renter protections.
5. Jason Evans – shared concerns about proposed renter protections.
6. Stephanie Turnbull – shared concerns about proposed renter protections.
7. Kathryn Dunn – shared concerns about proposed renter protections.
8. Eric Lundberg – shared concerns about proposed renter protections.
9. Amy Cabbage – expressed support for Oak Leaf Conditional HOME Loan Forgiveness.
10. Joann Shotola – shared concerns about proposed renter protections.
11. Randall Birzer – shared concerns about proposed renter protections.
12. Tara Garkow – expressed support for displacement prevention assistance.
13. Lin Woodrich – discussed the ongoing need for Bethel area planning.
14. Ali Gartlan – shared concerns about proposed renter protections.
15. Debra Gaudette – shared concerns about proposed renter protections.
16. Robin Miller – shared concerns about proposed renter protections.
17. Jennifer Wyncoop – shared concerns about proposed renter protections.

18. Erin Dey – expressed support for DevNW Polk 2.0 housing project.
19. Chad – discussed wireless safety and non-ionizing radiation exposure concerns.
20. Michael Havlik – shared response and concerns about proposed renter protections.
21. Ryan Moore – provided responses to concerns over proposed renter protections.
22. Zach Mulholland – urged Council support for increased climate funding.
23. Lisa Arkin – expressed concerns over chronic polluters in West Eugene.
24. Mike Grudzien – shared concerns about proposed renter protections.
25. Paul Solomon – expressed support for expanded housing services.
26. Alicia – expressed support for proposed renter protections.
27. Kathryn Rogers – shared concerns about proposed renter protections.
28. Steve Ochs – provided background on the Coleman housing development project.
29. Pamela Kittelson – shared concerns about closing the 13th and Chambers camp site.
30. Darren Stone – shared concerns about proposed renter protections.
31. Bridgette Butler – requested transparency of City’s plans for WA-Jefferson Park.
32. Victoria Whitman – shared concerns about proposed renter protections.
33. William Smith – discussed wireless safety and broadband infrastructure.
34. Aimée Okotie-Oyekan – expressed support for proposed renter protections.

Council Discussion

- Councilor Clark – thanked everyone for their testimony; acknowledged the challenges of current issues but said he appreciates the thought-provoking discussion; concurred with testimony that the City faces a housing supply problem and agreed some protections would add to the cost of housing; noted recent data showing rental housing is more expensive per square foot compared to Springfield, and at a higher rate compared to home purchases; stated he believes this to be in part due to differences in regulations; requested clear information from the Housing Policy Board, including metrics by which stated outcomes and goals can be measured; stated Council needs to take Bethel and JH Baxter situation more seriously and he is ready to act on this issue.
- Councilor Syrett – thanked all for their passionate discussion; noted Council has approved the Housing Implementation Pipeline, which includes a coordinated plan to increase housing supply; reminded all that the renter protections are not meant to solve housing supply issues, but intended to mitigate the impacts of a landscape where renters, particularly of a certain economic class, are disadvantaged when it comes to affordable and accessible housing; stated it is not Council that has created a ‘renters vs tenants’ dynamic; stated there is evidence of major challenges faced by those forced to seek new housing with little to no support in an extremely competitive marketplace; noted there are many landlords who offer good housing at a fair price; reminded all that Councilor Yeh asked residents to provide specific reasons as to which parts of the proposals are not workable and to articulate the impacts.
- Councilor Keating – thanked residents for their testimony; asked to consider incentives Council could provide to landlords who keep people housed and maintain fair pricing for years at a time, and said he welcomes discussion on the topic; stated the need to improve landlord tenant education opportunities; stated he is not prepared to rely on the state legislature to lead the way on this issue.

- Councilor Syrett – expressed concern about the landlord who acknowledged favoritism towards renting to those with children over those without; stated choosing tenants based on their family dynamics is the opposite of seeking equity and fairness in the community and hopes other landlords will reject such practices; concurred she is also ready to take stronger actions in support of the Bethel area and its residents.

4. ACTION: Adoption of A Resolution Approving a Low-Income Rental Housing Property Tax Exemption for Property Located on Green Lane in Eugene, Oregon (Assessor’s Map 17-04-12-33, Tax Lot 00304; Assessor’s Property Account No. 1740339) (Applicant Metropolitan Affordable Housing Corporation dba Cornerstone Community Housing)

City Council is asked to adopt a resolution for a 20-year Low-Income Rental Housing Property Tax Exemption (LIRHPTE) renewal for Oak Leaf Village, an existing affordable housing development located at 205 Green Lane. Metropolitan Affordable Housing Corporation dba Cornerstone Community Housing (Cornerstone) is the applicant and the sole member of Oak Leaf Village, LLC, the owner of the property that is the subject of the application. The development includes 14 low-income rental units.

MOTION: Councilor Syrett, seconded by Councilor Keating, moved adopt a Resolution Approving a Low-Income Rental Housing Property Tax Exemption for Property Located on Green Lane in Eugene, Oregon (Assessor’s Map 17-04-12-33, Tax Lot 00304; Assessor’s Property Account No. 1740339) (Applicant Metropolitan Affordable Housing Corporation dba Cornerstone Community Housing).

Council Discussion

- Councilor Yeh – acknowledged her partner is serving on the Cornerstone Community Housing Board, and upon review by the City Attorney, this does not create a potential or actual conflict of interest.

VOTE: PASSED 6:0

5. ACTION: Conditional HOME Loan Forgiveness for Oak Leaf Village

City Council is asked to consider authorizing the City Manager to execute the necessary documents to amend the terms of a 2001 HOME Investment Partnership Program (HOME) loan for Oak Leaf Village so that no further loan payments will be required and the loan balance will be forgiven at the end of the loan term in 2031 as long as Oak Leaf Village remains an affordable housing development throughout the term of the loan. Metropolitan Affordable Housing Corporation dba Cornerstone Community Housing (Cornerstone) is the sole member of Oak Leaf Village, LLC, the owner of the property. The development includes 14 low-income rental units. The conditional forgiveness of the HOME loan would allow Cornerstone to maintain Oak Leaf Village as affordable housing and allocate resources for resident support services and capital improvements.

MOTION AND VOTE: Councilor Syrett, seconded by Councilor Keating, moved to authorize the City Manager to execute the necessary documents to convert the

payable Oak Leaf Village HOME loan to a zero percent interest, deferred payment, forgivable loan, on the condition that the development's current affordability restrictions are maintained through June 1, 2031. **PASSED 6:0**

6. ACTION: Resources for Housing Affordable to Low-Income Persons

City Council is asked to approve the use of Federal HOME Investment Partnerships Program (HOME) funds for proposals submitted in response to the Eugene-Springfield HOME Consortium's 2021 Affordable Housing Request for Proposals (RFP). The two new construction proposals recommended for funding are: 1) Polk 2.0, by DevNW, for 12 units of permanent supportive housing and rental housing targeted to former foster youth and other system-engaged youth (age 16-24) experiencing homelessness and at risk of homelessness; and 2) The Coleman, by Homes for Good Housing Agency (Homes for Good), for 51 units of permanent supportive housing for persons with histories of conviction.

MOTION AND VOTE: Councilor Syrett, seconded by Councilor Keating, moved to recommend full funding of \$550,000 for Polk 2.0, utilizing \$550,000 in HOME funds from the City of Eugene's HOME allocation. In addition, move to recommend full funding of \$1,048,766 for The Coleman, utilizing \$580,623 in HOME funds from the City of Eugene's HOME fund allocation and, if Springfield agrees pursuant to the HOME Consortium's Flexibility Policy, \$468,143 in HOME funds from the City of Springfield's HOME allocation. **PASSED 6:0**

The meeting adjourned at 9:40 p.m.

Respectfully submitted,



Brooke Freed
City Recorder AIC

(Recorded by Jay Ferris)

Webcast of meeting available [here](#).

