



**Eugene City Council**

125 E. 8th Ave., 2nd Floor  
Eugene, OR 97401-2793  
541-682-5010 • 541-682-5414 Fax  
www.eugene-or.gov

# EUGENE CITY COUNCIL AGENDA

April 25, 2016

**5:30 p.m. CITY COUNCIL WORK SESSION**

**Harris Hall**

**125 East 8<sup>th</sup> Avenue**

**Eugene, Oregon 97401**

**7:30 p.m. CITY COUNCIL MEETING**

**Harris Hall**

**125 East 8<sup>th</sup> Avenue**

**Eugene, Oregon 97401**

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**Meeting of April 25, 2016;  
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

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**JOINT MEETING OF THE CITY COUNCIL and  
LANE TRANSIT DISTRICT BOARD**

**Harris Hall,**

**5:30 p.m. A. WORK SESSION:  
MovingAhead Alternatives Review**

**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 Amendment to Prior Year Action Plans for Use of  
Community**

**Development Block Grant Funds**

**D. Approval of Funding for Housing Affordable to Low-Income  
Persons - River Road Apartments, the  
Monroe, and Delta Court Phase II**

**3. ACTION:**

**Eugene-Springfield 2017 One-Year Action Plan**

**4. BROADWAY PLAZA UPDATE – INFORMATION ONLY**

*\*time approximate*

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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](http://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 interprete avisando con 48 horas de anticipación. También se provee el servicio de interpretes 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 estan gravados en vivo en Metro Television, canal 21 de Comcast y despues en la semana se pasan de nuevo.

**For more information, contact the Council Coordinator at 541-682-5010,**

**EUGENE CITY COUNCIL AND  
LANE TRANSIT DISTRICT BOARD  
AGENDA ITEM SUMMARY**




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**Work Session: MovingAhead Alternatives Review**

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Meeting Date: April 25, 2016  
Department: Public Works  
[www.eugene-or.gov](http://www.eugene-or.gov)

Agenda Item Number: A  
Staff Contact: Chris Henry  
Contact Telephone Number: (541)682-8472

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**ISSUE STATEMENT**

The Eugene City Council and the Lane Transit District (LTD) Board of Directors will be asked to take action to advance MovingAhead design alternatives for the Alternative Analysis. MovingAhead is a cooperative effort to make the main streets in the transportation system safer and more accessible for people traveling by foot, bicycle, mobility device, bus or car while supporting great neighborhoods. Staff will provide an update on outreach activities conducted since the last MovingAhead Joint Work Session in fall of 2015, review the refinements to the alternatives for each corridor to move forward into the Alternatives Analysis and describe next steps in the process. The council and board will have the opportunity to ask questions and provide feedback.

**BACKGROUND**

The City of Eugene and Lane Transit District, with the help of other regional partners, are developing MovingAhead to determine how to improve the main streets that connect the community's neighborhoods, shopping areas, and places of employment. MovingAhead will prioritize transit, walking, and biking projects so they can be efficiently advanced to design and construction. It will focus on the key corridors identified in Envision Eugene, LTD's Long-Range Transit Plan, and the Regional Transportation Plan.

MovingAhead is a system-level approach to corridor improvements. Over the next year, MovingAhead will determine the needs of people using transit, biking, rolling with a mobility device, and walking in each corridor; develop concepts for how transit might work in these corridors and what improvements are needed for biking and walking; evaluate the concepts and determine which best meet the community's needs; select which corridors are most ready for near-term projects; refine corridor concepts, and complete a study of environmental impacts and benefits. Then, projects will be ready to design, fund, and build.

On October 12, 2015, the Eugene City Council advanced the following MovingAhead corridors for further study to evaluate an EmX alternative, an Enhanced Corridor alternative, and a No-Build alternative during the alternatives analysis:

- Highway 99 Corridor
- River Road Corridor
- Coburg Road Corridor
- 30th Avenue/Lane Community College Corridor

And, recommended that the Martin Luther King, Jr. Boulevard Corridor alternative advance as an Enhanced Corridor and a No-Build alternative for the Alternatives Analysis.

During the winter of 2015, the MovingAhead project team has been conducting outreach through the following strategies: door-to-door corridor canvassing, stakeholder meetings with businesses and nonprofits, presentations to neighborhood association meetings, as well as an online and in-person open house. This outreach has allowed the MovingAhead team to refine the alternatives for the Alternatives Analysis process. The MovingAhead Oversight Committee reviewed the corridor alternatives in March of 2016 and supported the alternatives to move into the Alternatives Analysis process.

In the fall of 2016, staff plans to provide an update to the City Council and the LTD Board on the Alternatives Analysis results as well as community outreach conducted this spring and summer.

In the winter of 2016, the Eugene City Council and LTD Board will be asked to select a locally preferred alternative (No-Build, Enhanced Corridor, or EmX alternative) for each corridor.

#### **RELATED CITY POLICIES**

The MovingAhead project is in alignment and consistent with policy direction contained in the following: Envision Eugene, TransPlan, Draft Eugene Transportation System Plan, LTD Long-Range Transit Plan, and Regional Transportation Plan.

#### **COUNCIL OPTIONS**

1. Confirm the City Manager recommendation on corridors to advance
2. Modify the City Manager recommendation
3. Take no action

#### **CITY MANAGER'S RECOMMENDATION AND SUGGESTED MOTION**

Recommend action to further study the following MovingAhead corridor alternatives for evaluation of an EmX alternative, an Enhanced Corridor alternative, and a No-Build alternative for the Alternatives Analysis:

- Highway 99 Corridor
- River Road/30th Avenue/Lane Community College Corridor
- Coburg Road Corridor

And, recommend that the Martin Luther King, Jr. Boulevard Corridor alternative advance as an Enhanced Corridor and a No-Build alternative for the Alternatives Analysis.

**ATTACHMENTS**

A. MovingAhead Maps of Corridor Overview and Design Alternatives

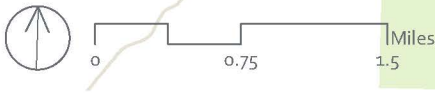
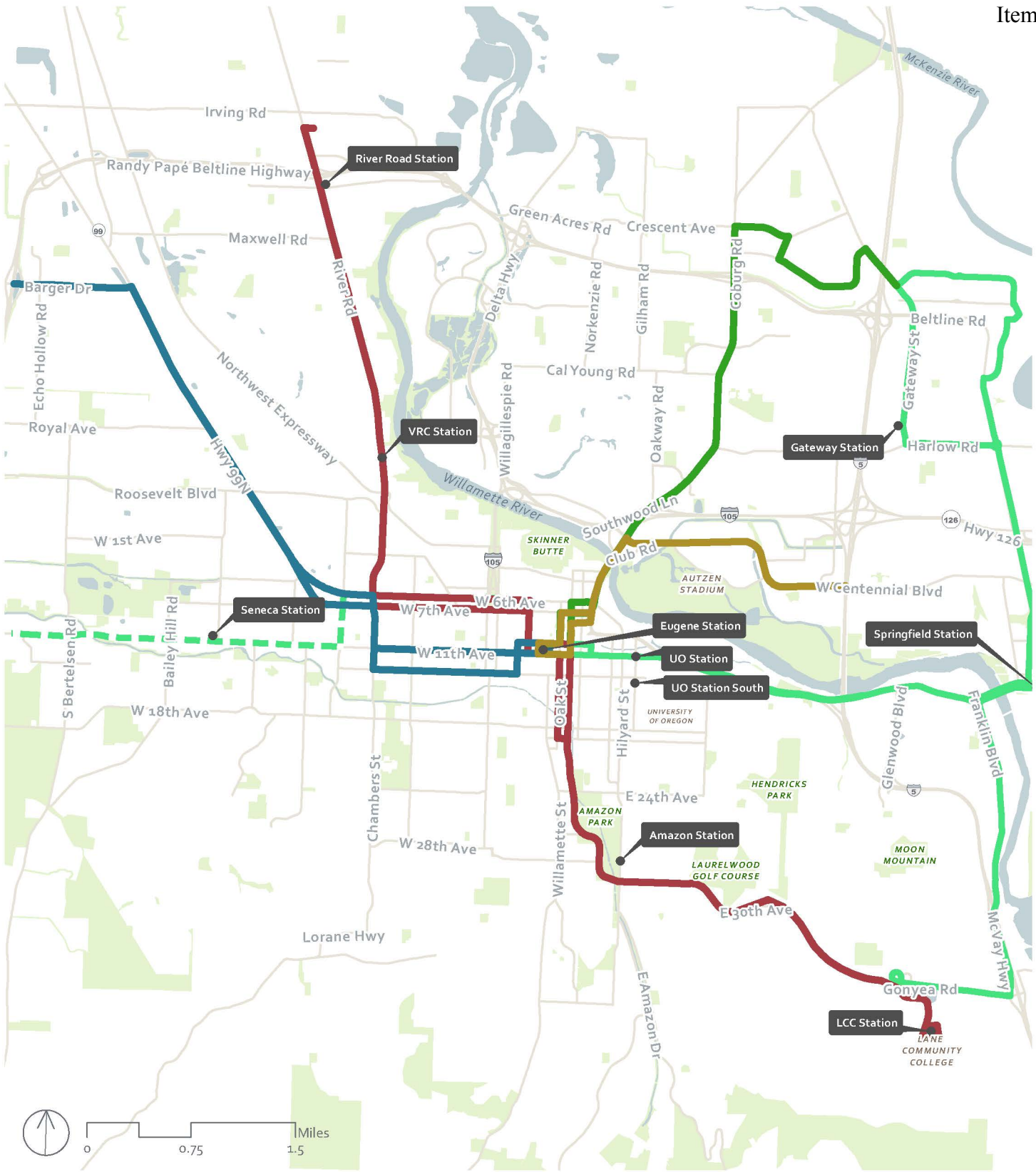
**FOR MORE INFORMATION**

Staff Contact: Chris Henry, Transportation Planning Engineer  
Telephone: 541-682-8472  
Staff E-Mail: Chris.C.Henry@ci.eugene.or.us

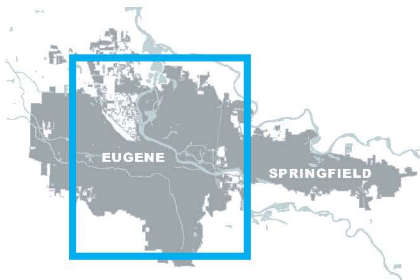
Staff Contact: Zach Galloway, Senior Planner  
Telephone: 541-682-5485  
Staff E-Mail: Zach.A.Galloway@ci.eugene.or.us

Staff Contact: Sasha Luftig, Development Project Manager  
Telephone: 541-682-6135  
Staff E-Mail: Sasha.Luftig@ltd.org





**Locator Map**



**Legend**

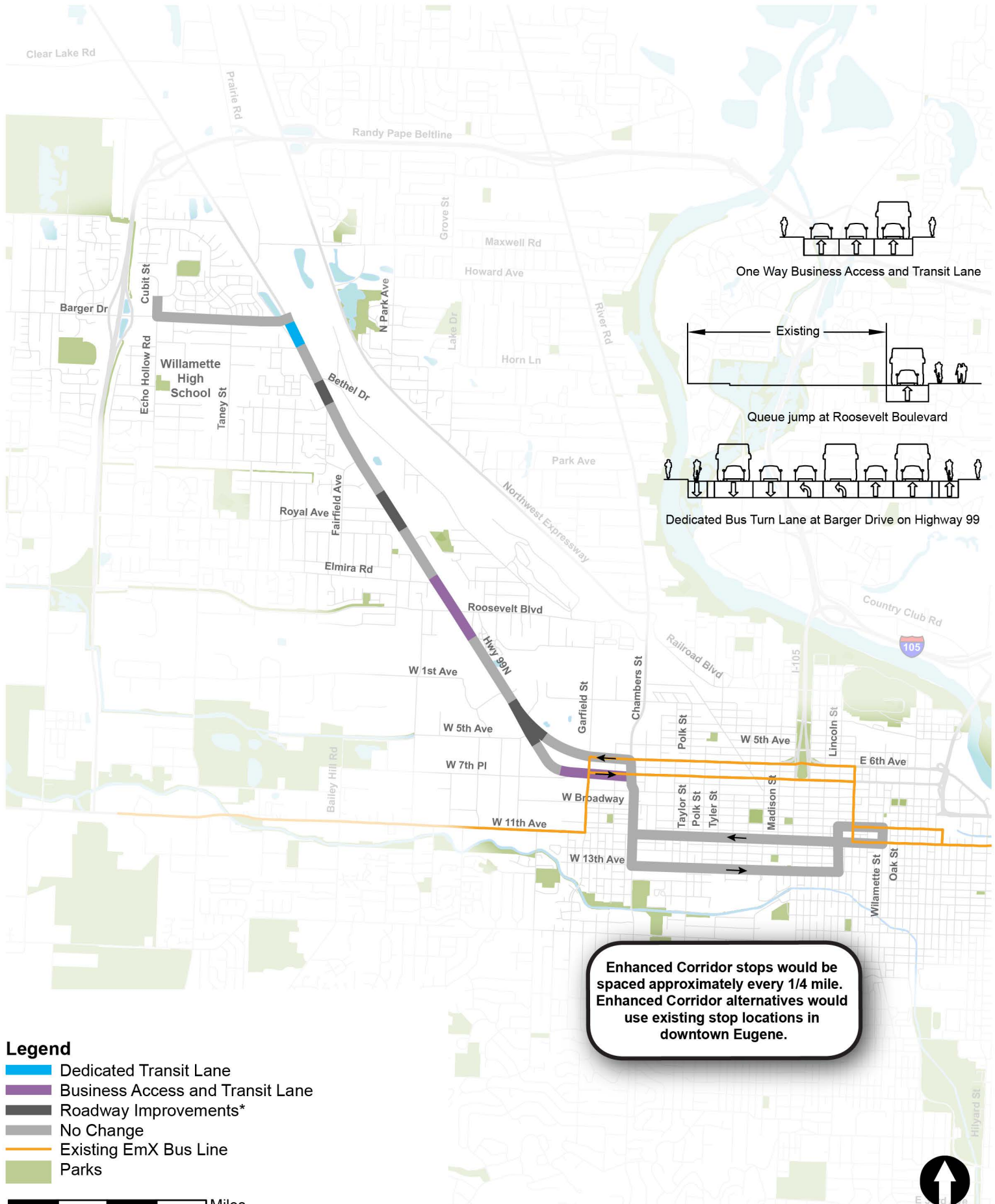
**Level 2 Corridors**

- Coburg Road Corridor
- Highway 99 Corridor
- MLK/Centennial Corridor
- River Road/30th Ave to LCC Corridor
- - - 2035 No Build EmX
- - - West Eugene EmX Extension
- Road
- Park
- Water

**Level 2 Corridors**

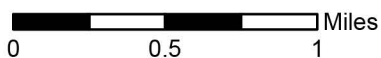
*Eugene, OR*





### Legend

- Dedicated Transit Lane
- Business Access and Transit Lane
- Roadway Improvements\*
- No Change
- Existing EmX Bus Line
- Parks



Enhanced Corridor stops would be spaced approximately every 1/4 mile. Enhanced Corridor alternatives would use existing stop locations in downtown Eugene.





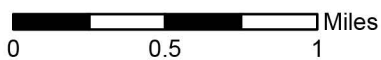
# Highway 99 Corridor

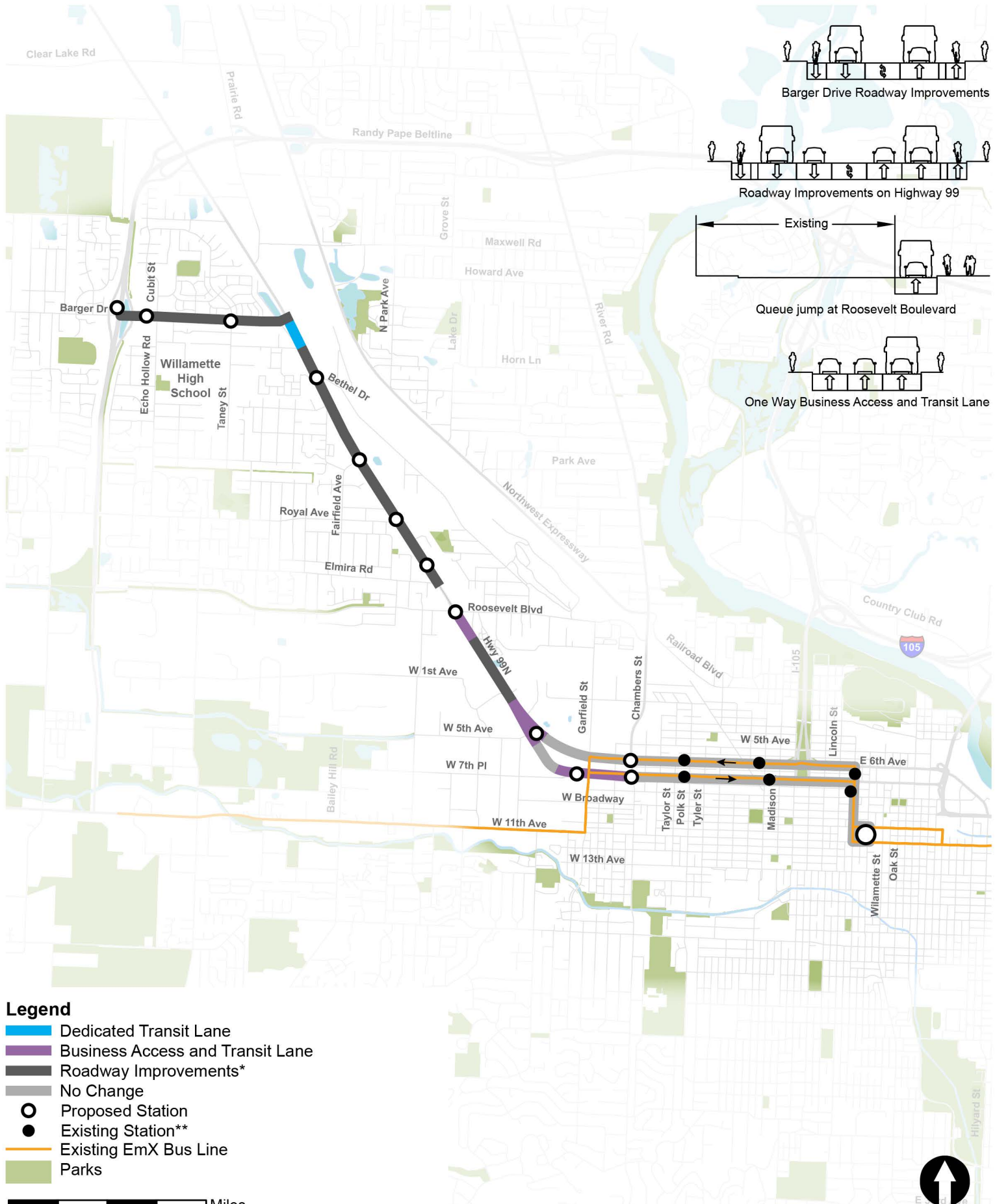
## Enhanced Corridor Alternative: Pedestrian and Bicycle Improvements MovingAhead



### Legend

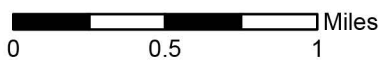
- Proposed Route
- Existing Shared Use Path
- Existing Striped Bike Lane
- Proposed Pedestrian Crossing
- Parks





### Legend

- Dedicated Transit Lane
- Business Access and Transit Lane
- Roadway Improvements\*
- No Change
- Proposed Station
- Existing Station\*\*
- Existing EmX Bus Line
- Parks



\*Roadway improvements include traffic signal modifications, reconfigured lanes and new turn lanes.  
 \*\*Includes stations currently under construction as part of the West Eugene EmX extension.

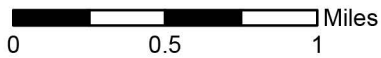


# Highway 99 Corridor

## EmX Alternative: Pedestrian and Bicycle Improvements



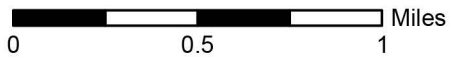
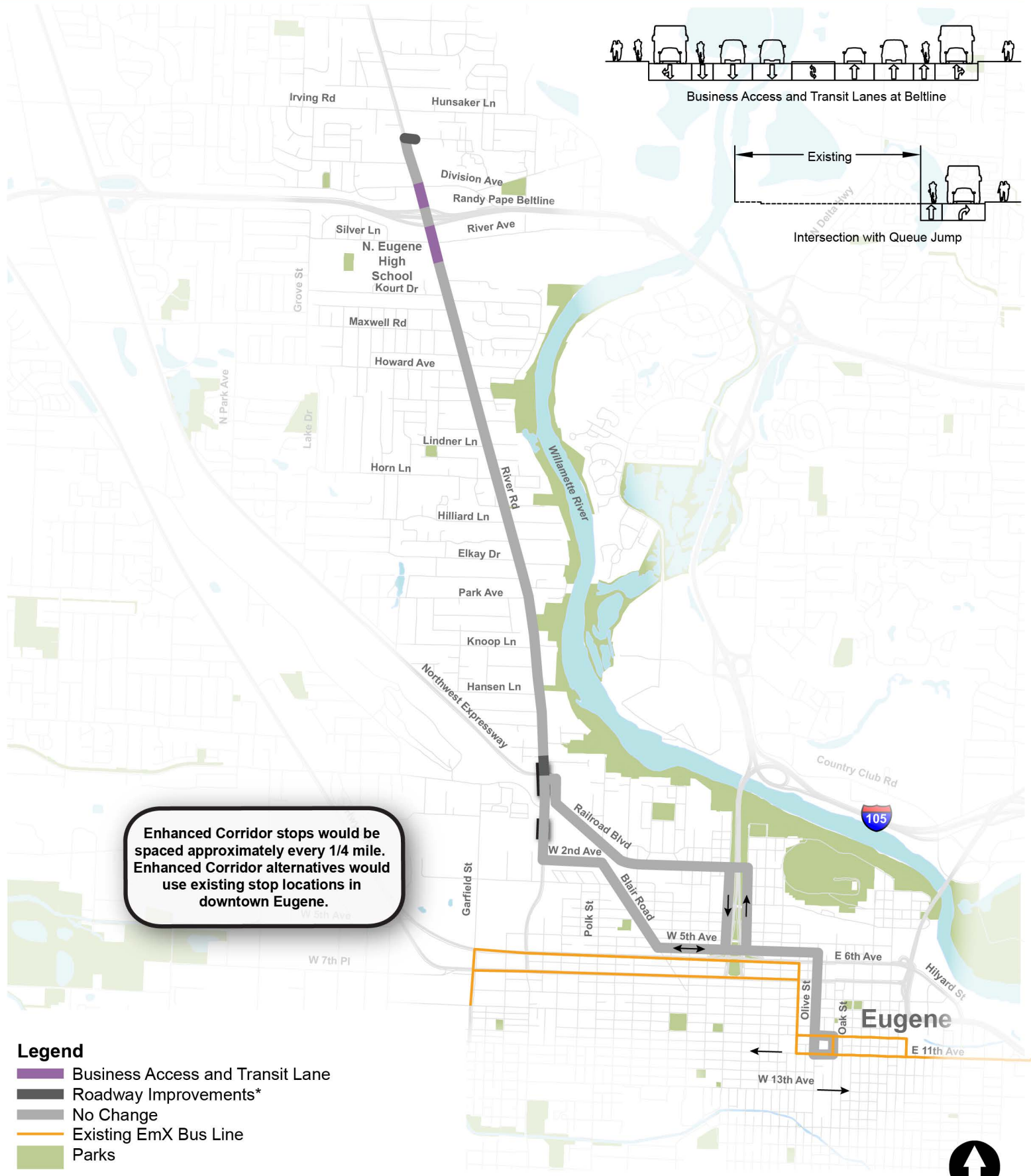
- Legend**
- Proposed Route
  - Existing Shared Use Path
  - Proposed Buffered Bike Lane
  - Existing Striped Bike Lane
  - Proposed Pedestrian Crossing
  - Parks



# Item A. River Road / 30th Avenue to Lane Community College Corridor



## Enhanced Corridor Alternative: Transit and Roadway Improvements

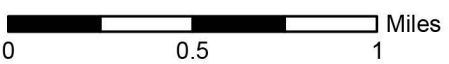


# River Road / 30th Avenue to Lane Community College Corridor

## Enhanced Corridor Alternative: Pedestrian and Bicycle Improvements



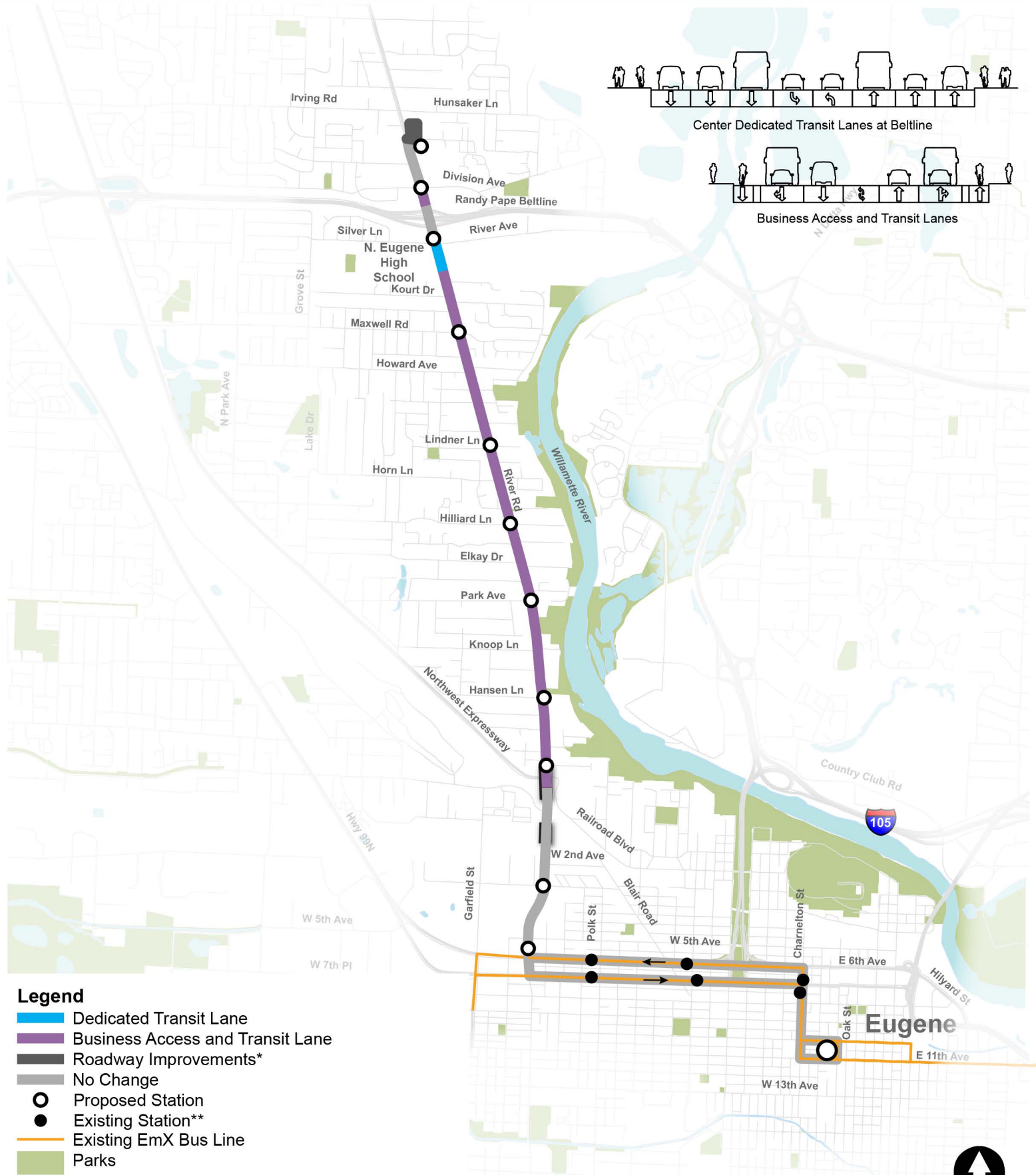
- Legend**
- Proposed Route
  - Existing Shared Lane Markings
  - Existing Buffered Bike Lane
  - Existing Striped Bike Lane
  - Proposed Pedestrian Crossing
  - Parks



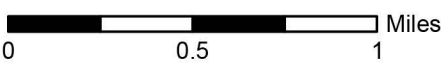
# Item A. River Road / 30th Avenue to Lane Community College Corridor



## EmX Alternative: Transit and Roadway Improvements



- Legend**
- Dedicated Transit Lane
  - Business Access and Transit Lane
  - Roadway Improvements\*
  - No Change
  - Proposed Station
  - Existing Station\*\*
  - Existing EmX Bus Line
  - Parks



\*Roadway improvements include traffic signal modifications, reconfigured lanes and new turn lanes.  
 \*\*Includes stations currently under construction as part of the West Eugene EmX extension.

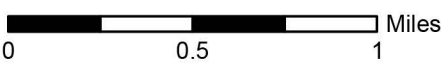


# River Road / 30th Avenue to Lane Community College Corridor

## EmX Alternative: Pedestrian and Bicycle Improvements



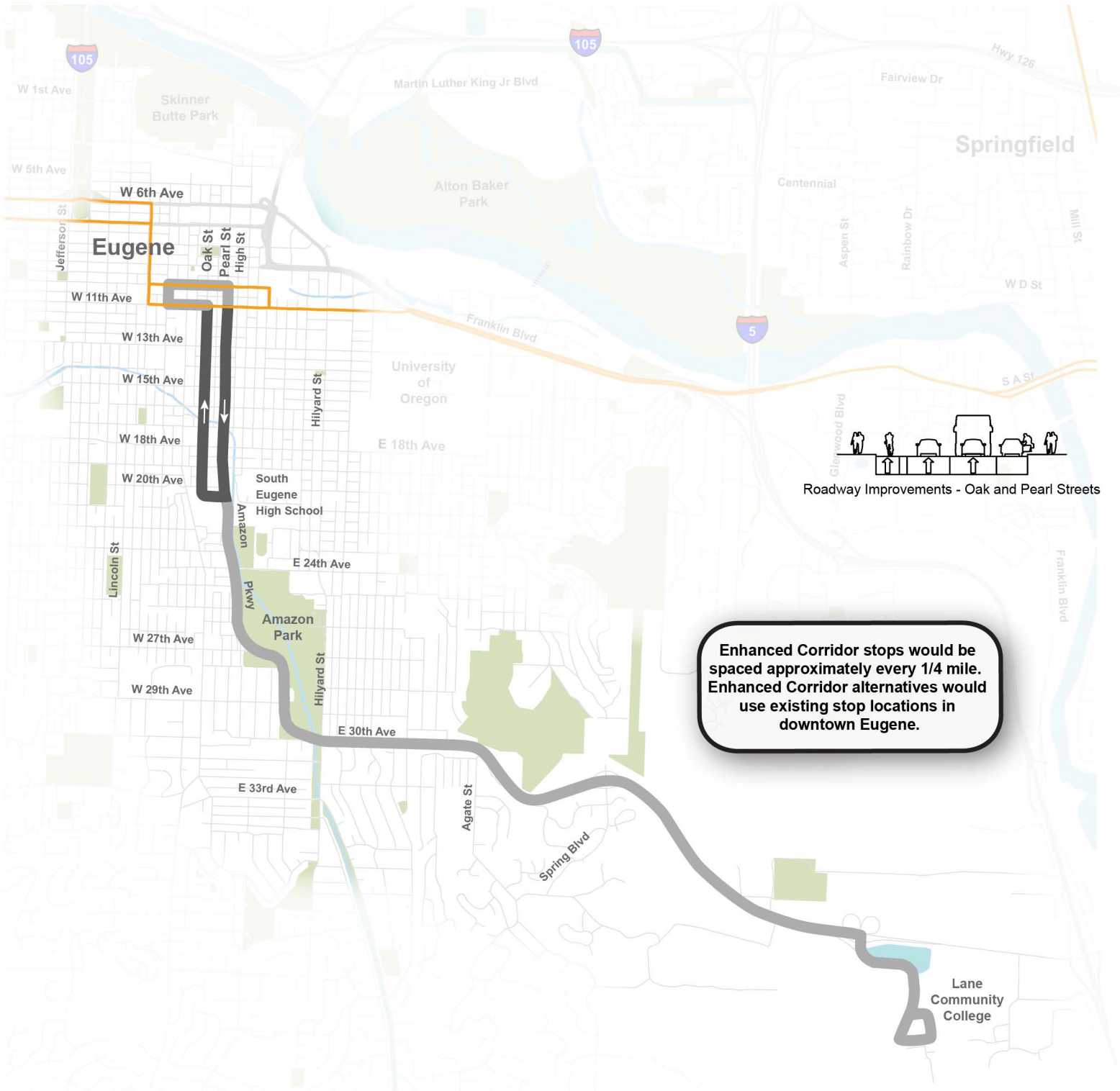
- Legend**
- Proposed Route
  - - - Proposed Shared Use Path
  - - - Proposed Buffered Bike Lane
  - Existing Striped Bike Lane
  - - - Proposed Pedestrian Crossing
  - Parks



# Item A. River Road / 30th Avenue to Lane Community College Corridor



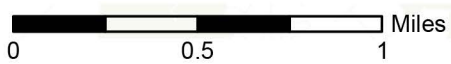
## Enhanced Corridor Alternative: Transit and Roadway Improvements



Enhanced Corridor stops would be spaced approximately every 1/4 mile. Enhanced Corridor alternatives would use existing stop locations in downtown Eugene.

### Legend

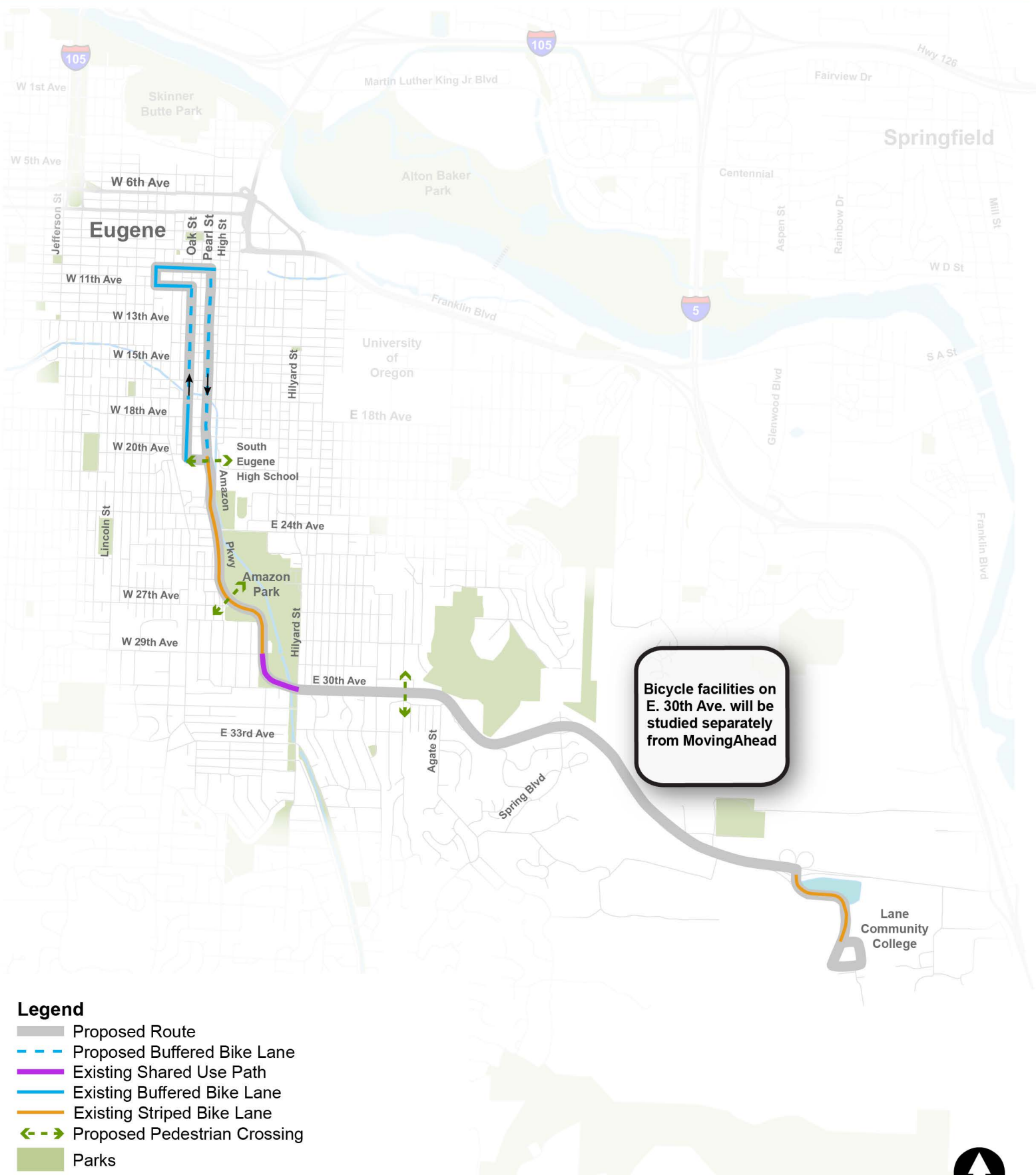
- Roadway Improvements\*
- No Change
- Existing EmX Bus Line
- Parks





# River Road / 30th Avenue to Lane Community College Corridor

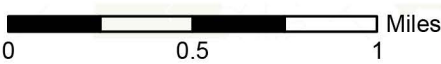
## Enhanced Corridor Alternative: Pedestrian and Bicycle Improvements



Bicycle facilities on E. 30th Ave. will be studied separately from MovingAhead

**Legend**

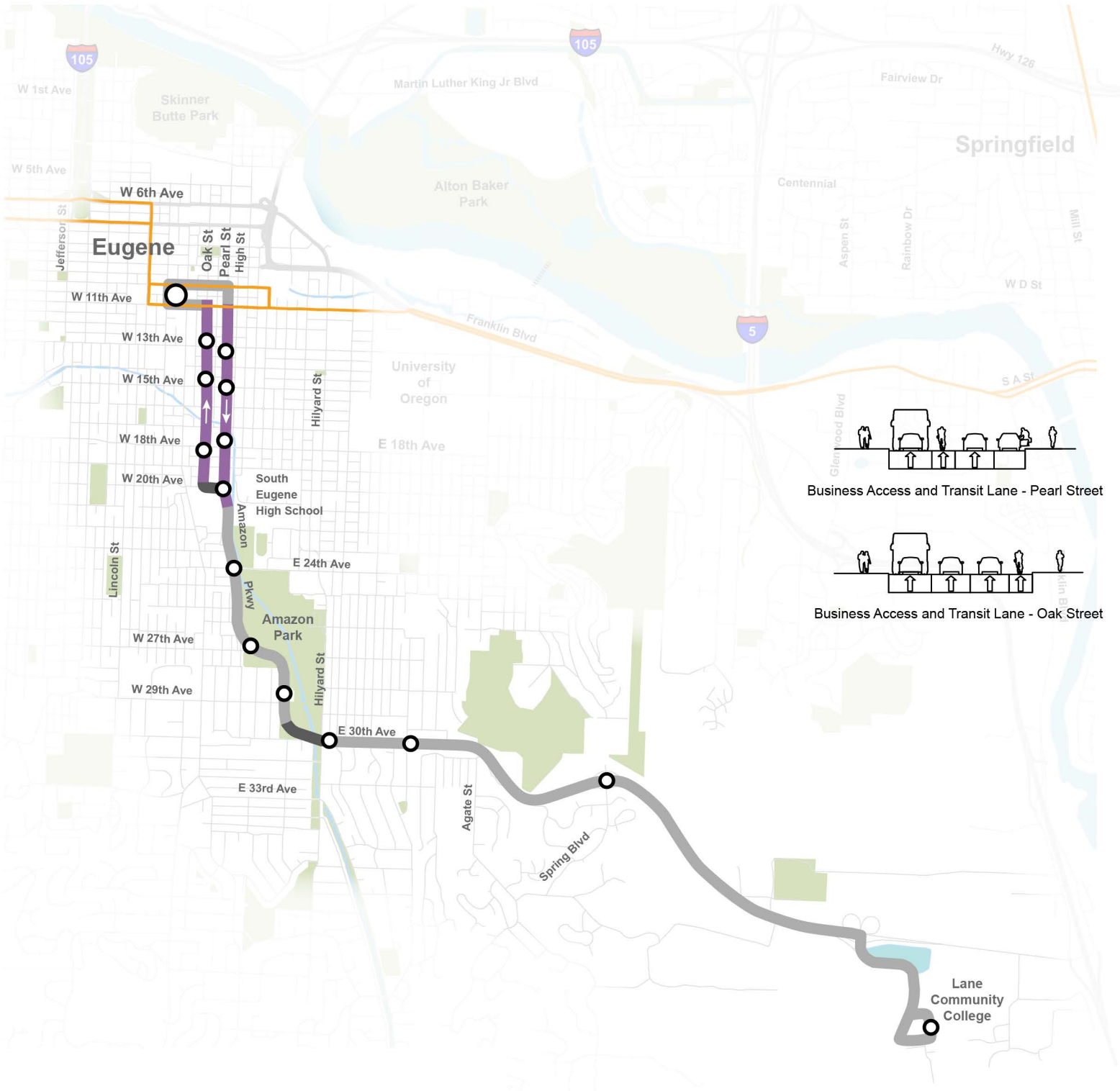
- Proposed Route
- Proposed Buffered Bike Lane
- Existing Shared Use Path
- Existing Buffered Bike Lane
- Existing Striped Bike Lane
- Proposed Pedestrian Crossing
- Parks



# Item A. River Road / 30th Avenue to Lane Community College Corridor

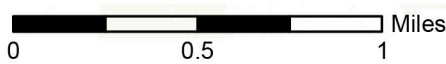


## EmX Alternative: Transit and Roadway Improvements



### Legend

- Business Access and Transit Lane
- Roadway Improvements\*
- No Change
- Proposed Station
- Existing EmX Bus Line
- Parks



# River Road / 30th Avenue to Lane Community College Corridor

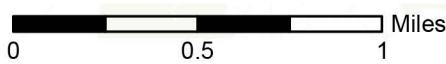
## EmX Alternative: Pedestrian and Bicycle Improvements



Bicycle facilities on E. 30th Ave. will be studied separately from MovingAhead

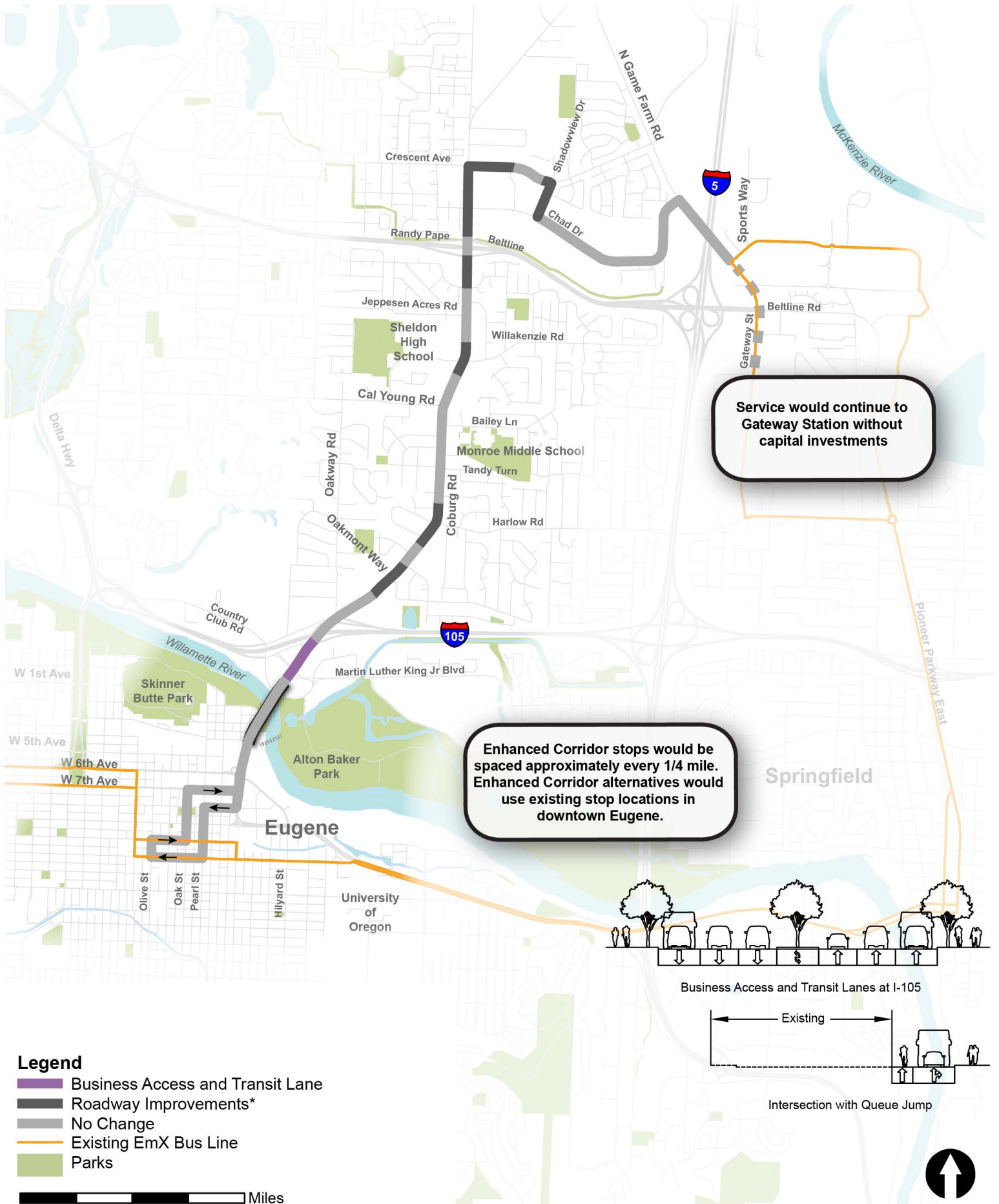
### Legend

- Proposed Route
- Proposed Two-Way Cycle Track
- Existing Shared Use Path
- Existing Buffered Bike Lane
- Existing Striped Bike Lane
- Proposed Pedestrian Crossing
- Parks



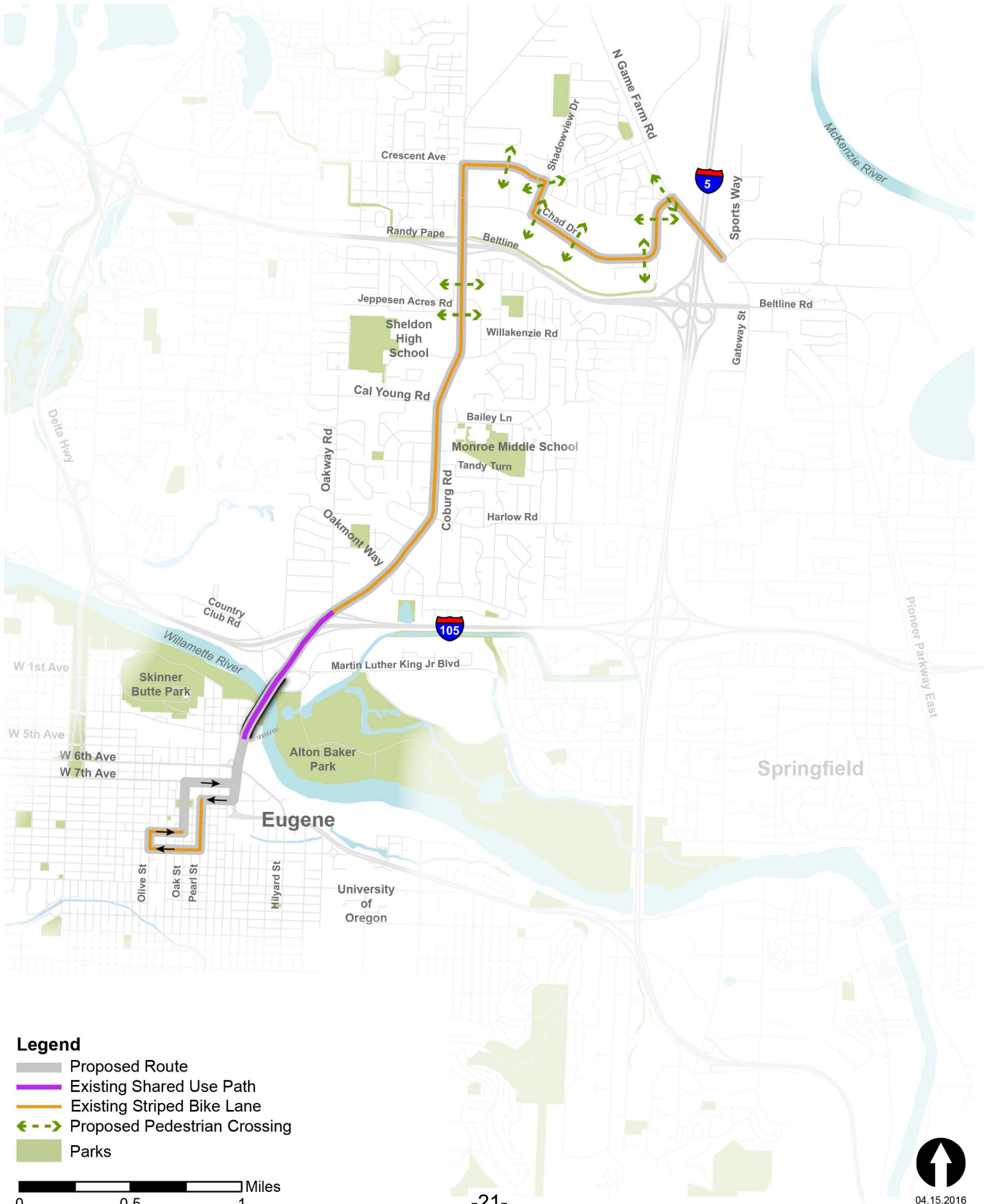
# Item A. Coburg Road Corridor

## Enhanced Corridor Alternative: Transit and Roadway Improvements



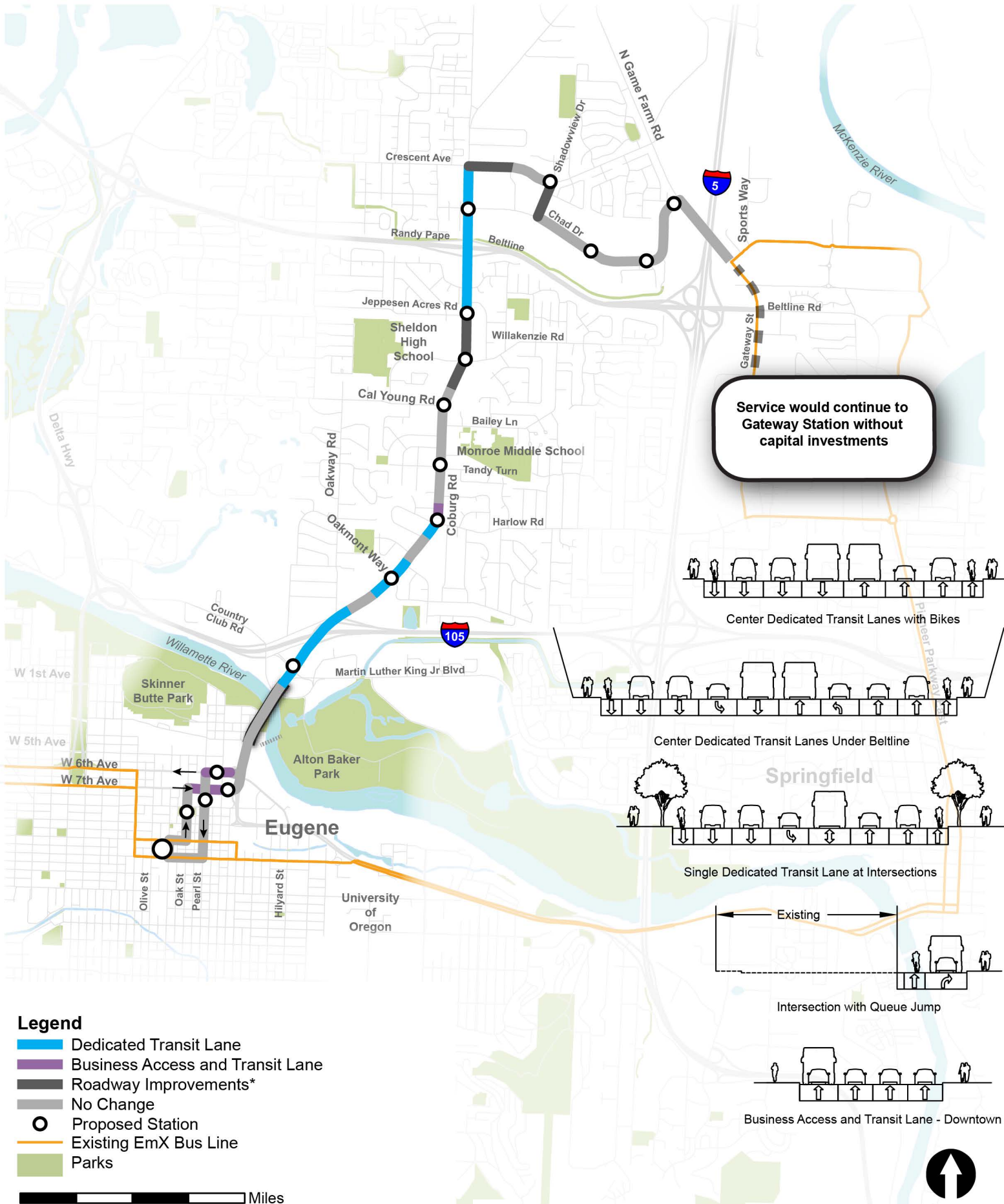
# Coburg Road Corridor

## Enhanced Corridor Alternative: Pedestrian and Bicycle Improvements MovingAhead



# Item A. Eugene Road Corridor

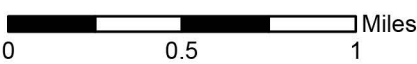
## EmX Alternative: Transit and Roadway Improvements



Service would continue to Gateway Station without capital investments

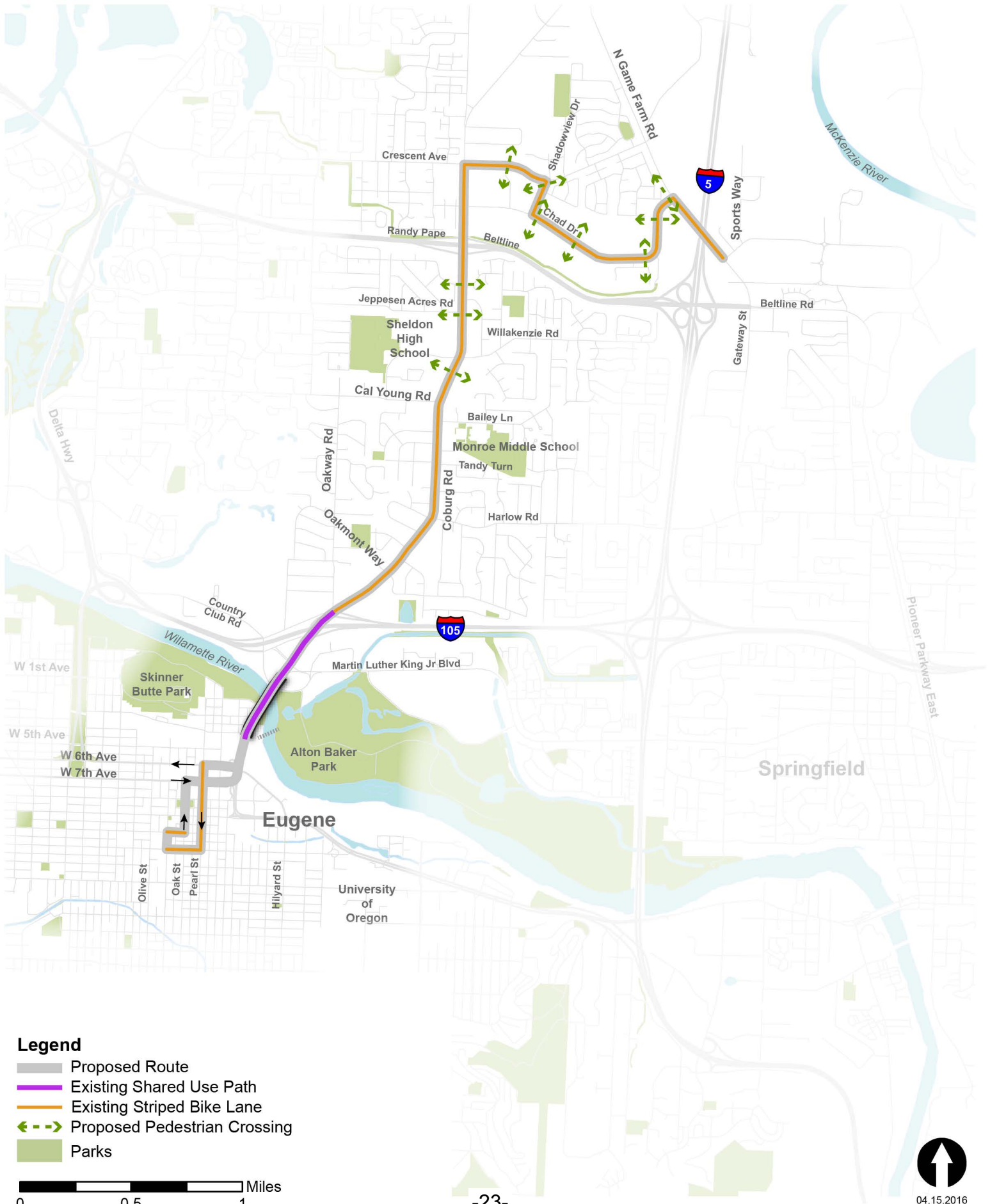
### Legend

- Dedicated Transit Lane
- Business Access and Transit Lane
- Roadway Improvements\*
- No Change
- Proposed Station
- Existing EmX Bus Line
- Parks



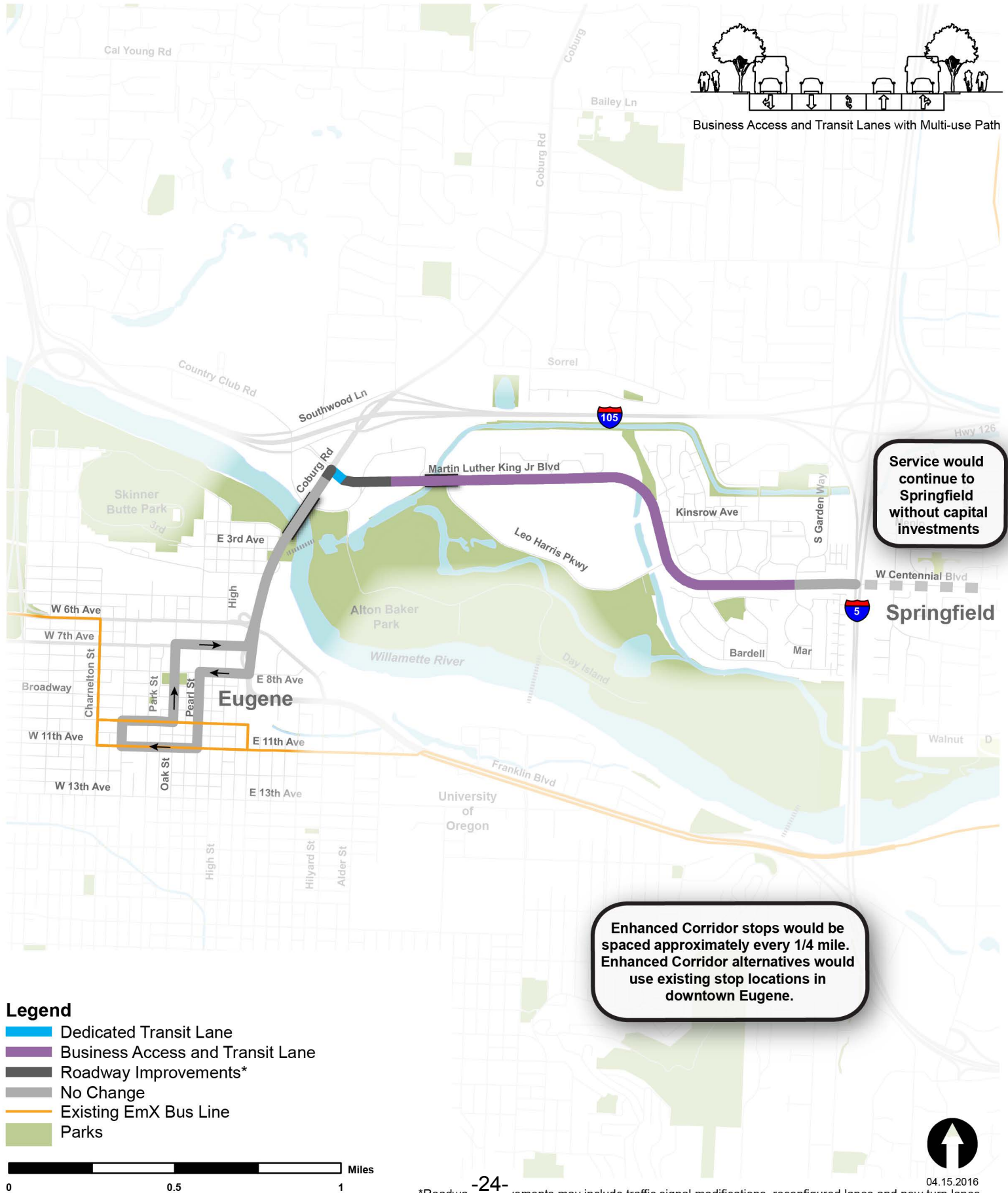
# Coburg Road Corridor

## EmX Alternative: Pedestrian and Bicycle Improvements



# Martin Luther King, Jr. Blvd. Corridor

## Enhanced Corridor Alternative: Transit and Roadway Improvements





# Martin Luther King, Jr. Blvd. Corridor

## Enhanced Corridor Alternative: Pedestrian and Bicycle Improvements





# EUGENE CITY COUNCIL

## AGENDA ITEM SUMMARY



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### Public Forum

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Meeting Date: April 25, 2016  
Department: City Manager's Office  
[www.eugene-or.gov](http://www.eugene-or.gov)

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

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#### **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](mailto:beth.l.forrest@ci.eugene.or.us)



# EUGENE CITY COUNCIL

## AGENDA ITEM SUMMARY



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### Approval of City Council Minutes

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Meeting Date: April 25, 2016  
Department: City Manager's Office  
[www.eugene-or.gov](http://www.eugene-or.gov)

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

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#### **ISSUE STATEMENT**

This is a routine item to approve City Council minutes.

#### **SUGGESTED MOTION**

Move to approve the minutes of the April 11, 2016, Work Session and Meeting, and April 13, 2016, Work Session .

#### **ATTACHMENTS**

- A. April 11, 2016, Work Session and Meeting
- B. April 13, 2016, Work Session

#### **FOR MORE INFORMATION**

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



## MINUTES

**Eugene City Council  
Harris Hall, 125 East 8<sup>th</sup> Avenue  
Eugene, Oregon 97401**

**April 11, 2016  
5:30 p.m.**

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

Mayor Piercy opened the April 11, 2016, City Council Work Session.

**A WORK SESSION: City Hall Update**

Design and Construction Manager Mike Penwell, Central Services Director Kristie Hammitt, and members of the Rowell-Brokaw design team gave a brief PowerPoint presentation on project goals and objectives; design updates; council offices; cost updates; funding options; and next steps.

Council discussion:

- Seismic upgrades aren't necessary; council offices are needed.
- More information on what will happen to dams after an earthquake as it relates to this project is needed.
- Acceptable use of public money for seismic upgrades; need a place for disaster recovery.
- Design is starting to shape up to the legacy project envisioned.
- Public will need a safe gathering space in a disaster; would like to see what other cities offer.
- Councilors will need more office space in the future, particularly if new form of government is implemented.
- Good business decision to include seismic upgrades; need operational city hall after disaster.
- Energy Use Intensity (EUI) rating of 30 is a smart decision and will help with operating costs in the future.
- Councilors don't need individual offices; access to private conference room needed.
- Costs are going up for all building projects; more art is needed.
- Specific numbers on potential funding and more project information is needed.
- Incorporate elements of local history to ensure facility is welcoming to the community.
- Detailed decision points, options, and recommendations requested.
- More information on proposed security measures requested.

The work session adjourned at 7:08 p.m.

Respectfully submitted,

Chuck Crockett  
Deputy City Recorder

## MINUTES

**Eugene City Council**  
**Harris Hall, 125 East 8<sup>th</sup> Avenue**  
**Eugene, Oregon 97401**

**April 11, 2016**  
**7:30 p.m.**

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

Mayor Piercy opened the April 11, 2016, City Council Meeting.

### **1. PUBLIC FORUM**

1. Angela Norman – Supported redevelopment of butterfly lot for expansion of Farmers Market.
2. Shanalea Kraker Forrest – Opposed the new fences at Washington-Jefferson Park bridge.
3. Elicia Reed – Supported passage of the CEDAW resolution.
4. Arwen Maas-Despain – Opposed the new fences at Washington-Jefferson Park bridge.
5. Katie Krueger – Supported passage of the CEDAW resolution.
6. Christine Sundt – Supported a collaborative process for the SW-SAZ before moving forward.
7. Vic Hariton – Supported a refinement process for the SW-SAZ area and better communication.
8. Richard Sundt – said the SW-SAZ is not smart planning.
9. Corey Riday-White – Supported the climate recovery ordinance and a healthy climate.
10. Jordan Katzeff – Supported the implementation and enforcement of the climate ordinance.
11. Jeri Anne Hampton – Opposed the new fences at Washington-Jefferson Park bridge.
12. Corina MacWilliams – Supported the implementation and enforcement of the climate ordinance.
13. Sage Fox – Supported the implementation and enforcement of the climate ordinance.
14. Eliza Kashinsky – Supported facilitation efforts for the SW-SAZ.
15. Debby McGee – Supported the implementation and enforcement of the climate ordinance.
16. Anne O'Brien – Supported passage of the CEDAW resolution.
17. Ken Neubeck – Supported passage of the CEDAW resolution.
18. Dennis Casady – Supported SW-SAZ and opposed expanding the urban growth boundary.
19. Phyllis Hockley – Supported passage of the CEDAW resolution.
20. Laurie Powell – Supported the implementation and enforcement of the climate ordinance.
21. Linda Lynch & Kappy Eaton – Supported passage of the CEDAW resolution.
22. Susan Cundiff – Supported passage of the CEDAW resolution.
23. Stephen Dear – Opposed the new fences at the Washington-Jefferson Park bridge.
24. Todd Kieser – Opposed the new fences at the Washington-Jefferson Park bridge.
25. Ashley Malarkey Wright – Opposed the new fences at the Washington-Jefferson Park bridge.
26. Linda Kelley – Supported the implementation and enforcement of the climate ordinance.
27. Robert Farewell – Supported having UBER in the city.
28. Steve Coatsworth – Concerned with UBER potentially coming back to the city.
29. Bill Watkins – Opposed to amplified music by local business that is disrupting neighborhood.
30. Julie Anna – Opposed to passage of the Urban Renewal Agency Resolution on property sale.
31. Wayne Martin – Supported more efforts to help the homeless.
32. Christian Fox – Supported passage of the Urban Renewal Agency Resolution on property sale.
33. Kamala Shugar – Supported passage of the CEDAW resolution.
34. Scott Bartlett – Supported individual council offices at the new City Hall.



Council discussion:

- If CEDAW resolution passes, real actions need to be taken.
- Need to see comparison of costs of a shelter vs services to address homelessness.
- Happy to see public trust moving forward; impressed with Occupy Medical.
- City needs to figure out how to report climate progress better to community.
- List of City-owned surplus properties that could help with sheltering homeless requested.
- Engagement of the SW Neighbors in SW-SAZ process is appreciated.
- Request made to look into amplified noise from local business that is affecting neighborhood.
- City is working hard and close with County on the Housing First model, but it will take time.
- Fences at Washington-Jefferson Park bridge are an unfortunate but necessary response to issues in that area; saves City money in clean-up efforts.
- City needs more units for Housing First; need regular climate reports and updated website.

**2. CONSENT CALENDAR**

**MOTION AND VOTE:** Councilor Evans, seconded by Councilor Zelenka, moved to approve the items on the consent calendar. **PASSED 8:0**

**3. ACTION: Resolution Supporting the Oregon CEDAW Coalition by the City of Eugene, Oregon and Support of Other States and Cities Passing Resolutions and Ordinances to Implement the Principles of the United Nations Convention on the Elimination of All Forms of Discrimination against Women (CEDAW)**

**MOTION AND VOTE:** Councilor Evans, seconded by Councilor Zelenka, moved to adopt Resolution 5150 supporting the Oregon CEDAW Coalition by the City of Eugene, Oregon and support of other states and cities passing resolutions and ordinances to implement the principles of the United Nations Convention on the Elimination of All Forms of Discrimination Against Women (CEDAW). **PASSED 8:0**

Council discussion:

- Reproduction rights are being threatened and this type of legislation can help.

*The Mayor adjourned the meeting of the Eugene City Council and convened a meeting of the Eugene Urban Renewal Agency.*

**4. ACTION: Disposition of Real Property**

Councilor Evans stated a potential conflict of interest as his employer owns property adjacent to the sale property.

Council discussion:

- Would prefer to continue discussion about concerns raised before approval is granted.
- Support expressed for holding KLCC financially harmless if moving its transmission equipment is necessary.
- Concerns expressed about public notice process, price per square foot, tower, and timing for council.

**MOTION TO TABLE AND VOTE:** Councilor Clark, seconded by Councilor Brown, moved to table. **FAILED 4:5** Councilors Zelenka, Clark, Evans, Syrett in favor; Mayor broke tie in opposition.

Item 2.A.

**MOTION TO TABLE AND VOTE:** Councilor Pryor, seconded by Councilor Clark, moved to table: **PASSED 7:1** Councilor Taylor opposed.

The meeting adjourned at 9:36 p.m.

Respectfully submitted,

Chuck Crockett  
Deputy City Recorder

**ATTACHMENT B****MINUTES**

**Eugene City Council  
Harris Hall, 125 East 8<sup>th</sup> Avenue  
Eugene, Oregon 97401**

**April 13, 2016  
12:00 p.m.**

**Councilors Present:** George Brown, Betty Taylor, Alan Zelenka, George Poling, Mike Clark, *Claire Syrett via phone*

**Councilors Absent:** Greg Evans, Chris Pryor

Mayor Piercy opened the April 13, 2016, city council work session.

*Mayor Piercy adjourned the meeting of the Eugene City Council and convened a meeting of the Eugene Urban Renewal Agency.*

**1. ACTION: Disposition Of Real Property**

Community Development Manager Denny Braud and Senior Planner Nan Laurence gave updated information on the sale of real property downtown.

Council discussion:

- Further discussion about a structured policy and notification process when the City considers selling property is needed.
- Would be a loss of great service if KLCC tower is obstructed.
- Concern expressed about setting a precedent for future housing development proposals and the potential financial deal points.
- Proposal addresses economic development and housing goals for downtown.
- Level playing field/equal access needed whenever City property is available for purchase.
- KLCC should be held harmless for any financial impacts of relocating its transmission tower.
- Impacts to other businesses in the area need to be limited.
- List of other downtown properties owned by the Urban Renewal Agency requested.

**MOTION AND VOTE:** Councilor Zelenka, seconded by Councilor Taylor, moved to authorize the agency director to sell the south half of tax lot 170331134200 to Granite Properties consistent with the terms included in attachment B of the AIS. **PASSED: 5:1**, Councilor Taylor opposed.

*Mayor Piercy closed the meeting of the Eugene Urban Renewal Agency and reconvened the meeting of the Eugene City Council.*

**2 WORK SESSION: Downtown Improvements – High Speed Fiber**

Community Development Manager Denny Braud and Economic Development Planner Anne Fifield gave a PowerPoint presentation outlining pilot project and providing updated information on the downtown high-speed fiber project.

Council discussion:

- The use and purpose of the Urban Renewal District is to increase the value of properties and this proposal will do that.
- Allowing the Urban Renewal District to sunset will result in an additional \$1 million a year in

Item 2.A.

the General Fund which can be used to help pay for high-speed fiber and other projects.

- High-speed fiber proposal represents a very good investment on the City's part.
- A broader context with financing is important.
- This is a basic infrastructure need for the community; levels the playing field.

The meeting adjourned at 1:27 p.m.

Respectfully submitted,

Chuck Crockett  
Deputy City Recorder

# EUGENE CITY COUNCIL

## AGENDA ITEM SUMMARY



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### Approval of Tentative Working Agenda

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Meeting Date: April 25, 2016  
Department: City Manager's Office  
[www.eugene-or.gov](http://www.eugene-or.gov)

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

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#### **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

April 20, 2016

<b>APRIL 25</b>	<b>MONDAY</b>	
<b>5:30 p.m.</b>	<b>Council Work Session</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
A. WS: Joint Meeting with LTD Board – MovingAhead Update		90 mins – PW/Henry
<b>7:30 p.m.</b>	<b>Council Meeting</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
1. Public Forum		
2. Consent Calendar		
a. Approval of City Council Minutes		CS/Bloch
b. Approval of Tentative Working Agenda		CS/Forrest
c. Approval of Amendment to Use CDBG Funds in Eugene-Springfield Action Plans		PDD/Jennings
d. Approval of Use of HOME funds for Eugene Affordable Housing Projects		PDD/Meyi-Galloway
3. Action: Eugene-Springfield One-Year Action Plan		PDD/Jennings
4. Broadway Plaza Update – Information Only		PDD/Braud
<b>APRIL 27</b>	<b>WEDNESDAY</b>	
<b>Noon</b>	<b>Council Work Session</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
A. WS: City Hall Update		90 mins – CS/Penwell
<b>MAY 3</b>	<b>TUESDAY</b>	<b>**TENTATIVE**</b>
<b>5:30 p.m.</b>	<b>Boards and Commissions Interviews</b>	
<b>Saul Room/Atrium</b>	<b>Expected Absences:</b>	
1. Interview Candidates for Boards, Committees and Commissions		CMO/Bloch
<b>MAY 4</b>	<b>WEDNESDAY</b>	<b>**TENTATIVE**</b>
<b>5:30 p.m.</b>	<b>Boards and Commissions Interviews</b>	
<b>Saul Room/Atrium</b>	<b>Expected Absences:</b>	
1. Interview Candidates for Boards, Committees and Commissions		CMO/Bloch
<b>MAY 5</b>	<b>THURSDAY</b>	<b>**TENTATIVE**</b>
<b>5:30 p.m.</b>	<b>Boards and Commissions Interviews</b>	
<b>Saul Room/Atrium</b>	<b>Expected Absences:</b>	
1. Interview Candidates for Boards, Committees and Commissions		CMO/Bloch
<b>MAY 9</b>	<b>MONDAY</b>	
<b>5:30 p.m.</b>	<b>Council Work Session</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
A. WS: Downtown Improvements - Farmers Market		45 mins – PDD/Laurence
B. WS: Downtown Improvements - Park Blocks/Open Spaces		45 mins – PDD/Laurence
<b>7:30 p.m.</b>	<b>Council Meeting</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
1. Public Forum		
2. Consent Calendar		
a. Approval of City Council Minutes		CS/Bloch
b. Approval of Tentative Working Agenda		CS/Forrest
c. Ratification of MWMC Budget		PW/Huberd
d. Resolution Annexing Land at Briars Street and Emily Lane (Krumdieck, Richard; A 16-1)		PDD/Gioello
e. Resolution Annexing Land at Woodruff Street and East Enid Road (Prairieview Ventures)		PDD/Gioello
3. Action: Resolution on Housing First		CS/Kinnison
4. Committee Reports: LWP, Chamber of Commerce, HPB, LRAPA, MWMC		

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

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# EUGENE CITY COUNCIL TENTATIVE WORKING AGENDA

April 20, 2016

<b>MAY 11</b>	<b>WEDNESDAY</b>	<b>**NOTE: BUDGET COMMITTEE MEETING ADDED**</b>
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<b>Noon</b>	<b>Council Work Session</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
A. WS: Enterprise Zone Program		45 mins – PDD/Braud
B. WS: Homeless Update		45 mins -
<b>5:30 p.m.</b>	<b>Budget Committee Meeting</b>	
<b>B/T Room, Library</b>	<b>Expected Absences:</b>	
A. City Manager Presents Proposed Budget		

<b>MAY 16</b>	<b>MONDAY</b>	
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<b>5:30 p.m.</b>	<b>Council Work Session</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
1. WS: Community Justice Update		90 mins – CS/Hammitt

<b>MAY 18</b>	<b>WEDNESDAY</b>	<b>**NOTE: BUDGET COMMITTEE MEETING ADDED**</b>
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<b>Noon</b>	<b>Council Work Session</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
A. WS: Downtown Improvements – Former LCC Downtown Center		45 mins – PDD/Fifield
B. WS: Climate Recovery Ordinance Update		45 mins – CS/McRae
<b>5:30 p.m.</b>	<b>Budget Committee Meeting</b>	
<b>B/T Room, Library</b>	<b>Expected Absences:</b>	
A. Public Hearing and Budget Committee Deliberation		

<b>MAY 23</b>	<b>MONDAY</b>	
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<b>5:30 p.m.</b>	<b>Council Work Session</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
A. WS: Enterprise Zone Program		60 mins – PDD/Braud
B. Committee Reports and Items of Interest from Mayor, City Council and City Manager		30 mins
<b>7:30 p.m.</b>	<b>Council Meeting</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
1. Pledge of Allegiance to the Flag (Memorial Day)		
2. Public Forum		
3. Consent Calendar		
a. Approval of City Council Minutes		CS/Bloch
b. Approval of Tentative Working Agenda		CS/Forrest
4. URA PH: Downtown Urban Renewal Plan Amendment		PDD/Nobel

<b>MAY 25</b>	<b>WEDNESDAY</b>	
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<b>Noon</b>	<b>Council Work Session</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
A. URA WS: Downtown Urban Renewal Plan Amendment – Review Comments		90 mins – PDD/Nobel

<b>MAY 26</b>	<b>THURSDAY</b>	<b>**NOTE: BUDGET COMMITTEE MEETING ADDED**</b>
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<b>6:15 p.m.</b>	<b>Budget Committee Meeting</b>	
<b>B/T Room, Library</b>	<b>Expected Absences:</b>	
A. Public Hearing and Budget Committee Deliberation & Recommendation		



# EUGENE CITY COUNCIL TENTATIVE WORKING AGENDA

April 20, 2016

<b>JUNE 8</b>	<b>WEDNESDAY</b>	
<b>Noon</b>	<b>Council Work Session</b>	
<b>Harris Hall</b>	<b>Expected Absences: Piercy</b>	
A. WS: Downtown Urban Renewal Plan Amendment		45 mins - PDD/Nobel
B. WS: Downtown Parking		45 mins – PDD/Petry
<b>JUNE 13</b>	<b>MONDAY</b>	
<b>5:30 p.m.</b>	<b>Council Work Session</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
A. Committee Reports: PC, South Willamette EDC, LTD/EmX, OMPOC, McKenzie Watershed		
B. WS: Climate Recovery Ordinance Update		45 mins – CS/McRae
<b>7:30 p.m.</b>	<b>Council Meeting</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
1. Pledge of Allegiance to the Flag (Flag Day)		
2. Public Forum		
3. Consent Calendar		
a. Approval of City Council Minutes		CS/Bloch
b. Approval of Tentative Working Agenda		CS/Forrest
4. Action: CDBG Human Service Cap RFP		PDD/Jennings
5. Action: Appointments to Boards, Committees and Commissions		CS/Forrest
<b>JUNE 15</b>	<b>WEDNESDAY</b>	
<b>Noon</b>	<b>Council Work Session</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
A. WS: \$15 Minimum Wage for City and Contract Employees		45 mins – CS/
B. WS: Rental Housing Code		45 mins – PDD/Nicholas
<b>JUNE 20</b>	<b>MONDAY</b>	
<b>7:30 p.m.</b>	<b>Council Public Hearing</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
1. PH:		
<b>JUNE 22</b>	<b>WEDNESDAY</b>	
<b>Noon</b>	<b>Council Work Session</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
A. WS: Minority, Women, & Disadvantaged Business Enterprise		45 mins – CS/Silvers
B. WS:		
<b>JUNE 27</b>	<b>MONDAY</b>	
<b>5:30 p.m.</b>	<b>Council Work Session</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
A. Committee Reports and Items of Interest from Mayor, City Council and City Manager		30 mins
B. WS:		
<b>7:30 p.m.</b>	<b>Council Meeting</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
1. Public Forum		
2. Consent Calendar		
a. Approval of City Council Minutes		CS/Bloch
b. Approval of Tentative Working Agenda		CS/Forrest
3. PH and Action: COE Supplemental Budget		CS/Miller
4. PH and Action: COE FY17 Proposed Budget		CS/Miller

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

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# EUGENE CITY COUNCIL TENTATIVE WORKING AGENDA

April 20, 2016

5. PH and Action: URA Supplemental Budget  
6. PH and Action: URA FY17 Proposed Budget

CS/Miller  
CS/Miller

<b>JUNE 29</b>	<b>WEDNESDAY</b>
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<b>Noon</b>	<b>Council Work Session</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
A. WS: Healthy Downtown		45 mins – PDD/Hammond
B. WS: Overview of Chronic Nuisance Code		45 mins- PDD/Nicholas

<b>JULY 11</b>	<b>MONDAY</b>
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<b>5:30 p.m.</b>	<b>Council Work Session</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
A. Committee Reports and Items of Interest: HRC, SC, HSC, LCOG, MPC, PSCC		30 mins
B. WS:		

<b>7:30 p.m.</b>	<b>Council Meeting</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
1. Pledge of Allegiance to the Flag (Independence Day)		
2. Public Forum		
3. Consent Calendar		
a. Approval of City Council Minutes		CS/Bloch
b. Approval of Tentative Working Agenda		CS/Forrest

<b>JULY 13</b>	<b>WEDNESDAY</b>
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<b>Noon</b>	<b>Council Work Session</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
A. WS: Renter Displacement Protection		45 mins – PDD/Jennings
B. WS:		

<b>JULY 18</b>	<b>MONDAY</b>
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<b>7:30 p.m.</b>	<b>Council Public Hearing</b>
<b>Harris Hall</b>	<b>Expected Absences:</b>
1. PH:	

<b>JULY 20</b>	<b>WEDNESDAY</b>
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<b>Noon</b>	<b>Council Work Session</b>
<b>Harris Hall</b>	<b>Expected Absences:</b>
A. WS:	
B. WS:	

<b>JULY 25</b>	<b>MONDAY</b>
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<b>5:30 p.m.</b>	<b>Council Work Session</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
A. Committee Reports and Items of Interest from Mayor, City Council and City Manager		30 mins
B. WS:		

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

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

# EUGENE CITY COUNCIL TENTATIVE WORKING AGENDA

April 20, 2016

<b>JULY 27</b>	<b>WEDNESDAY</b>
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<b>Noon</b>	<b>Council Work Session</b>
<b>Harris Hall</b>	<b>Expected Absences:</b>
A. WS:	
B. WS:	

COUNCIL BREAK: JULY 28, 2016 – SEPTEMBER 12, 2016

<b>SEPTEMBER 12</b>	<b>MONDAY</b>
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<b>5:30 p.m.</b>	<b>Council Work Session</b>
<b>Harris Hall</b>	<b>Expected Absences:</b>
A. Committee Reports: LWP, Chamber of Commerce, HPB, LRAPA, MWMC	
B. WS:	

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

<b>SEPTEMBER 14</b>	<b>WEDNESDAY</b>
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<b>Noon</b>	<b>Council Work Session</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
A. WS:		45 mins –
B. WS:		45 mins –

<b>SEPTEMBER 19</b>	<b>MONDAY</b>
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<b>7:30 p.m.</b>	<b>Council Public Hearing</b>
<b>Harris Hall</b>	<b>Expected Absences:</b>
1. PH:	

<b>SEPTEMBER 21</b>	<b>WEDNESDAY</b>
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<b>Noon</b>	<b>Council Work Session</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
A. WS:		45 mins –
B. WS:		45 mins –

<b>SEPTEMBER 26</b>	<b>MONDAY</b>
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<b>5:30 p.m.</b>	<b>Council Work Session</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
A. Committee Reports and Items of Interest from Mayor, City Council and City Manager		30 mins
B. WS:		

<b>7:30 p.m.</b>	<b>Council Meeting</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
1. Public Forum		
2. Consent Calendar		
a. Approval of City Council Minutes		CS/Bloch
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

April 20, 2016

<b>SEPTEMBER 28</b>	<b>WEDNESDAY</b>
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<b>Noon</b>	<b>Council Work Session</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
A. WS:		45 mins –
B. WS:		45 mins –

<b>OCTOBER 10</b>	<b>MONDAY</b>
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<b>5:30 p.m.</b>	<b>Council Work Session</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
A. Committee Reports and Items of Interest: HRC, SC, HSC, LCOG, MPC, PSCC		30 mins
B. WS:		

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

<b>OCTOBER 12</b>	<b>WEDNESDAY</b>
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<b>Noon</b>	<b>Council Work Session</b>
<b>Harris Hall</b>	<b>Expected Absences:</b>
A. WS:	
B. WS:	

<b>OCTOBER 17</b>	<b>MONDAY</b>
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<b>7:30 p.m.</b>	<b>Council Public Hearing</b>
<b>Harris Hall</b>	<b>Expected Absences:</b>
1. PH:	

<b>OCTOBER 19</b>	<b>WEDNESDAY</b>
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<b>Noon</b>	<b>Council Work Session</b>
<b>Harris Hall</b>	<b>Expected Absences:</b>
A. WS:	
B. WS:	

<b>OCTOBER 24</b>	<b>MONDAY</b>
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<b>5:30 p.m.</b>	<b>Council Work Session</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
A. Committee Reports and Items of Interest from Mayor, City Council and City Manager		30 mins
B. WS:		

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

<b>OCTOBER 26</b>	<b>WEDNESDAY</b>
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<b>Noon</b>	<b>Council Work Session</b>
<b>Harris Hall</b>	<b>Expected Absences:</b>
A. WS:	
B. WS:	

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



# EUGENE CITY COUNCIL

## AGENDA ITEM SUMMARY

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### Approval of Amendment to Prior Year Action Plans for Use of Community Development Block Grant Funds

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Meeting Date: April 25, 2016  
 Department: Planning & Development  
[www.eugene-or.gov](http://www.eugene-or.gov)

Agenda Item Number: 2C  
 Staff Contact: Stephanie Jennings  
 Contact Telephone Number: 541-682-5529

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#### **ISSUE STATEMENT**

The City Council is asked to approve the reprogramming of Community Development Block Grant (CDBG) funds from multiple activities to support human service capital facility projects to address the needs of people experiencing homelessness and other special needs populations.

#### **BACKGROUND**

The City of Eugene established current goals and programs for the use of CDBG funds to benefit low-income people through the adopted Eugene-Springfield 2015 Consolidated Plan. Each year, the City Council approves the allocation of federal funds from the U.S. Department of Housing and Urban Development (HUD) through a One-Year Action Plan. From time to time, the council also approves reprogramming of federal funds among projects and programs to facilitate timely use of CDBG funds or to address critical needs.

Each year, City staff works with the CDBG Advisory Committee to develop a recommended allocation for use of CDBG funds to the Eugene City Council. This year, City staff also worked with the CDBG Advisory committee to develop recommendations for use for funds available for reprogramming. The CDBG funds available for reprogramming include proceeds from the sale of the Willow Creek landbank site (\$306,913), entitlement funds previously allocated to the Business Development Fund (\$300,000), entitlement funds previously allocated for housing acquisition (\$112,908), and unused program administration funds from prior years (\$78,717). The total amount of funds available for reprogramming is \$798,538.

A special focus for this year is the identification of potential human service capital facility projects to benefit people experiencing homelessness and special needs populations. Through the Eugene-Springfield 2015 Consolidated Plan, the City set of a goal of investing in 15 human service facilities over a five-year period.

Staff released an open Request for Proposals (RFP) in January and received six applications of which five were determined to be eligible for CDBG funds. CDBG eligible project proposals were received from Catholic Community Services, Headstart, and Looking Glass, as well as two proposals from ShelterCare. Collectively, these proposals identified critical repairs to preserve or increase the

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capacity of existing facilities that provide food to low-income persons, access to early learning programs for low-income families, medical respite care for homeless persons, and transitional housing for homeless youth and families. Requests received through the RFP exceeded \$1.2 million.

The CDBG Advisory Committee met three times to review programs and develop the recommended CDBG allocation reflected in the attached draft Action Plan. The CDBG Advisory Committee reviewed and approved a draft recommendation for reprogramming of CDBG funds on March 8, 2016. A public hearing was held at the CDBG Advisory Committee meeting on April 12, 2016. Testimony was provided by six individuals representing five human service and affordable housing agencies including ShelterCare, Looking Glass, NEDCO, Catholic Community Services, and Headstart. Of the six people, five testified in support of the recommended human service capital facilities funding allocation in the proposed amendment and Action Plan. The sixth person made comments in support of recommendations for other uses of CDBG funds. There were no comments received through the 30-day written comment period.

The CDBG Advisory Committee unanimously recommended the funds available for reprogramming be allocated to the human services capital facilities program to reserve funding for these projects. These proposed funds would be combined with new entitlement CDBG funding presented to the council through the 2017 Action Plan. Once the overall budget for available funds is established, staff and agencies can work to refine the preliminary scopes of work and budget estimates presented in the original proposals. Staff will return to the council for approval of specific grant amounts for each project later this year.

### **RELATED CITY POLICIES**

In addition to the Eugene-Springfield 2015 Consolidated Plan, the proposed reallocation supports the Diversity and Equity Strategic Plan, the Lane County Ten-Year Plan to End Chronic Homelessness, and the Lane County Continuum of Care Plan.

### **COUNCIL OPTIONS**

1. Approve reprogramming of CDBG funding in the amount of \$798,538 from multiple sources to the human services capital facilities program as shown in Attachment A.
2. Decline to approve reprogramming.

### **CITY MANAGER'S RECOMMENDATION**

The City Manager recommends approval of reprogramming of CDBG funds as described in Option 1.

### **SUGGESTED MOTION**

Move to approve reprogramming of CDBG funding as described in Option 1.

### **ATTACHMENTS**

- A. Summary of Proposed CDBG Reprogramming Sources and Uses

**FOR MORE INFORMATION**

Staff Contact: Stephanie Jennings, Grants Manager  
Telephone: 682-5529  
Staff E-Mail: [stephanie.a.jennings@ci.eugene.or.us](mailto:stephanie.a.jennings@ci.eugene.or.us)

## Summary of Proposed CDBG Reprogramming Sources and Uses

### Sources

FY 14 and FY 15 Willow Creek Affordable Housing Site	\$306,913
FY 11 Business Development Fund	\$200,000
FY 14 Business Development Fund	\$100,000
FY 16 Housing Acquisition Funds	\$112,908
FY 16 Administration	\$78,717
<b>TOTAL</b>	<b>\$798,538</b>

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### Uses

Human Service Capital Facilities	\$798,538
- \$275,000 for project(s) that meet the CDBG Low Income Area benefit criteria	
- \$523,538 for project(s) that meet the CDBG Limited Clientele criteria	
<b>TOTAL</b>	<b>\$798,538</b>



# EUGENE CITY COUNCIL

## AGENDA ITEM SUMMARY




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### Approval of Funding for Housing Affordable to Low-Income Persons – River Road Apartments, the Monroe, and Delta Court Phase II

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Meeting Date: April 25, 2016  
 Department: Planning & Development  
[www.eugene-or.gov](http://www.eugene-or.gov)

Agenda Item Number: 2D  
 Staff Contact: Ellen Meyi-Galloway  
 Contact Telephone Number: 541-682-5532

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#### **ISSUE STATEMENT**

The City Council is asked to approve the use of Federal HOME Investment Partnerships Program (HOME) funds for three proposals submitted in response to the Eugene-Springfield HOME Consortium's 2016 Affordable Housing Request for Proposals (RFP). Collectively, these three proposals would add 38 units to Eugene's affordable housing supply including units targeted to veterans and persons living with HIV/AIDs. The proposals include: 1) acquisition and rehabilitation of a four-unit apartment building located at 1689-1695 River Road by NEDCO; 2) acquisition and rehabilitation of a six-unit apartment building at 480 Monroe Street by Liberty Housing Group LLC, and 3) new construction of a 28-unit development at 850 and 870 Hunsaker Lane by Cornerstone Community Housing.

#### **BACKGROUND**

The Affordable Housing Requests for Proposals process is guided by the priority needs and strategies identified in the Eugene-Springfield 2015 Consolidated Plan, the One-Year Action Plans, and the Eugene-Springfield HOME Intergovernmental Agreement.

The Eugene-Springfield 2015 Consolidated Plan identified priority needs for five populations including low-income renters, low-income homeowners, people experiencing homelessness, people with special needs, and unemployed/underemployed persons. The Consolidated Plan includes multiple affordable housing goals including increasing the affordable housing supply by 650 units and rehabilitating 350 affordable rental units. Attachment A provides a summary of the priority needs and affordable housing strategies identified in the 2015 Consolidated Plan.

The HOME Investment Partnership (HOME) Program is a federal program administered by the U.S. Department of Housing and Urban Development (HUD) to expand affordable housing opportunities for low-income persons. In 1992, the cities of Eugene and Springfield formed the Eugene-Springfield HOME Consortium in order to increase the amount of HOME funds received and to enable funding of HOME activities in Springfield. Eugene receives the HOME funds from HUD on behalf of the HOME Consortium and is responsible for the oversight and administration of

HOME funds in the entire Consortium area. Eugene and Springfield developed a new HOME Consortium Intergovernmental Agreement (HOME IGA) to guide the use of HOME funds that was executed in December 2015. The council received a staff memo regarding these changes dated October 27, 2015.

A significant change in the HOME IGA was the establishment of the HOME Consortium Governing Board. The Governing Board is composed of the Eugene and Springfield mayors, one Springfield city councilor, and one Eugene city councilor. Eugene City Councilor Chris Pryor serves on the Governing Board along with Mayor Kitty Piercy. The Governing Board now provides leadership for the HOME Consortium including review and approval of the annual HOME allocation, review of the Request for Proposals, and final decisions for use of HOME funds for development projects based on the decisions of the Evaluation Committee and respective city councils. The 2016 Affordable Housing RFP process is the first year that Eugene and Springfield are following the new evaluation process set out in the HOME IGA for awarding HOME funds.

### **2016 AFFORDABLE HOUSING REQUEST FOR PROPOSALS PROCESS**

Through the Affordable Housing RFP, over \$1.7 million in HOME funds were made available for projects in Eugene that addressed the needs of very-low-income persons and special needs populations. In addition, applicants could request Eugene System Development Charge exemptions. The RFP accepted proposals for acquisition-rehabilitation or new construction projects, but indicated a need to prioritize projects that could proceed quickly in order to meet the Consortium's HOME commitment deadline. HOME funds are required to be committed to a project within two years of receiving the annual allocation, or the funds must be returned to HUD.

Four proposals were received: two acquisition-rehabilitation proposals in Eugene, one new construction proposal in Eugene, and one new construction proposal in Springfield. Collectively, these proposed projects would add 73 units of affordable housing targeted to very-low and low-income persons and a portion of the units would be targeted to special needs populations. Please refer to Attachment B for a map of the three proposed developments in Eugene.

The proposals were reviewed by staff and by an Evaluation Committee. In the new evaluation process under the HOME IGA, the Evaluation Committee makes a recommendation to the city councils and the Governing Board. Four Evaluation Committee members reviewed all the proposals: City of Eugene Councilor Pryor; City of Springfield Councilor Sean VanGordon; Michael Heckard, who is a representative of the Springfield Community Development Advisory Committee; and Leah Callahan, a real estate analyst at Duncan and Brown.

In addition, staff worked with the three Eugene neighborhood associations where the proposed projects are located to inform them about the proposals and identify a representative from each neighborhood to serve on the Evaluation Committee. Kate Perle represented the Santa Clara Community Organization; Cathy Cookie Kapelka represented the Whitaker Community Council; and Pat Reilly represented the River Road Community Organization. City staff and applicants also conducted neighborhood outreach through mailings to adjacent neighbors and presentations to neighborhood associations. Neighbors and meeting attendees expressed general support for all three proposed projects.

At the March 15 Evaluation Committee meeting, committee members unanimously agreed to recommend the three Eugene projects and the one Springfield project for funding. Community members also had an opportunity to comment on the project through an advertised 30-day written comment period and a public hearing held on March 15. No formal public comments were received.

### ***Summary of Proposals***

River Road Apartments - NEDCO proposes to acquire and rehabilitate an existing four-unit apartment building located at 1689-1695 River Road in the River Road neighborhood. NEDCO will partner with HIV Alliance to target people living with HIV/AIDS as units are vacated by the current residents. Please see Attachment C for a map, image and additional information about the proposed site.

The Monroe – Liberty Housing Group LLC proposes to acquire and rehabilitate a six-unit apartment building at 480 Monroe Street in the Whiteaker neighborhood. The apartments are all two-bedroom units that will be targeted to veterans as existing residents move out. Please see Attachment D for a map, image and additional information about the proposed site.

Delta Court Phase II Development - Cornerstone Community Housing proposes to build 28 new affordable housing units at 850 and 870 Hunsaker Lane in the Santa Clara neighborhood. This site is already owned by Cornerstone. Cornerstone received HOME funds in December 2015 for purchase of the site that is partially developed with eight units as well as space for additional development. The 28 new units will be for households earning below 60 percent of AMI and includes eight units for homeless veterans through the HUD Veteran's Affairs Supportive Housing (VASH) program. If HOME funds are approved, Cornerstone plans to seek Low-Income Housing Tax Credits from the state in order to complete the project financing. Development is anticipated to begin in summer 2017. Please see Attachment E for a map, image and additional information about the proposed project.

### ***Evaluation Committee Recommendation***

The Evaluation Committee recommends use of HOME funds for River Road Apartments, the Monroe, and Delta Court Phase II, as each proposal advances the Consolidated Plan goal of increasing the supply of affordable housing and meets HOME requirements. In addition, the projects expand housing opportunities for special needs populations specifically identified in the Consolidated Plan as groups with significant unmet needs. The HOME dollars contributed to these projects would enable them to offer rents affordable to these populations. The projects could not proceed without the requested HOME funds. The two Acquisition-Rehabilitation projects will help meet this year's HOME commitment deadline as both can proceed quickly.

The next step is for each City Council to consider the projects proposed in their respective jurisdiction. If the Eugene City Council approves the project proposals, final decisions and project prioritization will be made by the HOME Consortium Governing Board at a public meeting to be held on May 2.

### **RELATED CITY POLICIES**

In addition to the Eugene-Springfield 2010 Consolidated Plan, the proposed projects also advance goals established in other local plans and policies. These include the Residential Land Use and Housing Element of the Metropolitan Area General Plan, Eugene City Council Adopted Growth Management Policies, the Diversity and Equity Strategic Plan, the Lane County Ten-Year Plan to End Chronic Homelessness, Housing Dispersal Policy, and the Lane County Continuum of Care Plan. The proposed uses of funds also specifically support affordable housing goals set forth in the Envision Eugene pillars.

### **COUNCIL OPTIONS**

1. Approve \$440,791 in federal HOME funds for the acquisition of River Road Apartments as proposed by NEDCO; \$633,000 in HOME funds for the acquisition of the Monroe as proposed by Liberty Housing Group LLC; and \$623,135 in HOME funds for the construction of Delta Court Phase II as proposed by Cornerstone Community Housing.
2. Approve funding with specific modifications as determined by the City Council.
3. Decline to approve funding for one or more of the proposed projects.

### **CITY MANAGER'S RECOMMENDATION**

The City Manager recommends option 1, approve funding for River Road Apartments, the Monroe, and Delta Court Phase II as recommended by the Evaluation Committee.

### **SUGGESTED MOTION**

Move to approve funding for River Road Apartments, the Monroe, and Delta Court Phase II as recommended by the Evaluation Committee.

### **ATTACHMENTS**

- A. Eugene-Springfield 2015 Consolidated Plan Priority Needs and Affordable Housing Strategies
- B. Map of Proposed Developments
- C. Summary of River Road Apartments
- D. Summary of the Monroe
- E. Summary of Delta Court Phase II

### **FOR MORE INFORMATION**

Staff Contact: Ellen Meyi-Galloway, Housing Finance Analyst  
Telephone: 541-682-5532  
Staff E-Mail: [Ellen.E.Meyi-Galloway@ci.eugene.or.us](mailto:Ellen.E.Meyi-Galloway@ci.eugene.or.us)

Attachment A

EUGENE – SPRINGFIELD CONSOLIDATED PLAN 2015

Priority Needs - Table

Priority Need	Explanation
<p><b>Renters</b> - Low and very low income people need increased access to quality affordable rental housing</p>	<ul style="list-style-type: none"> <li>• A significant majority of low-income renters spend more than 30% of their income on housing costs (Eugene – 76%, Springfield – 74%)</li> <li>• A significant majority of low-income renters experience over-crowding, substandard housing, or a housing cost burden (Eugene – 78%, Springfield – 76%)</li> <li>• A large percentage of low-income renters spend more than 50% of their income on housing costs (Eugene – 51%, Springfield – 34%)</li> </ul>
<p><b>Home Owners</b> - Low and very low income people need increased access to affordable home ownership opportunities and support to remain homeowners</p>	<ul style="list-style-type: none"> <li>• A significant majority of low-income owners experience over-crowding, substandard housing, or a housing cost burden (Eugene – 76%, Springfield – 57%)</li> <li>• A significant majority of low-income owners spend more than 30% of their income on housing costs (Eugene – 64%, Springfield – 56%)</li> <li>• A large percentage of low-income owners spend more than 50% of their income on housing costs (Eugene – 40%, Springfield – 31%)</li> </ul>
<p><b>Homeless</b> - People need access to housing and supportive services to prevent them from becoming homeless and to leave homelessness</p>	<ul style="list-style-type: none"> <li>• A total of 11,668 homeless individuals were served in FY 2014 by agencies funded by Lane County.</li> <li>• The three public school districts in Eugene and Springfield report 1,616 homeless youth during 2014, and this definition includes students who are staying with friends or family.</li> <li>• The definition of homeless for purposes of this Plan includes people who are "doubled-up".</li> </ul>
<p><b>Non-Homeless Special Needs Populations</b> - People with special needs including seniors, ex-offenders, people with HIV/AIDS, victims of domestic violence, people with drug and alcohol addictions, people who are evicted or foreclosed, people with physical and mental disabilities, veterans, youth and college students, and youth aging out of foster care.</p>	<ul style="list-style-type: none"> <li>• Special needs populations need additional support as it relates to affordable housing, human services, and employment opportunities.</li> </ul>
<p><b>Employment Opportunities</b> - People who have low incomes, are unemployed or underemployed need a broader range of employment opportunities, including self-employment</p>	<ul style="list-style-type: none"> <li>• Between 2007 and 2010, Lane County lost nearly 18,000 jobs.</li> <li>• The loss of jobs combined with the subsequent recession, have widened the gap between employed wages and housing costs.</li> </ul>
<p><b>Low-Income Areas &amp; Areas of Slums and Blight</b> - Geographic areas defined as areas of slums and blight or as low-income areas need additional support for rehabilitation and public facility improvements</p>	<ul style="list-style-type: none"> <li>• There are several areas in this community that are or could meet the HUD requirement for an areas of slums and blight which would allow different uses of CDBG funds. These areas could benefit from increased investments in the area.</li> <li>• There are several areas of this community that are characterized by 51% or more low- to moderate-income residents, which can benefit from increased investments in this area.</li> </ul>

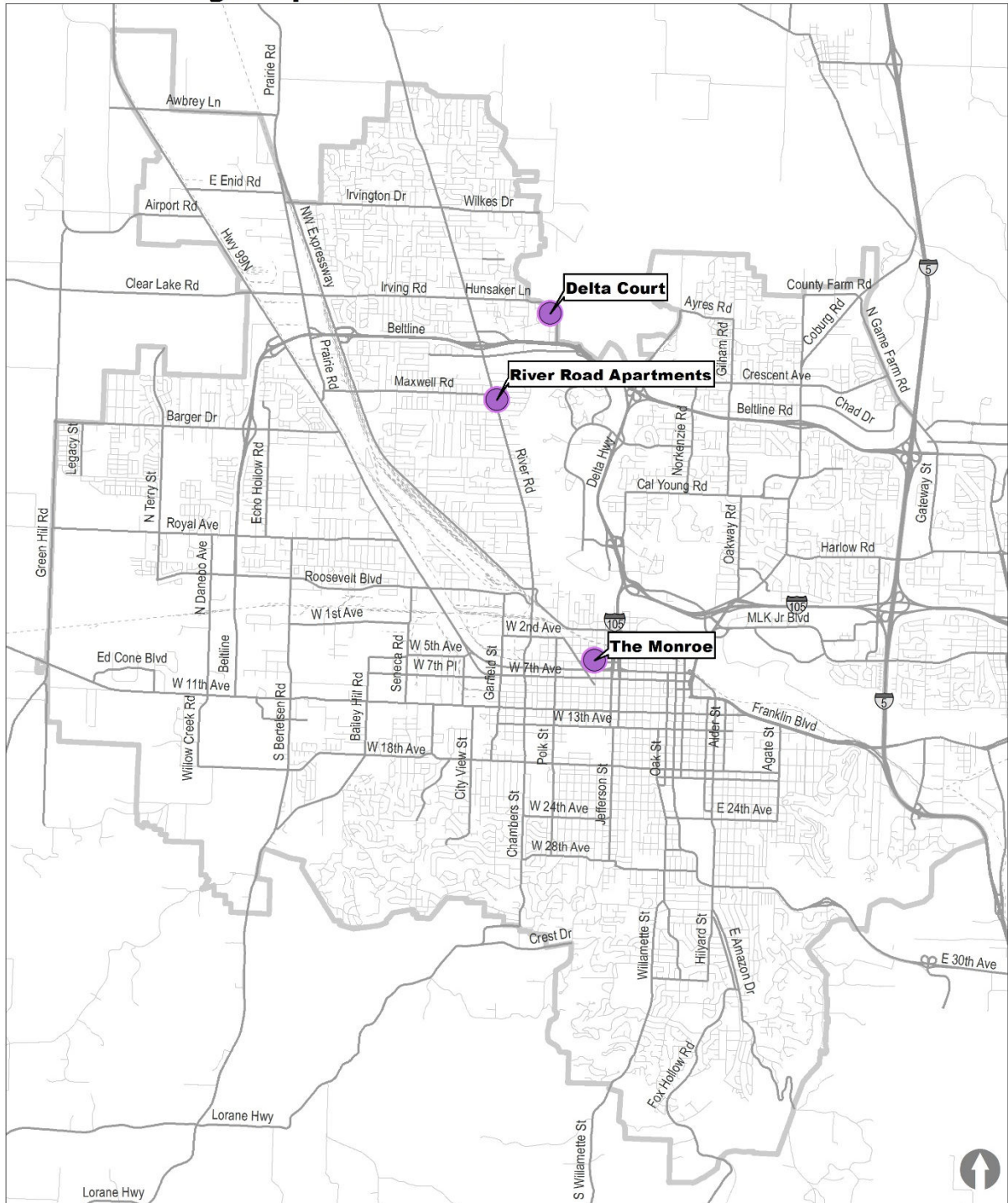
**EUGENE – SPRINGFIELD CONSOLIDATED PLAN 2015**


**Strategies to Address Priority Needs – Table  
2015 Eugene/Springfield Consolidated Plan**

Strategy	Priority Needs Addressed	Possible Examples	Measurements	Eugene/ Springfield HOME Consortium	Eugene CDBG	Springfield CDBG
Increase the supply of affordable housing (Consortium HOME and Community Development Block Grant)	Renters, Home Owners, Homeless, Special Needs	Land Acquisition. Development of new rental housing. Operating Support for Community Housing Development Organizations	Number of rental units constructed, reconstructed, acquired or preserved	600	50	
			Number of CHDO's Assisted	4		
			Housing for homeless added	20		
			Number of sites acquired		2	1
			Homeowner housing added		10	5
Rehabilitate existing housing stock affordable to low-income persons (Community Development Block Grant)	Renters, Homeless, Special Needs, Low-Income Areas, Home Owners	Continue and expand publicly supported rehabilitation and accessibility improvements.	Number of rental units rehabilitated		350	5
			Number of home owner units rehabilitated		150	200
Provide down payment assistance for home ownership (Community Development Block Grant)	Home Owners	Assist low-income residents with the first time purchase of a home.	Households assisted with direct assistance to home buyers		10	50
Remove barriers to affordable and supportive housing (Community Development Block Grant)	Renters, Home Owners, Homeless, Low Income Area Non Homeless Special Needs	Support programs that assure housing opportunities are provided without discrimination. Support Housing Policy Board. Update Fair Housing Plan.	Maintain Housing Policy board		Yes	Yes
			Number of fair housing events		20	5
			Maintain fair housing services		Yes	Yes
			Update Fair Housing Plan		Yes	Yes

Attachment B

### 2016 Housing Proposal Locations



 Eugene UGB

0 0.25 0.5 Miles



March 23, 2016  
City of Eugene - Planning and Development

Caution: This map is based on imprecise source data, subject to change, and for general reference only.

**River Road Apartments  
NEDCO  
1689-1695 River Road**

- Acquisition / Rehabilitation proposal
- 4 units: 3 two bedroom and 1 one-bedroom
- Households earning less than 50% of area median income
- Targeted to persons living with HIV/AIDS in partnership with HIV Alliance
- NEDCO and HIV Alliance will provide resident services
- Currently occupied, and over-income residents would be provided relocation assistance including moving cost and rental assistance.
- Downstairs units accessible to persons with disabilities



- HOME funds requested: \$440,791
- Total development cost: \$568,627
- Cost per unit: \$142,157
- Other funding source: Private bank loan for rehabilitation and other costs
- NEDCO will apply for the City's Low-Income Rental Housing Property Tax Exemption
- 20-Year Affordability Period



## Attachment D

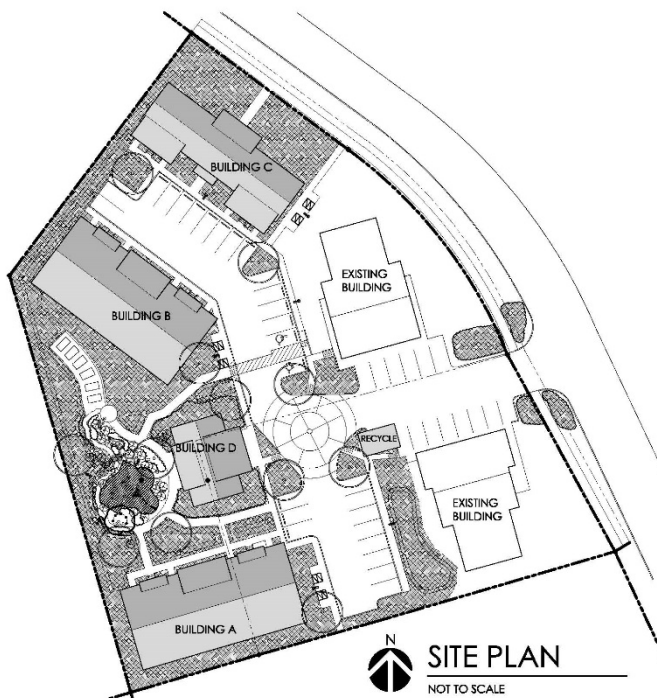
**The Monroe**  
 Liberty Housing Group, LLC  
 480 Monroe Street

- Acquisition / Rehabilitation proposal
- Six 2-bedroom units
- Two units for households earning less than 50% of area median income (AMI), two units for 60% AMI, two units for 80% AMI
- Targeted to veterans and their families
- Currently occupied, and over-income residents would be provided relocation assistance including moving cost and rental assistance.
- HOME funds requested: \$633,000
- Total development costs: \$850,408
- Cost per unit: \$141,735
- Other funding source: Private loan
- 15-year Affordability Period



## Delta Court Phase II Cornerstone Community Housing 850 & 870 Hunsaker Lane

- New Construction proposal
- 28 units: studio, one-bedroom, and two-bedroom units
- Five units for households earning less than 50% of area median income (AMI), 22 units for 60% AMI, one on-site manager unit
- Eight units targeted to homeless veterans
- Community building with gathering space, offices, and large kitchen; playground; and community garden
- Four units would be fully accessible and all downstairs units would be adaptable to persons with disabilities



- HOME funds requested: \$623,135
- Total development cost: \$4,300,706
- Cost per unit: \$153,597
- Other funding sources: 9% Low-Income Housing Tax Credits, State Affordable Housing Trust Fund, Private bank loan, Eugene Systems Development Charge exemption
- Delta Court Phase I was acquired using HOME funds in 2015, including the land for Phase II and 8 existing units
- Property has City's Low-Income Rental Housing Property Tax Exemption
- 20-Year Affordability Period
- Construction anticipated to begin Summer 2017

# EUGENE CITY COUNCIL

## AGENDA ITEM SUMMARY




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### Action: Eugene-Springfield 2017 One-Year Action Plan

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Meeting Date: April 25, 2016  
 Department: Planning & Development  
[www.eugene-or.gov](http://www.eugene-or.gov)

Agenda Item Number: 3  
 Staff Contact: Stephanie Jennings  
 Contact Telephone Number: 682-5529

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#### **ISSUE STATEMENT**

The City Council is asked to approve the Eugene-Springfield 2017 One-Year Action Plan that allocates funds received through two Federal programs administered by the U.S. Department of Housing and Urban Development (HUD) for fiscal year 2017. Through the Community Development Block Grant program (CDBG), Eugene may allocate new entitlement funds, program income, and unused money from previous years. Through the HOME Investment Partnerships Program (HOME), the Eugene-Springfield Consortium may allocate new entitlement funds, program income, and unused money from previous years. The proposed allocation will advance affordable housing opportunities, support provision of human services, and expand economic opportunities in support of strategies identified in the Eugene-Springfield 2015 Consolidated Plan.

#### **BACKGROUND**

Each spring, the City Council must approve a One-Year Action Plan in order to receive federal HOME and CDBG funds for the next fiscal year. The Action Plan is due to HUD by May 15, 2016. The proposed uses of funding must align with the local community needs and strategic plan described in the Eugene-Springfield 2015 Consolidated Plan.

The Eugene-Springfield 2015 Consolidated Plan was developed through a year-long process that included significant data analysis, community consultation, and multiple work sessions with the council. The Eugene City Council adopted the Consolidated Plan that included priority needs and strategies for use of CDBG and HOME funds on April 15, 2015.

Priority Needs included in the Consolidated Plan identify five specific populations including low-income renters, low-income homeowners, people experiencing homelessness, populations with special needs that are not experiencing homelessness, and unemployed/underemployed persons. In addition, a priority need was identified for low-income areas and areas that meet HUD's definition of slums and blight.

The Consolidated Plan identifies specific affordable housing and community development strategies to address the Priority Needs. Affordable housing strategies include: 1) Increase the supply of affordable housing; 2) Rehabilitate existing housing stock affordable to low-income persons; 3) Provide down payment assistance to help low-income persons achieve

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homeownership, and, 4) Remove barriers to affordable and supportive housing. Community development strategies include: 1) Support a human services system to address the needs of homeless persons and special needs populations; 2) Promote economic development and employment opportunities through the creation of jobs and business development, and 3) Make strategic investments to improve low-income areas and other areas of slums and blight. Attachment A provides additional information regarding the priority needs and strategies identified in the 2015 Consolidated Plan. A complete summary of the Eugene-Springfield Consolidated Plan is available at [www.eugene-or.gov/hudconplan](http://www.eugene-or.gov/hudconplan).

### **2017 ONE-YEAR ACTION PLAN PROCESS AND RECOMMENDED ALLOCATION**

The development of the proposed 2017 One-Year Action Plan was guided by the Eugene CDBG Advisory Committee and the newly created HOME Consortium Governing Board. The attached draft Action Plan is unanimously supported by both bodies. The proposed allocation will advance affordable housing opportunities, support provision of human services, and expand economic opportunities in support of strategies identified in the Eugene-Springfield 2015 Consolidated Plan.

#### ***CDBG Allocation Process***

Each year, City staff work with CDBG Advisory Committee to develop a recommended allocation for use of CDBG funds to the Eugene City Council. A list of the CDBG Advisory Committee members is provided in Attachment C.

A special focus for this year is the identification of potential human service capital facility projects to benefit people experiencing homelessness and special needs populations. Staff released an open Request for Proposals in January and received six applications of which five were determined to be eligible for CDBG funds. While these proposed projects need further refinement to identify a specific project budget, staff and the CDBG Advisory Committee have recommended funding to be allocated to this program to reserve funding for these projects. This proposed funding would be combined with CDBG funding from previous years to be reallocated through a Substantial Amendment presented to the council through a separate agenda item summary.

The CDBG Advisory Committee met three times to review programs and develop the recommended CDBG allocation reflected in the attached draft Action Plan. The CDBG Advisory Committee reviewed and approved a draft recommendation for use of CDBG funds on March 8, 2016. A public hearing was held at the CDBG Advisory Committee meeting on April 12, 2016. Testimony was provided by six individuals representing five human service and affordable housing agencies including ShelterCare, Looking Glass, NEDCO, Catholic Community Services, and Headstart. Five people testified in support of the recommended human service capital facilities funding allocation and one person spoke in support of the recommended down payment assistance and microenterprise training funding allocation. There were no comments received through the 30-day written comment period.

The recommended allocation includes uses for new entitlement funds and program income expected to be received during FY17. The package of recommended uses will advance affordable housing opportunities, support provision of human services, expand economic opportunities, and support administration of CDBG programs. Additional detail is provided in the Action Plan summary in Attachment B.

**HOME Allocation Process**

Last year, Eugene and Springfield formed the Eugene-Springfield HOME Consortium Governing Board to manage use of HOME funds for the two jurisdictions. The City is the lead entity in the Eugene-Springfield HOME Consortium and has received annual entitlement grants on behalf of the consortium since 1992. The Governing Board reviewed and approved the draft recommendation for the use of HOME funds on March 1, 2016.

The recommendation includes uses of new entitlement funds and program income. The Governing Board approved an allocation of HOME funds in support of Housing Development, operating support for Community Housing Development Organizations, and for administration of HOME funds. Housing Development funds are offered through an open Request for Proposals process that occurs at least once a year. Additional detail is provided in the Action Plan summary in Attachment B. No comments were received during the public hearing on April 15 or during the 30-day written comment period.

**RELATED CITY POLICIES**

In addition to the Eugene-Springfield 2015 Consolidated Plan, the One-Year Action Plan is also consistent with other local plans. These plans include the Residential Land Use and Housing Element of the Metropolitan Area General Plan, Eugene City Council Adopted Growth Management Policies, the Diversity and Equity Strategic Plan, the Lane County Ten-Year Plan to End Chronic Homelessness, and the Lane County Continuum of Care Plan. The proposed uses of funds also specifically support economic development and affordable housing goals set forth in the Envision Eugene Pillars.

**COUNCIL OPTIONS**

The City Council can approve, not approve, or modify the Eugene-Springfield 2017 One-Year Action Plan summary for use of Federal CDBG and HOME funds in FY17 provided in Attachment B.

**CITY MANAGER'S RECOMMENDATION**

The City Manager recommends approval of the Eugene-Springfield 2017 One-Year Action Plan summary for use of Federal CDBG and HOME funds in FY17 provided in Attachment B.

**SUGGESTED MOTION**

Move to approve the Eugene-Springfield 2017 One-Year Action Plan summary for use of Federal CDBG and HOME funds in FY17 provided in Attachment B.

**ATTACHMENTS**

- A. Eugene-Springfield 2015 Consolidated Plan Priority Needs and Strategies Table
- B. Eugene-Springfield 2017 One-Year Action Plan Summary

Item 3.

C. Eugene CDBG Advisory Committee and Eugene-Springfield HOME Governing Board  
Membership

**FOR MORE INFORMATION**

Staff Contact: Stephanie Jennings  
Telephone: 541-682-5529  
Staff E-Mail: [stephanie.a.jennings@ci.eugene.or.us](mailto:stephanie.a.jennings@ci.eugene.or.us)

Adopted  
***Eugene-Springfield  
Consolidated Plan – 2015***  
Priority Needs and Strategies Tables



A Five Year Strategic Plan  
————— *for* —————  
Housing and Community Development

Item 3.



Priority Needs - Table

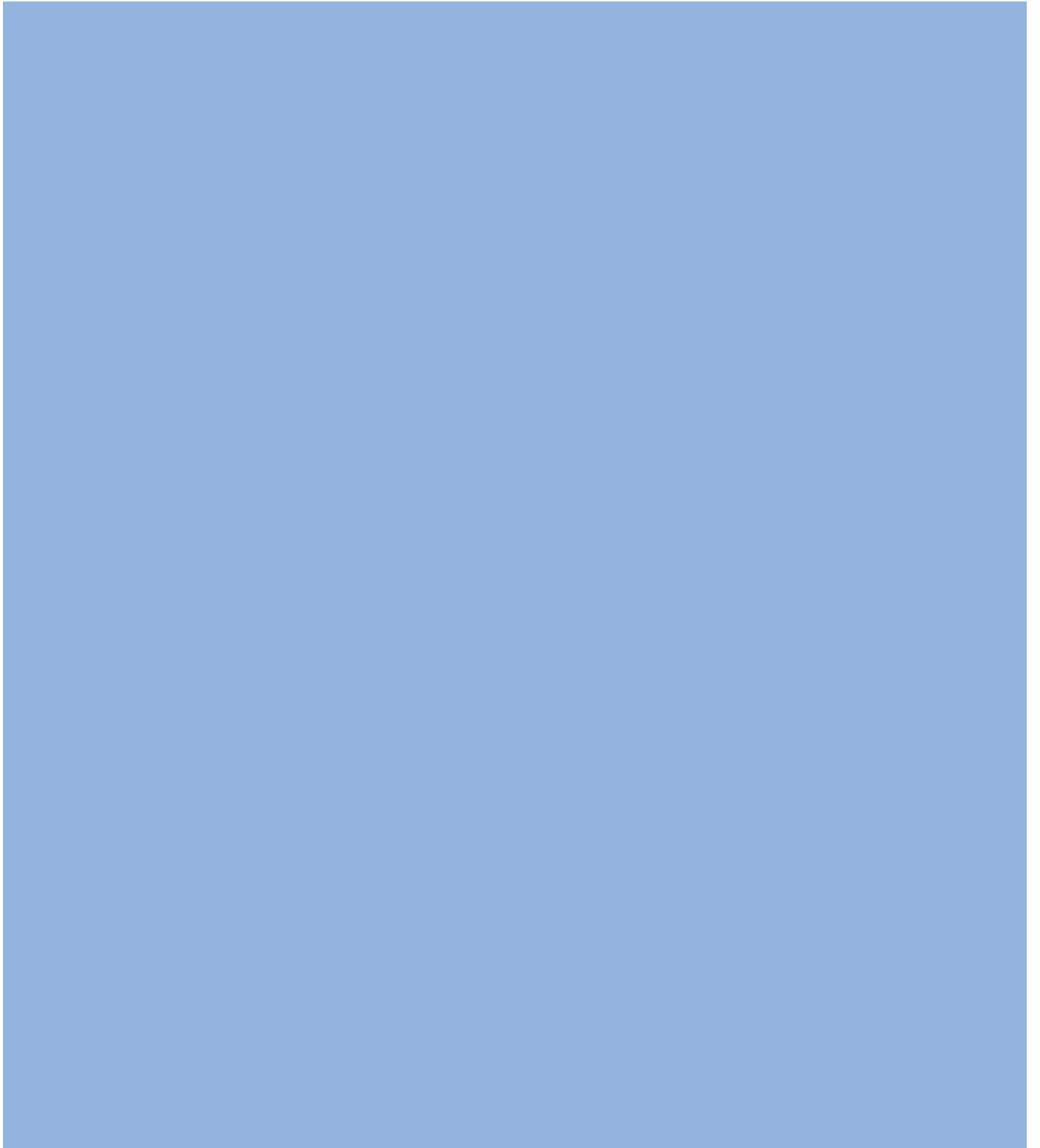
Priority Need	Explanation
<p><b>Renters</b> - Low and very low income people need increased access to quality affordable rental housing</p>	<ul style="list-style-type: none"> <li>• A significant majority of low-income renters spend more than 30% of their income on housing costs (Eugene – 76%, Springfield – 74%)</li> <li>• A significant majority of low-income renters experience over-crowding, substandard housing, or a housing cost burden (Eugene – 78%, Springfield – 76%)</li> <li>• A large percentage of low-income renters spend more than 50% of their income on housing costs (Eugene – 51%, Springfield – 34%)</li> </ul>
<p><b>Home Owners</b> - Low and very low income people need increased access to affordable home ownership opportunities and support to remain homeowners</p>	<ul style="list-style-type: none"> <li>• A significant majority of low-income owners experience over-crowding, substandard housing, or a housing cost burden (Eugene – 76%, Springfield – 57%)</li> <li>• A significant majority of low-income owners spend more than 30% of their income on housing costs (Eugene – 64%, Springfield – 56%)</li> <li>• A large percentage of low-income owners spend more than 50% of their income on housing costs (Eugene – 40%, Springfield – 31%)</li> </ul>
<p><b>Homeless</b> - People need access to housing and supportive services to prevent them from becoming homeless and to leave homelessness</p>	<ul style="list-style-type: none"> <li>• A total of 11,668 homeless individuals were served in FY 2014 by agencies funded by Lane County.</li> <li>• The three public school districts in Eugene and Springfield report 1,616 homeless youth during 2014, and this definition includes students who are staying with friends or family.</li> <li>• The definition of homeless for purposes of this Plan includes people who are “doubled-up”.</li> </ul>
<p><b>Non-Homeless Special Needs Populations</b> - People with special needs including seniors, ex-offenders, people with HIV/AIDS, victims of domestic violence, people with drug and alcohol addictions, people who are evicted or foreclosed, people with physical and mental disabilities, veterans, youth and college students, and youth aging out of foster care.</p>	<ul style="list-style-type: none"> <li>• Special needs populations need additional support as it relates to affordable housing, human services, and employment opportunities.</li> </ul>
<p><b>Employment Opportunities</b> - People who have low incomes, are unemployed or underemployed need a broader range of employment opportunities, including self-employment</p>	<ul style="list-style-type: none"> <li>• Between 2007 and 2010, Lane County lost nearly 18,000 jobs.</li> <li>• The loss of jobs combined with the subsequent recession, have widened the gap between employed wages and housing costs.</li> </ul>
<p><b>Low-Income Areas &amp; Areas of Slums and Blight</b> - Geographic areas defined as areas of slums and blight or as low-income areas need additional support for rehabilitation and public facility improvements</p>	<ul style="list-style-type: none"> <li>• There are several areas in this community that are or could meet the HUD requirement for an areas of slums and blight which would allow different uses of CDBG funds. These areas could benefit from increased investments in the area.</li> <li>• There are several areas of this community that are characterized by 51% or more low- to moderate-income residents, which can benefit from increased investments in this area.</li> </ul>

Strategies to Address Priority Needs – Table  
2015 Eugene/Springfield Consolidated Plan

Strategy	Priority Needs Addressed	Possible Examples	Measurements	Eugene/ Springfield HOME Consortium	Eugene CDBG	Springfield CDBG
Increase the supply of affordable housing (Consortium HOME and Community Development Block Grant)	Renters, Home Owners, Homeless, Special Needs	Land Acquisition. Development of new rental housing. Operating Support for Community Housing Development Organizations	Number of rental units constructed, reconstructed, acquired or preserved	600	50	
			Number of CHDO's Assisted	4		
			Housing for homeless added	20		
			Number of sites acquired		2	1
			Homeowner housing added		10	5
Rehabilitate existing housing stock affordable to low-income persons (Community Development Block Grant)	Renters, Homeless, Special Needs, Low-Income Areas, Home Owners	Continue and expand publicly supported rehabilitation and accessibility improvements.	Number of rental units rehabilitated		350	5
			Number of home owner units rehabilitated		150	200
Provide down payment assistance for home ownership (Community Development Block Grant)	Home Owners	Assist low-income residents with the first time purchase of a home.	Households assisted with direct assistance to home buyers		10	50
Remove barriers to affordable and supportive housing (Community Development Block Grant)	Renters, Home Owners, Homeless, Low Income Area Non Homeless Special Needs	Support programs that assure housing opportunities are provided without discrimination. Support Housing Policy Board. Update Fair Housing Plan.	Maintain Housing Policy board		Yes	Yes
			Number of fair housing events		20	5
			Maintain fair housing services		Yes	Yes
			Update Fair Housing Plan		Yes	Yes

EUGENE – SPRINGFIELD CONSOLIDATED PLAN 2015

Strategy	Priority Needs Addressed	Possible Examples	Measurements	Eugene/ Springfield HOME Consortium	Eugene CDBG	Springfield CDBG
Support a human services delivery system to address the needs of homeless persons and special needs populations (Community Development Block Grant)	Homeless, Special Needs	Fund capital improvements to facilities owned by non-profits. Fund non-profit services through the Human Services Commission.	Persons assisted with public facility activities		25,000	5,000
			Persons assisted with public service activities		110,000	65,000
			Number of public facilities improved		15	4
			Number of transitional or emergency beds added		20	5
Promote economic development and employment opportunities through the creation of jobs and business development (Community Development Block Grant)	Employment Opportunities	Provide below market financing to local businesses creating or retaining jobs. Provide micro-enterprise training and development opportunities.	Jobs created or retained		200	5
			Businesses assisted		50	1
			Micro business trainees		300	55
Make strategic investments to improve low income neighborhoods and other areas of slums and blight (Community Development Block Grant)	Renters, Owners, Homeless, Special Needs, Low Income Areas and Slums & Blight, Employment Opportunities	Provide financing for activities which eliminate slums and blight, including acquisition, clearance, rehab and historic preservation and economic development activities.	Businesses assisted with façade treatment or building rehab			2
			Number of projects completed		2	2
			Persons assisted with public facility activity		5,000	6,000



*Eugene-Springfield  
One Year Action Plan  
Fiscal Year - 2017  
Summary*



One Year Action Plan  
————— *for* —————  
Housing and Community Development

Item 3.

# Eugene-Springfield One Year Action Plan - Fiscal Year 2017

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The Eugene-Springfield 2017 One-Year Action Plan describes specific housing and community development actions and activities proposed for the program year beginning July 1, 2016 and ending June 30, 2017 (City Fiscal Year 2017). This is the second of five annual action plans that supplement the Eugene-Springfield 2015 Consolidated Plan.

Communities that are entitled to receive funds from U.S. Department of Housing and Urban Development (HUD) must complete a Consolidated Plan every five years as well as annual Action Plans. The Consolidated Plan provides an assessment of needs of low- and moderate-income persons and strategic five-year plan for taking actions to address those needs using Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds received by the Cities of Eugene and Springfield. The One-Year Action Plan describes specific actions to be undertaken in a particular year with federal funds. The content of the One-Year Action Plan is guided by HUD.

The Cities of Eugene and Springfield each receive an annual entitlement allocation of Community Development Block Grant (CDBG) funds directly from the U.S. Department of Housing and Urban Development (HUD). The Cities of Eugene and Springfield conduct separate allocation processes for the use of CDBG funds. The two Cities also receive HOME Investment Partnerships Program (HOME) funds from HUD through the Eugene-Springfield HOME Consortium. The City of Eugene is the lead agency in the HOME Consortium. As a result, HOME funds are allocated through a consolidated process for the Consortium as a whole.

The following summary describes the planned uses of CDBG funds received by Eugene as well as HOME funds received by the Eugene-Springfield HOME Consortium. A summary of the planned uses of Springfield CDBG funds is available from the City of Springfield.

## Coordination and Collaboration

The Cities of Eugene and Springfield collaborate in multiple ways to plan for and implement affordable housing and community development activities. The Cities of Eugene and Springfield jointly prepare the five-year Consolidated Plan and coordinate preparation of the One-Year Action Plans, and Comprehensive Annual Performance and Evaluation Report. There are multiple forums for communication and collaboration between the jurisdictions and other public agencies, affordable housing developers, social service providers, and other interested parties. The Intergovernmental Housing Policy Board and the Intergovernmental Human Services Commission offer ongoing opportunities for collaboration and communication. In addition, both Eugene and Springfield staff and elected officials participate in the Lane County Poverty & Homelessness Board, which is an advisory body to Lane County Board of Commissioners.

## Citizen Participation

Citizen involvement is a critical part of the process to identify specific uses for federal funds and activities to be undertaken in FY 2017. The City of Eugene works with a CDBG Advisory Committee composed of community residents to develop recommendations for use of CDBG funds. The Eugene-Springfield HOME Consortium has formed a HOME Consortium Governing Board composed of the Mayors and elected officials to direct the use of HOME funds. In addition, there are multiple evaluation committees that provide advisory guidance on specific programs.

There are multiple opportunities for the public to provide comment in writing or during public meetings in addition to public hearings. Public meetings are held at times convenient to potential and actual beneficiaries in locations that meet American with Disabilities Act accessibility standards. With 48 hours' notice prior to any public meeting, the City of Eugene can provide the following services: an interpreter and audio equipment for the hearing impaired, a reader to review printed materials with the sight impaired; and a foreign language interpreter for non-English speaking residents.

The specific outreach and citizen participation process for HOME funds received by the Eugene-Springfield HOME Consortium and CDBG funds received by Eugene are described below.

### Eugene-Springfield HOME Consortium – HOME Allocation Process

The Eugene-Springfield HOME Consortium Governing Board reviewed and approved the draft recommendation for use of HOME funds on March 1, 2016. A 30 – day public comment period commenced on March 13 and will be completed on April 12, 2016. A public hearing will be held by the HOME Consortium Governing Board on April 15, 2016. No comments were received during the public hearing or in writing. A summary of the Eugene-Springfield HOME Consortium funding sources and uses is provided as Attachment B.

The Eugene-Springfield HOME Consortium utilizes the Intergovernmental Housing Policy Board (HPB) as a forum for ongoing communication regarding the operation of the HOME program. An extensive interested parties list is maintained for the HPB and monthly meetings are typically attended by affordable housing providers and other interested parties. Staff presented the proposed FY 2017 HOME allocation at the March 7<sup>th</sup> meeting of the HPB. In addition, staff present and shares information about the Housing Request for Proposal process with interested parties through the HPB.

### Eugene – CDBG Allocation Process

The Eugene CDBG Advisory Committee reviewed and approved the draft recommendation for use of HOME funds on March 8, 2016. A 30 – day public comment period commenced on March 13 and will be completed on April 12, 2016. A public hearing will be held by the Eugene CDBG Advisory Committee on April 12, 2016. Testimony was provided by six individuals representing five human service and affordable housing agencies including ShelterCare, Looking Glass, NEDCO, Catholic Community Services, and Headstart. Five people testified in support of the recommended human



service capital facilities funding allocation and on person spoke in support of the recommended downpayment assistance and microenterprise training funding allocation. A summary of the Eugene CDBG funding sources and uses is provided as Attachment C.

## Goals and Strategies

The adopted Eugene-Springfield 2015 Consolidated Plan emphasizes goals and strategies to meet the priority needs of low-income renters, low-income homeowners, people experiencing homelessness, and non-homeless special needs populations. Additional needs include increased employment opportunities for low income persons as well as low-income neighborhoods and areas that meet HUD's definition of slums and blight. The priority strategies described below are intended to address one or more priority needs. Attachment A includes the adopted table of strategies to address the priority needs along with specific metrics to track progress over the five year period.

The following narrative describes the proposed allocation of Consortium HOME funds and Eugene CDBG funds for FY 2017 as it relates to each strategy identified in the Eugene-Springfield 2015 Consolidated Plan. Attachment B provides a table of sources and uses for HOME funds and Attachment B provides a table of sources and uses for CDBG funds.

## Affordable Housing

Affordable housing goals are intended to address HUD program objectives to provide decent, safe, and affordable housing and address critical housing needs of low-income people in our community. A total of four affordable housing goals are included in the adopted Eugene-Springfield 2015 Consolidated Plan. In FY 2017, HOME Consortium funds and Eugene CDBG funds are proposed to be allocated to all four housing goals. These goals and the strategies as well as the proposed funding for FY 2017 are described below.

**Increase the supply of affordable housing** - Both HOME and CDBG are proposed to increase the supply of affordable housing with an emphasis on priority needs identified in the Consolidated Plan.

- **Housing Development** – The Eugene-Springfield HOME Consortium proposes to allocate \$1,920,009 in HOME funds for Housing Development activities to be made available through the Consortium's Housing RFP processes. Proposals that address priority needs identified in the Consolidated Plan will be prioritized for funding.
- **CHDO Operating Support** - The Eugene-Springfield HOME Consortium proposes to allocate \$48,300 in HOME funds to provide operating support to Community Housing Development Organizations (CHDOs) serving both cities.
- **Eugene Land Acquisition for Affordable Housing** – Eugene proposes to allocate \$60,000 in CDBG funds for its Land Acquisition for Affordable Housing program. Eugene intends to purchase land specifically for future development of affordable housing. This site will be offered through a competitive Request for Proposals process within three years of site acquisition.

**Rehabilitate existing housing stock affordable to low-income persons** - In addition to adding units, both Eugene will continue efforts to preserve existing rental and ownership housing for low-income persons using CDBG funds.

- **Eugene Emergency Home Repair Program** – Eugene proposes to allocate \$75,000 in CDBG funds to continue to provide emergency home repairs to homeowners and mobile home residents as well as accessibility improvements to both owner and renter occupied housing units.
- **Eugene Housing Rehabilitation Fund** - Eugene proposes to allocate \$250,000 in CDBG funds to support housing rehabilitation loans and project delivery costs for rehabilitation programs.

**Provide down payment assistance for homeownership** – Down payment assistance programs play a critical role in enabling low-income persons to become homeowners.

- **Eugene Homebuyer Assistance Program** - Eugene proposes to allocate \$100,000 in CDBG funds to support its Homebuyer Assistance Program. This program provides down payment and related closing cost assistance for low-income residents purchasing a home for the first time.

**Remove barriers to affordable and supportive housing** –Eugene seeks opportunities to affirmatively further fair housing and also raise awareness of the housing needs of low- and moderate-income persons so these needs may be considered in the development of related policies and regulations.

- **Fair Housing Activities** - Eugene plan to continue offering fair housing services to their residents in FY 2017. Services that will be provided will include operating a 24-hour Fair Housing Hotline, outreach and education, and enforcement of fair housing laws. Eugene proposes to allocate \$20,000 of CDBG funds to support of fair housing activities.
- **Intergovernmental Housing Policy Board** - Eugene will continue to staff and hold monthly meetings of the Intergovernmental Housing Policy Board. This body creates an important forum for identifying and discussing policies and programs impacting the availability and affordability of housing for low-income persons. Eugene and members of the Housing Policy Board will continue to utilize this forum to consider the needs of low-income persons and advise on the impacts of policy decisions on the availability and affordability of housing.
- **Affirmative Marketing** - Eugene staff will continue to work with area agencies to implement affirmatively marketing plans with a particular emphasis on reaching Latino households. Eugene will expand outreach efforts to the Latino community for direct service programs including the Homebuyer Assistance Program and the Emergency Home Repair Program.

## Community Development

Community development goals are intended to satisfy HUD program objectives by providing human services; creating jobs; improving access to public facilities; and furthering neighborhood revitalization, planning, and community-building activities. A total of three community development goals were included in the adopted Eugene-Springfield 2015 Consolidated Plan. These goals and the strategies are implemented with CDBG funds only. In FY 2017, Eugene CDBG funds are proposed to be allocated to two community development goals. These goals and the strategies as well as the proposed funding for FY 2017 are described below.

**Support a human services delivery system to address the needs of homeless persons and special needs populations** - The City of Eugene collaborates with Lane County to fund human service providers. This collaborative funding model uses available federal, state, and local funds to efficiently support local agencies. The Human Services Commission is the intergovernmental board that guides the use of funds and oversees the activities of agencies receiving funds.

- **Eugene Human Service Operations** - Eugene proposes to allocate \$350,000 in CDBG funds to the HSC to support public services for low- and very low-income persons. A significant proportion of persons served by these agencies are homeless or at-risk of homelessness. Agencies to be funded include Food for Lane County, The Relief Nursery, Catholic Community Services, St. Vincent de Paul, and Womenspace.
- **Eugene Human Service Capital Facilities** – Eugene proposes to allocate \$202,300 for capital projects at critical human service facilities. These funds will be combined with \$798,538 in CDBG funds previously received that are proposed to be reallocated through a substantial amendment.

These funds will be awarded to specific projects through an open Request for Proposals. Eligible facilities include permanent structures where services are provided to primarily low-income, special needs populations, or persons experiencing homelessness. Examples of eligible facilities include day access centers, emergency shelter, or short-term transitional housing. Funds may also be used for project delivery costs associated with specific projects. It is anticipated the FY 2017 funds will be used for projects that meeting the limited clientele criteria for the CDBG National Objective. Project must also meet the CDBG definition of public facilities.

**Promote economic development and employment opportunities through the creation of jobs and business development** – Eugene will use CDBG funds to undertake economic development activities resulting in job creation for low- and moderate income households.

- **Eugene Business Development Fund** - Eugene will continue to operate its Business Development Fund to provide loans to local businesses resulting in job creation or retention. An estimated \$1,100,000 in program income will be used for loans and project delivery costs.

- **Eugene Microenterprise Training** – Eugene proposes to allocate \$30,000 for microenterprise training to benefit low-income business owners or persons seeking to start a business. These funds are awarded through open request for proposals.

**Make strategic investments to improve low-income neighborhoods and other areas exhibiting conditions of slums and blight** - Eugene may make limited strategic capital investments in low-income such as park improvements, public infrastructure, and other facilities. The Eugene-Springfield Consolidated Plan set a goal of investing in two projects under this strategy. One project is currently underway. No additional funds are proposed to be allocated to this strategy for FY 2017.

**Attachment A.**  
**Eugene – Springfield 2015 Consolidated Plan**  
**Strategies to Address Priority Needs**

## Attachment B.

### Eugene – Springfield HOME Consortium

### FY 2017 HOME Funding Allocation Summary

#### Sources of Funding

<b>FY 2017 HOME Consortium Entitlement Grant</b>	<b>\$ 966,009</b>
<b>Program Income</b>	
Unallocated Program Income from previous years	\$ 90,526
Program Income Received in FY 2016 (Estimated)	\$ 1,920,009
Program Income Expected in FY 2017 (Estimated)	\$ 250,000
<b>Total Sources</b>	<b>\$ 2,353,677</b>

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#### Uses of Funding

<b>Housing Development</b>	<b>\$ 1,920,009</b>
<b>CHDO Operating Support</b>	<b>\$ 48,300</b>
<b>Administration</b>	<b>\$ 135,368</b>
10% New HOME Funds + 10% of unallocated program income + 10% of a portion of 10% of Program Income received in FY 2016	
<b>Carry Forward to FY 2018</b> (Program Income Expected in FY 2017)	<b>\$ 250,000</b>
<b>Total Uses</b>	<b>\$ 2,353,677</b>

## Attachment C.

### Eugene CDBG FY 2017 Funding Allocation Summary

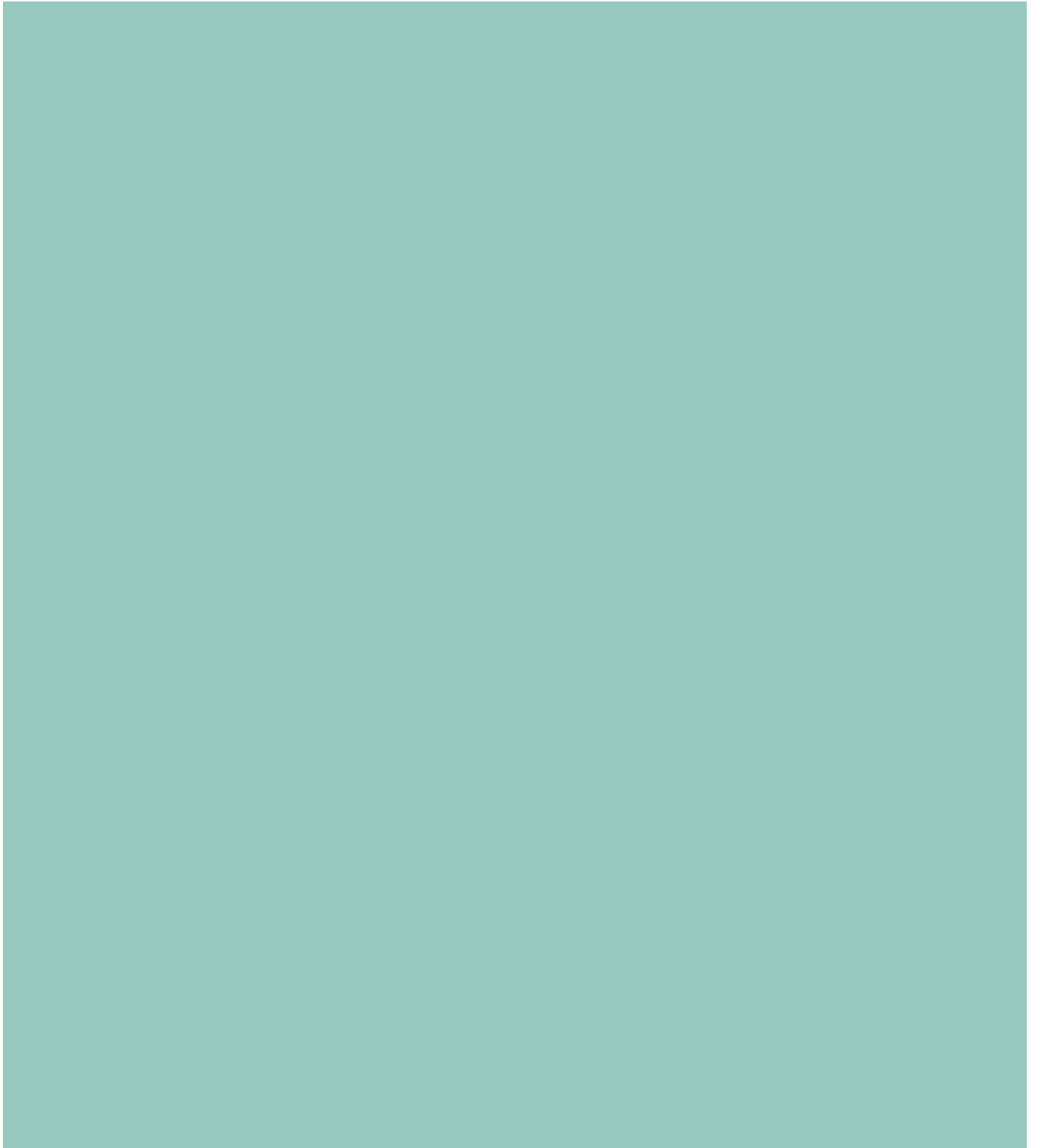
#### Sources of Funding

<b>FY 2017 CDBG Entitlement Grant</b>	<b>\$1,247,300</b>
<b>Program Income</b>	
FY 2017 Business Development Fund (Estimated)	<b>\$1,100,000</b>
FY 2017 Housing Rehabilitation Fund (Estimated)	<b>\$ 250,000</b>
<b>Total Sources</b>	<b>\$2,597,300</b>

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#### Uses of Funding

<b>Increase the Supply of Affordable Housing</b>	
Land Acquisition for Affordable Housing	<b>\$ 60,000</b>
Rehabilitate Existing Housing	<b>\$ 325,000</b>
Downpayment Assistance for Low-Income Homebuyers	<b>\$ 100,000</b>
<b>Support the Human Services Delivery System</b>	
Human Services Operations	<b>\$ 350,000</b>
Human Service Capital Facilities	<b>\$ 202,300</b>
<b>Economic Development</b>	
Business Development Loan Fund and Project Delivery	<b>\$1,100,000</b>
Microenterprise Training	<b>\$ 30,000</b>
<b>Administration</b>	<b>\$ 430,000</b>
<b>Total Uses</b>	<b>\$2,597,300</b>





**CDBG Advisory Committee and Eugene-Springfield Governing Board Membership**

**Eugene CDBG Advisory Committee**

John Barofsky  
Aaron Box  
Tina Ely  
Chris Nunez  
Brett Rowlett  
Heather Sieilicki  
Jennifer Webster

**Eugene-Springfield HOME Consortium Governing Board**

Mayor Kitty Piercy, Eugene  
Councilor Chris Pryor, Eugene  
Mayor Christine Lundberg, Springfield  
Councilor Sean Van Gordon, Springfield

