



**Eugene City Council**

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[www.eugene-or.gov](http://www.eugene-or.gov)

# **AMENDED AGENDA EUGENE CITY COUNCIL**

**June 9, 2021**

**12:00 p.m. CITY COUNCIL WORK SESSION**

Due to Governor Kate Brown's Stay Home, Save Lives Executive Order to combat the spread of Covid-19, this meeting will be held remotely using virtual meeting technology. Information about online or other options for access and participation will be available at <https://www.eugene-or.gov/3360/Webcasts-and-Meeting-Materials>

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**Meeting of June 9, 2021;  
Her Honor Mayor Lucy Vinis Presiding**

**Councilors**

Jennifer Yeh, President  
Mike Clark  
Randy Groves  
Emily Semple

Claire Syrett, Vice President  
Greg Evans  
Matt Keating  
Alan Zelenka

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*Note: This agenda was amended to reflect the change in order of items.*

**12:00 p.m. CITY COUNCIL WORK SESSION**

- 1. WORK SESSION and ACTION: 1059 Willamette Redevelopment**
- 2. WORK SESSION: Vision, Values, Goals and Process**

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El consejo de la Ciudad de Eugene agradece su interés en estos asuntos de la agenda. El lugar de la reunión tiene acceso para sillas de ruedas. Se puede proveer a un intérprete para las personas con discapacidad auditiva si avisa con 48 horas de anticipación. También se puede proveer interpretación para español si avisa con 48 horas de anticipación. Para reservar estos servicios llame al 541-682-5010. Las reuniones del consejo de la ciudad se transmiten en vivo por Metro Television, Canal 21 de Comcast y son retransmitidas durante la semana.

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# EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



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## Work Session and Action: 1059 Willamette Redevelopment

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Meeting Date: June 9, 2021  
Department: Planning and Development  
[www.eugene-or.gov](http://www.eugene-or.gov)

Agenda Item Number: 1  
Staff Contact: Amanda D'Souza  
Contact Telephone Number: 541-682-5540

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### ISSUE STATEMENT

In September 2020, City Council approved a Request for Proposals (RFP) process and criteria for redevelopment of the property located at 1059 Willamette Street (the former Lane Community College Downtown Center) for mixed-income housing. The City released the RFP and received one proposal from a development team led by deChase Miksis and Edlen & Company. The team's proposal is included in Attachment A. The purpose of this work session is for Council to consider the proposal and provide direction on next steps for disposition and redevelopment of 1059 Willamette.

### BACKGROUND

The building located at 1059 Willamette served as the Lane Community College (LCC) Downtown Center until 2012 and has been vacant since the new Mary Spilde Center opened at 10<sup>th</sup> Avenue and Olive Street. Council identified the 1059 Willamette property in the 2016 Downtown Urban Renewal Plan amendment as one of four projects eligible for urban renewal resources to assist in the property's redevelopment. In April 2019, the City submitted a letter of interest to LCC for purchase of the site. In May 2019, the LCC Board approved the sale of the site to the City.

At the January 29, 2020 work session, Council discussed the redevelopment, including the option to create a mixed-income housing development on the site. At that work session, Council approved the use of \$500,000 of federal Community Development Block Grant (CDBG) funds to acquire the site in order to pilot an innovative, mixed-income, multi-family housing through the Land Acquisition for Affordable Housing Program, also called the land bank program. The City acquired the site in April 2020.

The basic idea for the project is an innovative mix of income-qualified units and market-rate units, where 51 percent of the units are targeted to households earning up to 80 percent of Area Median Income (AMI) and 49 percent of the units are market-rate. The income-qualified housing will support an underserved population. There are very few housing options targeting households earning between 60 percent and 80 percent AMI, and in most cases, these households would not qualify for other affordable housing options. Please see Attachment B for more information on mixed-income developments, including CDBG income limits based on household size. Frequently Asked Questions about the project are included as Attachment C.

## **Request for Proposals (RFP)**

At the same work session on January 29, 2020, Council approved the use of an RFP process for disposition of the site and then approved the RFP timeline in Attachment D on July 15, 2020. On September 30, 2020, Council approved the RFP criteria included in Attachment E. The RFP was released in November of 2020 and was open for three months.

### *Redevelopment Proposal*

The City received one submission: a proposal from a development team led by deChase Miksis and Edlen & Company (see Attachment A for the full proposal). The development team is proposing a new mixed-use, mixed-income building, called The Montgomery. The proposed project would have 129 units: 66 of the units would be for households with incomes up to 80 percent of AMI, the other 63 units would be rented at market-rates without income qualifications. Other project features include:

- Providing support services to meet needs of all residents
- Providing 10 set-aside units for victims of domestic violence (in partnership with Womenspace)
- Design that builds on the historic main-street character of Willamette Street
- Ground-floor incubator retail spaces
- Opportunities for art, including a public gallery in the lobby and a mural wall
- Using cost-effective green building measures to be certified under the LEED Multifamily program

### *Income-Qualified Rents*

The affordability requirements for this project are required due to use of CDBG funds to acquire the building. The City's CDBG land acquisition policy states that at least 51 percent of the units must have monthly housing costs (including utilities) that are no more than 30 percent of the HUD-published income limits for households at 80 percent AMI. This is the threshold of affordability.<sup>a</sup>

The RFP stated that proposals should use HUD Fair Market Rents. Fair Market Rents are used for several types of HUD-subsidized projects, such as the Housing Choice Voucher program. The City typically applies Fair Market Rents to certain programs, such as the CDBG-funded Rental Rehabilitation program to repair income-restricted affordable housing. Fair Market Rents are determined through a complex methodology, based on data collected through the U.S. Census and surveys, and adjusted based on the actual gross rents of housing that has been occupied by "recent movers" in the local market, excluding certain types of housing. The Fair Market Rents are calculated to be at the 40<sup>th</sup> percentile of the rents determined through this process and can be more or less than rents determined by income, depending on household size.

The Montgomery proposal includes rents that are affordable to households earning 80 percent of AMI. They were calculated using 2020 CDBG income limits and were reduced by a utility allowance to account for tenant-paid utility costs. This method is acceptable under the City's CDBG land acquisition policies. The developer indicated that using the lower HUD Fair Market Rents would increase their project financing gap by about \$2 million.

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<sup>a</sup> A household is considered housing cost burdened when more than 30 percent of its monthly gross income is dedicated to housing. People whose housing costs exceed this threshold of affordability are likely to struggle to pay for other basic needs, forcing difficult trade-offs.

As an example, 80 percent AMI for a 1-person household is \$39,200.<sup>b</sup> In order to meet the threshold of affordability, the rent *and* utilities should be no more than \$980 per month. This is the gross monthly rent proposed for the Montgomery studio apartments. After subtracting a utility allowance of \$86, the maximum net rents for the income-qualified studio apartments in the proposed project are \$894 (see Attachment B for more information on income qualification).

Households that earn just over the 60 percent AMI limit of subsidized affordable housing have few rental options in the community. In addition, households that live in subsidized affordable housing and earn more than 60 percent AMI have difficulty relocating because market rate rents are too high. The proposed Montgomery project would provide a housing opportunity that is currently rare in the community, targeted to households earning up to 80 percent AMI.

#### *Use of Public Funds*

On September 30, 2020, Council and the Agency Board approved making \$1.1M of funding available in the RFP to reduce the anticipated financial feasibility gap. This consists of \$700K of Downtown Urban Renewal Funds and \$400K of funds from the Multi-Unit Property Tax Exemption (MUPTE) Moderate-Income Housing Fee (see Attachment B for additional information on the funding sources).

The RFP asked prospective developers to identify public incentives they would need to use to make their proposed project feasible. The submitted proposal requests use of \$1.1M for system development charges, permits/other fees, and the EWEB downtown electric-system connection fee. Should Council choose to move forward with the development team, more information on the specific use of these funds would be included as part of proposed terms brought back to Council for approval. The development team also stated their intent to apply for a MUPTE should it move forward, which would entail the standard MUPTE application process including Council action.

The RFP assumed that the building would be offered at no cost to the developer, which is standard for land bank sites. The City purchased the site from LCC last year using \$500,000 of CDBG funds. The property was most recently appraised in 2019 for \$680,000, which took into account the future demolition and abatement costs.

#### *Evaluation Committee*

On March 18, 2021, an Evaluation Committee scored the proposal based on the approved criteria in Attachment D. The Committee included Councilor Semple (Council representative on the Housing Policy Board), Chris Looney (developer representative), Nicole Desch (Friends of Downtown and Onward Eugene/Chamber of Commerce representative), Pete Knox (Downtown Neighborhood Association representative) and 3 members of City staff [Ellen Meyi-Galloway (Housing Finance Analyst), Allie Camp (Development Investment Liaison), and Eric Brown (Downtown Manager)].

Typically, Evaluation Committees for land bank sites score and rank proposals. Because we only received one proposal, only the Committee's scores and comments were collected. Overall, the Committee felt the proposal was strong and would benefit Downtown Eugene. They expressed

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<sup>b</sup> This is based on 2020 CDBG income limits, which were the most recently available when the RFP was issued and the proposal was submitted. Actual rents would depend on the income limits published at time of occupancy.

concerns with the high construction costs, however, and they noted this is a very experienced development team. More information about their discussion will be provided at the June 9 work session.

#### *Community Survey*

To get public feedback on the proposal, the City released a community survey in March 2021. The survey was sent to stakeholder groups, including the Downtown Neighborhood Association, Downtown Eugene, Inc., Downtown Eugene Merchants, Friends of Downtown, and Affordable Housing providers and was also shared via social media. In addition, the survey was promoted by the Register Guard, KEZI, and KLCC. The survey was open for 3 weeks and received 327 responses. The City also received emails from community members. See Attachment F for more information on public feedback.

As a reminder, previous community engagement on this redevelopment site included outreach with a variety of stakeholders before Council considered the concept of a mixed-income residential development and approved acquisition of the site. This included outreach with Downtown Neighborhood Association, Downtown Eugene, Inc., Downtown Eugene Merchants, Friends of Downtown, housing providers, service providers, and adjacent neighbors. Staff also sought feedback from these groups before Council approved the RFP criteria. Council held a public hearing on September 21, 2020 for the project seeking comments on whether the project should move forward and if so, how it should be funded, and on the RFP criteria.

#### *Next Steps*

If Council provides direction to enter into exclusive negotiations, the next steps will be:

- A. Staff works with development team to generate deal points.
- B. *Work Session:* Approval of deal points, including terms related to specific public assistance being provided to the selected project.
- C. *MUPTE Application process, including public engagement, MUPTE Review Panel, and Council action.*

### **PREVIOUS COUNCIL DIRECTION**

#### [September 30, 2020 City Council and Agency Board Work Sessions](#)

Council/Agency Board discussed next steps for the disposition and redevelopment of 1059 Willamette, approved criteria for the RFP, and took action to make an incentives package available in the RFP to close the financial feasibility gap.

**COUNCIL MOTION AND VOTE:** Councilor Semple, seconded by Councilor Yeh, moved to direct the City Manager to release the RFP for disposition of the 1059 Willamette site using the RFP criteria in Attachment C, and direct the City Manager to identify the Gordon Lofts MUPTE Moderate Income Housing fee (an estimated \$400K) as available funding in the RFP to support the 1059 Willamette project. **PASSED 8:0**

**AGENCY BOARD MOTION AND VOTE:** Councilor Semple, seconded by Councilor Yeh, moved to direct the Agency Director to identify \$700K of Downtown Urban Renewal tax increment funds as available funding in the City RFP to support the 1059 Willamette project. **PASSED 8:0**

### September 21, 2020 Public Hearing

The public was invited to comment on a) whether the 1059 Willamette project should move forward, b) if so, how it should be funded, and c) draft criteria to be used in the RFP.

### July 27, 2020 City Council Meeting

The Agency Board directed the Agency Director to commence the Park Blocks & Open Space and Farmers Market projects using Urban Renewal funds to fully fund the Farmers Market pavilion/plaza, fund Park Block improvements (including a free-standing restroom and right of way improvements around the northwest Park Block), and specified that a “minimal” amount of the estimated remaining \$1.1M of tax increment funds should be spent on Open Space projects.

### July 15, 2020 Work Session

Council directed staff to move forward with the proposed RFP timeline, including implementing a public engagement plan, and to bring back updated criteria and a financial incentives package for Council consideration. Council also directed staff to schedule a Public Hearing to solicit public comment on whether the project should move forward and the appropriate funding mechanisms for the project.

**MOTION AND VOTE:** Councilor Semple, seconded by Councilor Yeh, moved to direct the City Manager to schedule a Public Hearing on the 1059 Willamette project in order to solicit public feedback on whether the project should move forward, as well as the appropriate funding mechanisms for the project. The City Manager is further directed to implement the proposed public engagement process. **PASSED 8:0**

### January 29, 2020 Work Session

Council authorized the purchase of the property at 1059 Willamette using CDBG funds. Council also approved the Land Acquisition for Affordable Housing property disposition process for the site’s redevelopment.

### May 29, 2018 City Council Meeting

Council approved the *Eugene-Springfield One-Year Action Plan*, the *One-Year Supplemental Plan for the 2015 Consolidated Plan*. This plan identified a strategy of increasing the supply of affordable housing using land acquisition. The plan identified sources and uses of funding to implement these strategies, including the funds that were used to purchase 1059 Willamette.

### June 13, 2016 City Council Work Session

Council adopted Ordinance 20564 adopting an amended Urban Renewal Plan for the Downtown Urban Renewal District. In this plan, 1059 Willamette (formerly “Old LCC”) was identified as a project eligible to receive Urban Renewal funds, with housing as a potential use.

## **COUNCIL OPTIONS**

1. Direct the City Manager to a) enter into an exclusive negotiation period with the deChase Miksis/Edlen & Company development team for disposition and redevelopment of 1059 Willamette and b) return to Council with the terms of the sale and development for action.
2. Do not move forward with this development team and direct the City Manager to pursue an alternative path for disposition and development of 1059 Willamette.

## **CITY MANAGER'S RECOMMENDATION**

The City Manager recommends option 1.

## **SUGGESTED MOTIONS**

Move to direct the City Manager to a) enter into exclusive negotiations with the deChase Miksis/Edlen & Company development team for the disposition and redevelopment of 1059 Willamette and b) return to Council with the proposed terms for action.

## **ATTACHMENTS**

- A. deChase Miksis/Edlen & Company proposal for the Montgomery
- B. Additional Project Background
- C. 1059 Willamette Frequently Asked Questions
- D. Council-Approved 1059 Willamette RFP Process and Timeline
- E. Council-Approved 1059 Willamette Disposition Criteria
- F. 1059 Willamette Community Survey Results and Emails

## **FOR MORE INFORMATION**

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Telephone: 541-682-5540  
Staff E-Mail: [Adsouza@eugene-or.gov](mailto:Adsouza@eugene-or.gov)



# 1059 WILLAMETTE STREET HOUSING INFILL DEVELOPMENT



**CHASE** + **EDLEN & CO.**  
**MIKSIS** EDLEN KRAGE SHERMAN  
IMPACT REAL ESTATE

**ROWELL BROKAW** + **CORNERSTONE** + **AFFINITY**  
COMMUNITY HOUSING PROPERTY MANAGEMENT

Proposal for Development Services

February 2, 2021

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June 9, 2021 Work Session - Item 1

## Appendix A

### PROPOSAL REQUIREMENTS FOR 1059 WILLAMETTE RFP

#### General Instructions

##### Proposal Components:

Proposals must be composed of **three** parts, all of which must be submitted for the proposal to be reviewed:


**1. Narrative Questions (Appendix A)**

This WORD document contains the Narrative Questions portion of the application. The Narrative Questions are divided into Sections.

**2. Project Pro Forma (Appendix B)**

The Project Pro Forma portion of the application is an EXCEL document.

**3. Attachments**

Required attachments are indicated with this symbol:  A list of required attachments are summarized at the end of each Section.

##### Submission Assembly:

- Materials should be organized in the following manner:
  - First, insert the responses to the narrative questions in this document.
  - Second, insert pro forma and other forms from Appendix B.
  - Third, insert required attachments labeled with the name of the Attachment.
- Please print double-sided whenever possible.

##### Submit Your Proposal by 5:00pm (PST) on February 2, 2021.

Submit one (1) original proposal using 8 ½" x 11" size paper (postmarked by the above date) and an electronic copy (submitted by 5:00pm). Responses can be submitted to City of Eugene, Attn: Amanda D'Souza, 99 W. 10<sup>th</sup> Avenue, Eugene, OR 97401, [Adsouza@eugene-or.gov](mailto:Adsouza@eugene-or.gov)



## SECTION 1

### Project Concept and Design

Project Title: The Montgomery

#### Project Narrative

1. Please provide a brief summary of the vision for the proposed project including any unique project characteristics, how it generally meets the RFP criteria, and whether you plan to demolish or rehab the existing building. If rehabbing the existing building, please describe your re-use plan. Please describe any unique project characteristics.

#### **Response:**

*We are excited to present to the selection committee our team's vision for The Montgomery Building, a new ground up building that will build on many of the recent successes in Eugene's downtown. The team we have assembled brings the best of the local development community in partnership with one of the premiere regional, urban housing developers. Our key concepts are outlined below:*

- *We plan a mixed income project targeted to downtown residents with the support services that address the needs of all residents of the building. 51% of the units will be income restricted to 80% of AMI and we plan to maintain the affordability period for a minimum of 35 years.*
- *We have partnered with Womenspace to provide 10 set aside units for victims of domestic violence and will provided targeted support services for these set aside units.*
- *The project building builds on the historic main street character of Willamette Street with a design that responds to scale and character of the adjacent historic buildings.*
- *The ground floor of the building builds on the thriving entrepreneurial community in the downtown core by offering incubator retail spaces with shared common areas at below market rent.*
- *Opportunities for art and community creativity will be generated with a public gallery in the lobby of the building and a mural wall to build on the City's hugely successful mural project.*
- *The project will be designed to be certified under the LEED Multifamily program by employing cost effective green building measures that reduce the environmental impact of the building while maximizing the living and working environment of the tenants and visitors of the building.*
- *The project will build with prevailing wage rates that ensure a quality living wage is provided to all the workers who will help to build this vision.*
- *The proposed timeline will deliver the project well in advance of the April 2025 deadline.*

#### Affordable Units

2. At least 51% of the project's units must be affordable to households earning up to 80% of Area Median Income (AMI). Respondents may include lower thresholds for the income-qualified units. Describe the make-up of the project's units, including total number of units and number of income-qualified units (including income qualification level). Please also describe whether there will be a unit set aside for an on-site manager.

**Response:**

*The project has a total of 129 units consisting of 65 studios, 59 one bed and 5 two bed units. Of these 129 units 66 units (51%) will be income qualified and 63 will be market rate. We anticipate a full-time manager but do not plan to set aside a unit.*

3. The minimum affordability period for this project is 20 years. Additional points will be given to proposals that demonstrate a commitment to an affordability period longer than 20 years. Please indicate below the affordability period for the proposed project:

**Response:**

*We plan to commit to an affordability period of 30 years on the income qualified units.*

**Project Design**



4. Please provide a site plan/first floor plan, at least one perspective rendering and/or rendered elevation of the Willamette Street façade, an elevation of the 11<sup>th</sup> Street façade, and example floor plans of the proposed project.

Provide a detailed description of the proposed design, construction, rehabilitation, and/or other improvements. Include a description of how the design of the project is suitable for the targeted population(s) and project location: The City will be involved in the design review process and will use the [Community Development Handbook](#) during this process.

**Response:**

*Our design approach is to amplify the historic context and the positive local surroundings. Nearby are some of Eugene's most significant historic buildings, many have been historically renovated, and well maintained. Most contextually significant for 1059 Willamette is the Schaeffer building, at the other end of the block, lovingly renovated by a team led by Architect Ray Dodson a couple of decades ago. The Shaeffer Building shares an intersection with three of our historic downtown jewels, the McDonald Theatre and the Ax Billy building, saved and renovated into the Downtown Athletic Club by the Bennett Family. Willamette Street in this area, and the high representation of historic buildings, feels rich, whole, and embedded in history. Parts of Willamette in these couple of blocks form the model of what we are collectively working to achieve throughout downtown Eugene, safe active sidewalks and streets, buildings at a scale that have facades at less than one quarter block, and a variety and richness of styles, materials, and eras represented.*

*For this new project, the number one goal for the Willamette façade is to echo the scale, craft, and material weight and quality of the original Montgomery Ward building and create a modern companion to the other historic buildings nearby. Our Willamette façade is proposed to be brick, probably in a lighter color to echo the original building, dark windows to reinforce the deep shadows, and a vertical and horizontal rhythm and fenestration very close in character to the original building. The South façade facing 11th we think should have an entirely different feel. The historic context along 11th is less legible in the fabric of the streetscape and gives us the opportunity to celebrate our own times and that*

*something “new” is happening in downtown. We also see 11th as a significant automobile, bus, and bicycle street; thus, the building presents itself as fresh, lively, and is meant to be read while moving through the streetscape. The retail and street level of our proposed building address the scale and vitality that we see across the street with the new Civic Winery, Lion and Owl, and Eugene Toy & Hobby.*

*We believe it is important to break this building into at least two components that are read quite differently. Buildings in the past did not typically create large ‘L’ shapes through a block. Buildings today are necessarily larger, due to economics of construction and development efficiencies, but at a certain size, we need to read them as smaller parts of a greater whole, the city, than just themed as one large monolithic new development, thus our design presents two quite different faces and building masses to each street.*

*This project is suitable for the population served as the unit mix and amenities focus on the needs of residents in the downtown core. We anticipate many of the residents of this building to be young professionals and seniors, often single, who either work or rely on the services offered by the central location. While there may be residents who will choose the larger 2-bedroom units we anticipate the demand to be primarily for the studio and one-bedroom units to match the smaller household size and match the rent level that is acceptable to this demographic. We will also provide amenity spaces that will serve the anticipated population such as pet services for singles and elderly who may have pets for companionship, a common conference room for young professionals in the work force looking for training/networking opportunities or the club room and patio that will serve as a space for the residents to socialize.*

5. Please describe any unique design components or characteristics of the Project.

**Response:**

*Unique Design Components or Characteristics:*

*Historically resonant new façade along Willamette. In the question above we outlined our approach to the new façade along Willamette. Taking it one step further, we are embracing the challenge of creating a high-quality façade in brick, with the depth, relief, proportions, and material quality that echo the historic character of the neighborhood. We need to do this on a budget that supports cost effective housing, so we will be using materials, detailing, and methods, that are commonly used, but in a way that speaks to past that we have lost in this location. We were faced with a similar goal with the new housing we designed on the University of Oregon campus along Agate Street. The brick is going up as we write this proposal, and we encourage you to look at how it is turning out.*

*Internal Ground Level Courtyard. We have created an unusual space within the building that is a byproduct of the south and west setback from the adjacent corner property. Because of the post-tensioned slab on the second floor and this setback, we can create a significant private open space that will receive south and west sun, provide shelter from rain, and be a place that people can gather, tenants can visit, and bring their dogs down day or night. We will create a pet area, with a washroom, and place for them to relieve themselves, while the owners can stay within the apartment security*

perimeter, especially at night. We are looking forward to developing this unique outdoor space that we have not seen in an urban project like this before.

Incubator Office/Retail along Willamette, 11<sup>th</sup> Street and alley. Along Willamette Street and the ground floor at the highly visible corner along 11<sup>th</sup> we have inserted small retail/office suits with large garage doors and a conference room shared with the residents of the building. This space is intended to be incubator space for the thriving retail and office starts-ups in the downtown core. The space will be offered at below market rent with flexible terms and will have shared common spaces to foster collaboration between tenants. This active ground floor will also build on the current retail and restaurant trends that have developed along this stretch of 11<sup>th</sup>.

Alley art/mural wall. Along the north façade of the building and wrapping the corner along the west alley we propose to commission a mural to tie into the City of Eugene’s highly successful mural project. This mural will enliven the pedestrian alley along the north edge of the building and will catch the eye of the passer by driving or walking west along 11<sup>th</sup>.

Lobby art Gallery. Building on the tradition of the downtown as a center for the arts we are proposing to place a public art gallery in the main lobby of the building. We have reached out to the Lane Arts Council to assist and partner in curation and management of this gallery. The intent is that this space will be open to the public and host a rotation of local artists. The gallery will be a featured stop on the First Friday Art Walk acting as an anchor for the arts at the south end of downtown.

6. Does the Project meet Section 504 (Rehabilitation Act of 1973) accessibility standards? For new construction and major rehabilitation projects with 5 or more units, 5% of units must be accessible to persons with physical disabilities and 2% must be accessible to persons with sensory disabilities. For small projects or minor rehabilitation, accessibility improvements must be made to the maximum extent feasible. Please make a statement about your plan for accessible units.

**Response:**  
The design will meet the Section 504 requirements. Most of our projects in recent years have exceeded the minimum requirements to meet the actual higher demand for accessible units.

**Populations Served and On-Site Amenities**

7. Will this project serve Special Needs<sup>1</sup> populations? Yes ☒ No ☐

- If yes, describe Special Needs served:

**Response:**  
Special Needs populations listed in the Eugene-Springfield Consolidated Plan that will be served at this project are Victims of Domestic Violence (referred to in this document as Survivors of Domestic Violence) and Seniors.

<sup>1</sup> Examples of Special Needs populations are: Homeless, Families with children, Seniors, Ex-offenders, People with HIV/AIDS, Victims of Domestic Violence, People with Drug and Alcohol Addictions, People who are Evicted/Foreclosed, People with Physical Disabilities, People with Mental Disabilities, Veterans, Youth

*Survivors of Domestic Violence will be served through a partnership with Womenspace, who will refer clients for a targeted goal of 10% of the units and provide onsite case management for each client for up to two years.*

*Based on the team's experience at WestTown on 8<sup>th</sup>, there is a great demand for affordable units located near downtown Eugene amongst Seniors. The proximity of 1059 Willamette to public transit and to Lane County Senior & Disability Services (among other downtown amenities) make it an ideal location for seniors aging in place.*

8. Please describe any on-site amenities, including any project characteristics that address special needs of the population you intend to serve:

**Response:**

*All tenants referred for units prioritized for survivors of domestic violence will be offered on-going voluntary case management services through Womenspace that includes access to education, resources, and economic empowerment.*

*Our Resident Services staff has a wealth of experience in supporting the needs of seniors and connecting seniors to supportive services such as Senior and Disability Services, the Social Security Administration, and healthcare partners. The Resident Services team will leverage these existing partnerships to cater to the needs of seniors at this property.*

*The project will have full time on-site management with a dedicated office that will act the primary contact point for residents about the community events and services in the building. There will be a shared conference/community room that will provide a space for onsite services and community events for residents. The building will also be pet friendly with a dog grooming/washroom and dog run. We believe these amenities will serve well the many single and elderly residents who rely on pets as companions.*

9. Will this project provide services for residents? (e.g. Child Care, Case Management, Counseling, Job Training, Transportation etc.) Yes ☒ No ☐

- If yes, describe:

**Response:**

*The focus of Resident Services at 1059 Willamette is to increase self-sufficiency by providing opportunities for networking, professional development, education, and asset building. Since this property will serve a range of income levels, Resident Services staff will work to ensure a cohesive community where all residents are encouraged to connect, collaborate, and build on their own strengths.*

*At 1059 Willamette, Cornerstone will provide services through the Healthy Homes program. This program is designed to support a variety of residents, ranging from young professionals just starting*

*out to seniors who may be downsizing and “aging in place.” Residents will enjoy easy access to alternative transportation options, services located downtown, and employment opportunities.*

*Cornerstone has a 29-year history of delivering programs and revitalizing communities. We know safe, quality housing is the bedrock of success and we are uniquely positioned to deliver services at the front doors of income constrained households. In addition to experience developing and managing affordable housing, we are a leader in designing and delivering resident services programs to support household stability and build resiliency. We currently offer services at 16 locations across Oregon, reaching 1,242 households monthly. To reduce barriers, programs and services are offered on-site, at no cost. In 2019, we had an estimated 20,000 visits to programs.*

*The Healthy Homes program is designed specifically to support a wide range of needs, cultures, and backgrounds. Healthy Homes has five focus areas: Food Security, Youth Development, Health and Wellness, Community Building, and Economic Stability. Services are adapted to meet the specific needs of each community and a Resident Services Coordinator (RSC) is available to plan events and work with key partners. RSC’s also provide referral services for tenants who may need assistance with accessing outside services.*

*On-site events: To connect neighbors with one another and younger generations to the seniors living at this site, we will host community building events that may include movie nights, sushi making, or art exploration classes throughout the year. Through partnerships as available, flu shot clinics, yoga classes, or dental screenings will promote overall health and wellness. On-site community building will connect tenants to local arts and artists through events like “First Friday Artwalk” or other community-based arts programs and collaboratives available through Lane Arts Council and ArtCity.*

*Key Partnerships: To connect residents with opportunities for professional development, continuing education, or asset building, the RSC will work with key partners like Lane Workforce Partnership, DevNW, and local colleges and Universities like Lane Community College, UO, and Bushnell University. Letters of support are available from partners upon request.*

*Cornerstone is also known for our collaborative approach and partnering in the community to reduce barriers and coordinate services with a network of partners. We partner locally with a team of both public and private businesses and non-profit organizations to help coordinate a variety of programs and services throughout the year. In addition to partners mentioned above, we work closely with Food for Lane County, City of Eugene Library and Recreation Services, YMCA, PeaceHealth, United Way of Lane County, Advantage Dental, Capital Dental, Senior and Disability Services, Centro Latino Americano, PacificSource Health Plans, and Trillium Community Partners.*

## **Zoning**



10. Is the proposed project consistent with the zoning status of the site?

Yes ☒ No ☐

*Please provide documentation that the projects meets local zoning and land use laws.*

- If current zoning is not consistent, please explain:



**Response:**

*The project we envision in this proposal meets the current Zoning and Land Use requirements as we understand their applicability at this stage of concept design. The property is zoned C-3 with a TD Overlay (Transit Oriented Development). Minimum Floor Area Ratio (FAR) requirement is 2.0. The building exceeds the 2.0 FAR. Housing and retail are allowed subject to development standards in 9.5500, However multi-family standards do not apply within this area. Building height is permitted to be 150'. Our building is designed to top out at less than 70ft. Setbacks are to be no greater than 15 ft at streets, we are well under. The downtown area is parking exempt; however, we are providing some onsite parking. Bike parking will be accommodated on the ground floor, with possible accommodations in other parts of the building as we further develop the design.*

- Please outline the steps that will be taken to address zoning issues and include the time frame needed to resolve these issues:

**Response:**

*Any zoning or land use issues that need to be resolved would be addressed early in design and the applications for approval would run concurrent with the design timeframe outlined in the schedule and not impact the overall delivery of the project.*

**Potential Development Obstacles**

11. Are there any known issues or circumstances that may delay the project? Yes ☐ No ☒

- If yes, list issues below, including an outline of steps that will be taken and the time frame needed to resolve these issues:

**Response:**

*We have developed a clear plan and built the appropriate timeframes into the schedule to address the typical issues that occur with project of this size and complexity.*

- Do you anticipate applying for any Adjustment Reviews through the land use application process? Please outline the adjustments that would potentially be requested, if known.

**Response:**

*We do not anticipate any adjustment reviews at this time.*

12. Describe your plan to accommodate parking for the proposed project.

**Response:**

*We are showing approximately 18 spaces on the ground level under the building. The project is located just across the alley from the Overpark parking structure. Other parking structures are just two and three blocks away north and south of the site, including the underutilized garages at 13th and Olive. We plan to work with the city's parking services department to arrange for resident parking in these facilities if parking demand outpaces supply.*

*In many of our recent urban projects we have found less demand than originally planned for. In this location we expect a significant portion of tenants to be less dependent on cars and rely heavily on biking, walking, and transit. By limiting the high development costs for parking we can reduce rents and invest in other resident amenities.*

### **Environmental Review Issues**

13. The federal environmental review identified issues that would need to be mitigated by the redevelopment proposal (see RFP document for more details). Please describe how your proposal will mitigate the following environmental issues:

- Toxic materials

#### **Response:**

*As with all our projects that have existing structures that are planned for renovation or demolition, we engage a licensed professional to complete a hazardous material survey for the property. Once we have detailed survey a complete abatement plan is generated to ensure the proper measures are followed to protect the workers and the public for the hazard. Proper workplace safety and disposal measures are designed to exceed all EPA requirements for the abatement of hazardous materials.*

- Noise/Residential setback from 11<sup>th</sup> Ave

#### **Response:**

*The design sets the south building face back a minimum of five feet from the south property line. Rowell Brokaw has worked on several projects in Oregon and California with strict noise requirements and challenges. Crosswood, here in Eugene, a HUD financed project, required that we show how the building can maintain livable and compliant noise levels due to the proximity of the train. We were able to manipulate the glazing, wall assemblies, and use compliant HVAC units to achieve the standards. In Santa Rosa, California we have a project now under construction, Sage Commons, a homeless supportive living project that required special HVAC units, and specialized window and glazing design to mitigate the sound from the nearby commuter rail line. Working with our acoustic engineers, we have a toolbox of approaches to mitigate interior noise levels at our disposal. These include using distance, mass and insulation, special window and glazing systems, acoustic HVAC and venting measures among others, depending on the specific needs.*

- Stormwater

#### **Response:**

*We do have a ground floor garden amenity space that we may be able to use for partial filtration and storage of stormwater. This will take further investigation and design to determine, but most of the stormwater will have to leave the site, since the building occupies nearly all the lot area. On-site mechanical treatment is an option to be investigated further as well, along with the paying fees.*

- Historic buildings in the area

#### **Response:**



*The historic façade and even the historic bones of the existing building are mostly gone, not buried under the façade we see today. Members of our team (Miksis and Brokaw) who investigated this building in previous years determined that there was little to nothing remaining of the façade that we see in the gorgeous historic photographs. As stated earlier our design approach is the amplify the historic context and the positive local surroundings.*

## **Other Federal Regulations**

14. For projects using federal HUD funds<sup>2</sup>, developers are required to make a good faith effort to provide employment and/or job training opportunities for low-income individuals in the development of your project, per HUD Section 3 requirements. How would you ensure a good faith effort to hire and/or train low-income individuals or businesses?

### **Response:**

*Our development team has extensive experience on prior projects that included HUD funding and Section 3 requirements. We are committed to increasing economic opportunities for low-income individuals and recognize the importance of inclusive hiring and contracting practices in all stages of development. We understand that such practices are key to ensuring that low-income individuals have access to economic opportunities. Through our commitment, Cornerstone has modeled an internal program shared with partners that is based on the Good Faith Efforts (GFE) program utilized by the City of Portland in their contracting practices to ensure adherence to Section 3 requirements.*

Federal funding also requires a good faith effort to contract with businesses that are registered with the State of Oregon as Minority Business Enterprises (MBE) or Women's Business Enterprises (WBE) firms. What steps will you take to hire MBE/WBE businesses for your project including subcontractors?

### **Response:**

*Collectively our team has extensive experience implementing programs that ensure the equity and diversity within their own companies and in connection to the projects we develop. We have a strong commitment to diversity and hiring equity in both internal practices and with external partnerships in the development and management of affordable housing. Drawing from our teams' experience and with the leadership of Cornerstone Community Housing we plan to implement a program that is based on the Good Faith Efforts (GFE) program utilized by the City of Portland in their contracting practices. Working with our partners, we develop a project specific program that targets a MWESB utilization rate that exceeds the availability rate and track these metrics to determine the success of our strategies.*

*The goals for the design professionals and construction partners vendors of the project will include:*

- *A target MWESB firm utilization rate between 10% and 20%*
- *Including minority and women business, and other diverse groups in all contracting opportunities throughout the design, construction and operations phases of the project*

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<sup>2</sup> The City acquired this property using U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant funds (CDBG).

- *Extensive outreach that ensures all qualified vendors are given equal access to bid on business*
- *Fostering an inclusive work environment that results in both personal and business success.*
- *Supporting our community as responsible corporate citizens*

*During design and construction our team will draw on the extensive track record set by Edlen & Co. in achieving meaningful MWESB participation for construction as well as professional services on its projects. The firm has a depth of experience implementing successful programs in its extensive development portfolio as outlined in the experience section of the RFP response.*

*Once in operations Affinity's Woman Owned, Minority Owned, Small Businesses (WMSEB) and Equity procedures will require that any work performed by a 3<sup>rd</sup> party vendor in excess of \$1,000 include at least one out of the three bids from a minority-owned, women-owned vendor, and emerging small businesses. In addition, as part of Affinity's on-going equity training the Portfolio Manager along with the site staff will attend regular social equity trainings to ensure all staff are aware of the importance of social equity in the operational practices of the building.*

#### **Additional Public Benefits**

15. Preference will be given to proposals that:

- Integrate art or opportunities for public creativity;
- Demonstrate intention or plan to solicit services from local contractors and/or Minority and Women-owned business enterprises;
- Use cost effective green building measures; and/or
- Provide services promoting self-sufficiency and independent living that are available to residents in affordable housing units.

Describe whether your proposed project incorporates any of the additional public benefits listed above:

#### **Response:**

*We plan to integrate art and provide opportunities for public creativity. Refer to the response in Section 1/question 5.*

*We will implement a vigorous program to solicit services from Minority and Women-owned business enterprises. Our approach and experience is outlined in Section 1 question 14 and Section 3 question 3.*

*We will seek LEED certification for multi-family. Our approach will include cost effective measures that have a direct impact on the living experience of the residents and visitors to the building. Our approach and experience on green building measures are outlined in Section 3, question 4.*

*We have outlined a robust program that will serve all residents in the building. We have outlined these services in Section 1, questions 7, 8 and 9.*



### ***Section 1 Attachments***

- |  |
|--|
| <ul style="list-style-type: none"><li><input checked="" type="checkbox"/> Site plans, architectural renderings, and example floor plans</li><li><input checked="" type="checkbox"/> Documentation that proposed project meets Zoning and Land Use laws</li></ul> |
|--|

## SECTION 2

### Timeliness and Feasibility

#### Project Schedule



1. *Please attach a project schedule and provide a narrative description below to accompany the attachment. Please be specific about how the timelines were determined for obtaining commitments for leveraged project financing, forming legal ownership entities, property acquisition, design and preparation of plans, construction commencement, construction completion, lease-up, etc. The schedule should provide for development in a logical and expeditious manner and demonstrate completion and lease-up no later than April 30, 2025.*

#### **Response:**

*Upon award we would begin immediate negotiations with the City of Eugene to establish an Exclusive Negotiation Agreement (ENA). Upon execution of the ENA we anticipate that we would work towards a Development and Disposition Agreement (DDA) outlining the terms of the transaction. We anticipate that we will have this complete within the first six months of award of the RFP.*

*Once we have a signed DDA we will immediately engage our lender to start securing the HUD 221(D)(4) sponsored loan. The underwriting process for securing this financing is extensive and can take up to 12 months to close on the loan.*

*Concurrent with the HUD underwriting process we will engage the design team and begin community outreach and schematic design working toward design approval from the City. We anticipate that this process will parallel the HUD preapplication process and lead to design approval and an invitation to Firm Application with HUD by the end of the 4<sup>th</sup> quarter of 2021.*

*We will kick off Construction Documentation and HUD Firm Submittal the first quarter of 2022 with the goal of permit approval and HUD loan closing at the end of the 2<sup>nd</sup> quarter of 2022 allowing construction to start.*

*We anticipate a 15–16-month construction schedule with pre-leasing starting mid-summer of 2023, construction completion at the end of the 3<sup>rd</sup> quarter of 2023 and a fully occupied and stabilized building by the end of the 1<sup>st</sup> quarter of 2024 well ahead of the City's completion goal of April 30, 2025.*

#### Development Budget Narrative



2. Please provide a thorough narrative description regarding the development budget in Attachment B (specifically related to the Sources and Uses of Funds tabs in the pro forma). Please provide justifications of all costs and assumptions. Describe any identified resources the development team will leverage to implement this project. Describe any choices the development team has made related to long-term affordability and cost savings. *Please attach any funding commitment letters and/or a description of the status of investor negotiations, if applicable.*

#### **Response:**

*Project uses include site costs, hard costs, soft costs and financing costs. For site cost, the land is assumed to be contributed to the project at no cost. The budget includes the cost (based on information provided by the City as well as input from Hyland) for hazardous material abatement and demolition of*

*the existing building. The hard cost estimate was provided by Hyland based on similar projects they are currently bidding and constructing, escalated for a construction start at the end of the 2<sup>nd</sup> quarter of 2022. The hard cost estimate includes a premium for Davis Bacon wages as well as a performance and payment bond (both of which are requirements of the HUD loan). Additional hard costs include signage (unit numbers, wayfinding and building identity), FF&E (furniture, fixtures and equipment for the residential lobby and amenity spaces), security equipment (security cameras and access control), \$500 per unit for unit upgrades and a tenant improvement allowance of \$35 per rentable square foot for the retail space.*

*Soft cost estimates are based on recent experience with similar projects in Eugene as well as input from consultants. Soft costs include site due diligence (geotechnical study, environmental studies and site survey), architecture and engineering fees, permits and systems development charges, marketing, legal, geotechnical and materials testing and inspection during construction, property taxes during construction and builder's risk and general liability insurance. A development fee of 4% of site, hard and soft costs is included. Owner contingency of 5% of all site, hard and soft costs is included.*

*Financing costs were provided by Greystone and include all costs required for the HUD 221(d)(4) loan program: application and loan fees, HUD inspection fees, market study, appraisal, title insurance and construction and lease up period interest. The assumed interest rate of 3.65% is based on today's interest rate plus a cushion of .25% and a mortgage insurance premium of .25%. The interest rate is fixed at close of financing and the amortization period for the loan is 40 years. Greystone is the country's leading FHA lender and has partnered with DeChase Miksis to successfully close loans on prior projects. A letter of interest from Greystone is included in the appendix.*

*The sources for funding for the project include debt, equity and public funds. The debt is a construction to permanent loan anticipated to be provided by the HUD 221(d)(4) program. Loan sizing was provided by Greystone. The equity requirement for the project is approximately \$5.2 million. Edlen & Co has a long and successful track record of raising equity from multiple sources including high net worth individuals and institutional investors for projects ranging in size from \$5 million to \$200 million. Should our team be selected, once we are further along in the design process, we will put together an Offering Memorandum to solicit equity commitments for the project. Based on the projected returns, investor risk mitigation provided by below-market rents for half of the units, and relatively modest amount of equity required, we are confident that we will secure the equity required for the project. The \$1.1M in public funds help to bridge the financial gap so that we can achieve a return that will attract the equity required for the project. We have flexibility in the specific uses of these funds.*

3. Total Project cost: \$29,045,000

#### **City Incentives**

4. The City/Urban Renewal Agency has made \$1.1M of public funds available to support the 1059 Willamette redevelopment. The funds can be used to cover pre-development costs, such as the potential uses below, to reduce the project's anticipated financial gap. Please indicate specifically which project costs you are requesting public funds for and estimated amounts\*:

#### **Response:**

Potential Uses	Estimated Amount
System Development Charges	\$650,000
Permits & Other Fees	\$350,000
EWEB Downtown Connection Fee	\$100,000
Other* (describe: <input type="text"/> )	\$0.00
Other* (describe: <input type="text"/> )	\$0.00
<b>Total</b>	<b>\$1,100,000</b>

\*Using public funds to cover other pre-development costs may make this a prevailing wage rate (PWR) project.

5. Do you plan to apply for a Multi-Unit Property Tax Exemption (MUPT)? Yes ☒ No ☐  
(visit [www.eugene-or.gov/MUPT](http://www.eugene-or.gov/MUPT) for more information on the MUPT program)

**Response:**

Yes.

**Unique Financing Circumstances**

6. Please describe any unique financing details or structures as they pertain to this project. Discuss the timing of obtaining other funding commitments prior to receiving City/Agency Funds.

*While the loan underwriting process takes longer and the fees are higher than typical bank debt, the HUD loan program has a number of advantages which contribute to the financial feasibility of the project. Specifically, the program provides a very attractive long-term fixed interest rate, a maximum loan to eligible costs of 85% and a longer amortization period, all of which contribute to achieving the return required to attract equity investment in the project.*

*In addition, the site is located in an Opportunity Zone (OZ) and we anticipate that some, if not all, of the investment will be through an OZ fund, allowing the investors to take advantage of significant tax benefits. Edlen & Co and DeChase Miksis have both used OZ investments in prior projects.*

*We do not anticipate any City funds would be spent prior to obtaining the other funding commitments required to build the project.*

**Operations Narrative**

7. Please provide a narrative description of the long-term operations (specifically related to the Income and Expenses tabs in your pro forma). Please justify all costs and assumptions. Describe how the projected revenue was determined. Please describe why the rents were selected and why they are appropriate to the long term viability of the project.

*The below-market rents have been set to be affordable to households that earn 80% of area median income (AMI). For these units, gross rents were calculated using 2020 AMI and reduced by a utility allowance to account for all tenant-paid utilities to determine net rent. For the market-rent units, the rents are based on today's market rents for comparable projects escalated 3% per year to the beginning of lease up. Other income includes utility billbacks (for the market-rate units only), miscellaneous income such as application fees and pet rent (for the market-rate units only). Retail income (1.50 per rentable*

square foot per month) is set below retail rents at similar locations to attract small startup tenants. Parking income (\$120 per space per month) is based on what comparable residential properties are currently charging for onsite, covered parking.

With the below-market rents at 80%, we are able to achieve returns required to secure equity for the project without needing additional gap funds from the City (above the property contribution and \$1.1M) Note that if the below-market rents were set at CDBG fair market rent levels instead of 80% AMI, the project gap would increase by approximately \$2M.

Operating expenses were provided by Affinity based on their experience operating similar properties and escalated at 3% annually to the beginning of lease up. A detailed estimated operating budget is included in the proforma attachment.

8. Utility allowances must factor into the affordability of housing for low-income households. HUD defines affordability as 30% of household income, and utility payments are included in that calculation as a part of overall housing costs. The HUD defined rent limits are gross rent limits that include a calculated Utility Allowance. Utility Allowances are calculated annually by the Public Housing Authority (Homes for Good). UA's must be subtracted from gross rent limits to calculate the net rent limits that can be charged for each unit size. Please see Homes for Good's website to calculate UA's by unit size for electricity/gas and water/sewer/trash: <https://www.homesforgood.org/services-for-residents/resident-toolkit/downloads-and-resources>

Please explain how you calculated the UA's used in your pro forma:

**Response:**

Utility allowances included within the pro forma are calculated using the Homes for Good utility allowance schedule for 2021 specific to Lane County. Utilities that are tenant-paid are as follows: electricity (service charge, heating, cooking, lights/appliances, and water heating), and trash. The allowances for our unit types are \$86, \$94 and \$110 per month for studios, one-bedroom and two-bedroom units respectively. Water and sewer charges are owner-paid.



## Section 2 Attachments

- ☒ Project schedule
- ☒ Pro forma and other forms (Appendix B)
- ☒ Funding commitment letters
- ☐ Description of status of investor negotiations *(included in narrative above)*



## SECTION 3

### Experience and Qualifications

#### Respondent Information

Lead Organization: Joint Venture: deChase Miksis Development and Edlen & Company.

Primary Contact Person: Mark Miksis

Phone: 541-232-2508 Fax: N/A

Email: mark@dechase.com

List the names of principal person(s) of the development team, their contact information, and their organization.

Name	Contact Info (phone number and email)	Organization
Mark Miksis	541-232-2508; mark@dechase.com	deChase Miksis Development
Dean Pape	208-830-7071; dean@dechase.com	deChase Miksis Development
Jill Sherman	503-956-7210; jill.sherman@edlenandco.com	Edlen & Company
Mark Edlen	503-201-2800; mark.edlen@edlenandco.com	Edlen & Company

Lead Development Organization/Applicant Type (*check only one*):

☐ Corporation

☐ Nonprofit Community, Neighborhood, State, or Regional Organization

☐ Public Entity

☐ Partnership (describe: )

☒ Other (please specify): Edlen & Company. and deChase Miksis Development are both Oregon limited liability companies (LLC). The project owner will be a new special purpose entity (LLC) with the deChase Miksis Development and Edlen & Company joint venture as the Manager.

#### Experience

- Please describe experience, if any, members of the development team have with similar projects, including high quality redevelopment in urban areas and public/private developments. Please include information about project costs. *Please submit examples and images of prior projects (maximum 5) that demonstrate high-quality urban design and use.*



#### **Response:**

*This project will be a Joint Venture between deChase Miksis Development and Edlen & Company as co-developers of the project. This partnership has successfully completed a recent workforce housing project, Ash & River, in Boise with additional partnership projects in the pipeline in Oregon, Washington, and Idaho. deChase Miksis Development will bring the local knowledge of the entitlement process and construction management expertise to the project while Edlen & Company will coordinate the financing, development structure and bring extensive affordable housing experience to the project.*



*The design team will be led by Rowell Brokaw Architects. Rowell Brokaw have worked with Mark Miksis of deChase Miksis Development continuously for over 16 years. Significant projects include the Crescent Village Mixed-Use development, Northwest Community Credit Union Headquarters, 1203 Willamette and neighboring 1235 Willamette adaptive reuse. We are currently working with deChase Miksis Development on Crosswood Apartments, a Cross Laminated Timber housing project in Eugene, set to begin construction in June 2021.*

*The contractor will be Hyland Construction. deChase Miksis and Rowell Brokaw are currently working on the Crosswood Apartments. Rowell Brokaw has partnered with Hyland on several recent public construction projects.*

*Resident services and our social equity and inclusion programs including the HUD Section 3 requirements and the Good Faith Efforts program will be led by Cornerstone Community Housing. deChase Miksis and Cornerstone have worked together for the last 6 years. Together they completed the renovation of Cornerstone's WestTown on 8<sup>th</sup> affordable housing project. That renovation was made possible by the successful application and an award of \$1.2 million from Oregon Housing and Community Services GHAP Construction Defects NOFA. Their continued partnership has grown to also include Rowell Brokaw as they have collaborated on phase II of Delta Court, a property owned by Cornerstone. This collaboration is currently in the predevelopment stage and will create 36 additional units of affordable multifamily housing.*

*Day to day management of the property will be led by Affinity Property Management. Affinity Property management has extensive experience in leasing and management in the Eugene market, including the recently completed Gordon Lofts, and is currently working with deChase Miksis and Rowell Brokaw on the development of the Crosswood Apartments.*

*5 project examples have been included featuring the strength of the above partnerships in the delivery of high-quality urban housing. These projects serve a range of income levels from affordable, workforce to market rate with many achieving significant sustainability certifications. Additionally, a more comprehensive list of relevant projects of the key development partners has also been included to show the depth of background of the assembled team.*

2. Please describe experience, if any, members of the development team have with developing affordable housing and/or serving the targeted population(s).

**Response:**

*Edlen & Company's portfolio includes over 800 units of affordable housing (0-60% of area medium income, AMI) completed, under construction, or in predevelopment. Most of these projects are partnerships with nonprofits and serve low-wage workers as well as populations with special needs, including individuals with persistent mental illness, families in recovery, addiction treatment, formerly homeless households, and individuals with intellectual and developmental disabilities. Typically, these projects were funded with Low-Income Housing Tax Credits, tax-exempt bonds, and local gap funds including urban renewal funds specifically set aside for the production of affordable housing.*

*Edlen & Company is focused on providing housing for all income levels. In addition to subsidized affordable housing, Edlen & Company serve workforce or middle-income households through their development projects. Workforce housing or middle-income housing generally provides housing for those earning between approximately 80% to 120% of AMI such as our teachers, hourly workers, and many others. Edlen & Company's 38 Davis project includes mixed income housing with 65 units at 80-120% AMI. It integrates office, housing, and higher education in one building and was built to be a central hub for the neighborhood to foster community and creativity. Additionally, The Civic Condos and Morrison Apartments, a 400-unit urban renewal project, combines deeply affordable for-rent housing for the Housing Authority of Portland (HAP) with market rate condos. These two buildings sit above 40,000 sq. ft. of ground retail space and a 400-stall underground parking garage. Finally, The Nick Fish, which is set to be complete in March of 2021, is a 75-unit mixed-use development consisting of mixed income housing, office space, and ground floor commercial retail. The 75 rental apartment units include 52 affordable units for households earning between 30% and 60% AMI, and 23 market rate units. These three examples of mixed-income and mixed-use projects were design and financed thoughtfully and have or are set to achieve LEED Gold Status.*

*Recently Edlen & Company created a partnership with deChase Miksis to focus on the development of workforce housing in secondary markets throughout the intermountain west. The first of these projects to be completed is the Ash & River project providing 34 units of workforce housing to the Boise downtown core. Additional projects are in the predevelopment stages in Oregon, Washington, Idaho and Utah. These projects are predominantly Public Private Partnerships that leverage public resources and assets to help fill the 'missing middle' housing pipeline that is currently severely underserved.*

*Cornerstone Community Housing is a leading housing provider in Lane County and best known for building exceptionally high-quality housing and ultimately revitalizing communities. This year we celebrate a 29-year commitment to building affordable housing communities for people on limited incomes and providing support services designed for personal growth and economic independence. Cornerstone has developed 483 affordable homes in Eugene and Springfield and currently own a portfolio of 336 units.*

3. Please describe experience, if any, with using local contractors and/or Minority-owned business (MBE) or Women-owned business (WBE) enterprises in previous projects.

**Response:**

*Both Cornerstone and Affinity Property management have existing programs in place that ensure opportunities for MWESB are expanded in all their ongoing operations contracts with vendors and project partners. These programs are the basis for the program that is outlined in Section 1 of the RFP response.*

*In addition, Edlen & Co has extensive experience and a successful track record in MWESB participation in their development portfolio. Examples of successful program development and metric tracking can be found in the following projects:*

- *38 Davis, completed in 2017, (80,000 square feet office, 5,000 square feet retail, 12,000 square feet academic space, 65 middle income units), 26% MWESB participation.*

- *Hill Park Apartments, completed in 2017, (40 units of affordable housing), general contractor and architect both minority-owned, 20% MWESB participation.*
- *The Beatrice Morrow, completed in 2018, general contractor and architect both minority-owned (80 units of affordable housing, ground floor affordable commercial space and community meeting space), 59% MWESB participation.*
- *The South Waterfront redevelopment, a 38-acre sustainable urban community that includes OHSU Center for Health and Healing and four residential towers met participation goals cross multiple projects, with MWESB participation from 16% to 43.2%.*

4. Please describe experience, if any, with incorporating cost-effective green building measures in previous projects.

**Response:**

*Collectively, Edlen & Company and principals have over 147 years of experience in the design, construction, and operation of sustainable, high-performance buildings. Edlen & Company is the nation's leader in developing LEED-certified buildings with 78 projects certified or registered, including 23 Platinum, 50 Gold, and 5 Silver. Edlen & Company has pioneered and implemented various cutting edge sustainable design strategies, from our first project where ice generation storage machines were used for generating building cooling capacity, to solar and wind installations, rainwater harvesting and reuse, and on-site wastewater treatment to full biophilic design and construction. Along the way, some of our ideas have ended up in the recycling bin; however, we continue to challenge ourselves, our designers, our engineers, and our contractors to raise the bar to achieve the most environmentally responsible projects while adhering to budgetary objectives. Much like design excellence, we believe the environmental footprint of our buildings is a lasting legacy to our community.*

*Edlen & Company is currently developing the PAE Living Building project which is pursuing certification as a Living Building. The Living Building Challenge is the most aspirational green building certification in existence: Living Buildings are net-zero energy, water, and waste. The building is currently under construction and when completed will be the largest Living Building in the world and the first developer led Living Building anywhere. In December Edlen & Company will break ground on the Albertina Kerr Workforce and Accessible Housing project which will be net-zero energy. Features such as improved insulation, triple pane windows, a highly efficient heat pump system for water and space heating, 100% LED lighting with advanced controls, and top-rated Energy Star appliances, result in a building that uses 43% less energy than a typical building. And a large integrated on-site solar array will offset 105% of the electricity used by the building on an annual basis. Quite often what others may view as financially unfeasible, with our 25-plus-year history of leading sustainable development in the US we view it as attainable through innovative engineering and financing techniques along with hard work.*

*deChase Miksis was an early leader in the Eugene area in the development of highly efficient and sustainable projects. Mark Miksis was one of the original members of the Mayor's Sustainability Commission and sat on the City's Green Building Task force. The principals of deChase Miksis were involved in many of the first LEED projects in the community from The Inkwel Building at Crescent Village (Gold), Arlie & Company's Headquarters (Platinum), Northwest Community Credit Union (Gold) and Kendall Toyota the first Platinum car dealership in the county. In all of these projects tight budget*

*constraints led to the selection of green building measures that provided economic benefit to the project through reduced operational costs, increased occupant comfort and performance, and implementing passive strategies such as daylighting and natural ventilation. The development approach in these projects was never to buy our way into reaching a specific certification with expensive systems or construction techniques but to instead to have a whole building approach that uses simple low-cost measures that decreased the environmental footprint of development while improving the occupant's environment.*

5. Please describe current projects underway and their status. How will you manage additional projects?

**Response:**

*Edlen & Company is currently developing six projects, of which five are set to be complete by the end of 2021. The completion of 80% of our construction portfolio by 2022 generates great capacity among our development management and project management team.*

*deChase Miksis is in active development of four projects with two set to be complete at the end of 2021 and two set to be complete by the end of 2022 or early 2023. 50% of our active development projects are scheduled to be complete prior to the scheduled construction of this proposed project.*

*The combined management staff of Edlen & Company and deChase Miksis has adequate capacity to ensure the City of Eugene will be well supported through every step of the development process including design, financing, construction, and budget management.*

## **Financial Capacity**



6. Please describe and provide evidence of prior ability to finance and complete similar projects.

**Response:**

*Our team specializes in identifying, securing, and integrating both traditional and non-traditional sources of financing. Experience with non-traditional sources includes tax credits (New Markets Tax Credits, Historic Tax Credits, Low-Income Housing Tax Credits, Solar Investment Tax Credit), taxable and tax-exempt bonds, capital campaigns, program-related Investments (PRIs), HOME Funds, and Tax Increment Financing through urban renewal districts. Many of our projects include more than one of these sources, increasing complexity but maximizing the benefit to our nonprofit partner. Our team is also expert at securing traditional debt and equity. Over the years, Edlen & Company and its predecessor firm have successfully capitalized approximately \$5B of real estate projects providing confidence around the ability to deliver an excellent inclusive housing project for the City of Eugene.*

7. Identify and describe any relationship the respondent may have with subsidiaries, joint venture partners, or others who are significant to the project.

**Response:**

*As described in Section 1 deChase Miksis and Edlen and Co are joint venture partners in the project.*

### Ownership Entity

8. What is the legal status of the anticipated Ownership Entity for the project?
- ☐ Currently Exists (please describe: Overwrite this text with your answer )
- ☒ To Be Formed prior to development: Estimated formation date 6/1/2021
9. If a new entity, indicate the anticipated Ownership Structure: (check all that apply)
- ☐ Nonprofit or Nonprofit Single Asset Entity
- ☒ Limited Liability Corporation (LLC)
- ☐ Limited Liability Partnership (LLP)
- ☐ Limited Partnership (LP)
- ☐ Other Corporation
- ☐ Joint Venture
- ☐ Cooperative
- ☐ Other, Describe:

### Property Management

10. Briefly summarize the management plan for this project. Be sure to address facility maintenance, on-site management, and services provided.

#### **Response:**

*Affinity has the experience and capacity to effectively manage the complexity and diversity of the reporting, financing, and compliance requirements of the ownership. We have managed affordable housing since our inception in 2003. Affinity has extensive experience managing various types of affordable housing. Our affordable portfolio has consisted of LIHTC, HOME financing, PSH units, PHB financed projects, Project-Based Section 8, B2H, HUD, farm worker housing, and low-barrier housing in addition to market rate units.*

*Affinity management has a Management Agent's Certification from HUD to manage projects with HUD-held mortgages or insured multifamily projects. We have staff members that have extensive experience with HUD compliance documents and our staff continues to receive training on all tax credit certifications including the Spectrum C3P Tax Credit Certification Seminar. This training seminar includes extensive case studies of HUD properties with detailed discussion of IRS regulations, income limits, recapture issues and continuing compliance.*

*The best practices in managing affordable housing can be broken down into six sections. These individual sections need to be managed separately while at the same time nurturing a symbiotic relationship which makes a successful project. These six areas include financial management, physical plant management, tenant services, compliance, human resources, and communication management.*

#### **Financial Management**

*Affinity has a policy and procedures manual which schedules out the day-to-day operations at a property and sets expectations for all onsite personnel from the appearance of the office to record keeping, and from expense control to identification theft protection. Affinity has some of the most tenured and knowledgeable staff in the industry. Our onsite Community Managers go through continual training to improve their abilities and incorporate the best practices from other Managers throughout our portfolio. Affinity's Portfolio Managers all have extensive experience in multi-family management, tenant*



*relations, resident services, and direct profit-and-loss responsibilities. Our Portfolio Managers are hands-on trainers, confidants, and mentors for the onsite staff. The onsite teams are supported with an extensive accounting department spearheaded by our Controller who has a CPA background.*

#### *Physical Plant Management*

*Affinity has procedures in place which systematizes daily, monthly, quarterly, and yearly maintenance and capital replacement schedules. Our Portfolio Managers continually audit the property for the completeness of tenant files, record keeping, and maintenance. Open communication between the onsite staff and tenants help Affinity take care of any physical issues as they happen. During any third party physical and file inspections Affinity will make available the necessary personnel to help complete the inspections as quickly and efficiently as possible, including notifying tenants of the upcoming physical inspection at least 24 hours in advance, and earlier if possible. If any follow-up is necessary Affinity will immediately take action and the Community Manager, Maintenance Manager, compliance manager and Portfolio Manager will all verify that the necessary changes, improvements, fixes, and follow-up have occurred. Affinity staff also walk each unit twice a year to look for any outstanding maintenance issues that may not have been reported by the resident.*

#### *Tenant Customer Service*

*Affinity believes that tenant customer service is at the heart of any successful community. We have written systems and procedures for tenant selection, tenant rights and responsibilities, evictions, marketing, and directing residents to tenant supportive services.*

#### *Compliance*

*Affinity uses a system for compliance that leverages the property manager's time and knowledge as well as a double check system to make sure the property remains in compliance at all time.*

#### *Human Resources*

*Affinity uses written job descriptions and reviews an employee's rights and responsibilities with every staff member during their new hire training, 90-day reviews, and yearly performance evaluations. In addition, we have a full time HR department that serves our current employees needs as well as constantly recruits for new positions so that we are ready to grow when opportunity arises.*

#### *Communication Management*

*It is extremely important at Affinity to keep the lines of communications open with the property owner. Affinity sets up a one-point-of contact system which allows owners to contact one person at the corporate office who will answer all questions from operation to maintenance, and from compliance to accounting. However, Affinity also has an "open door" policy which gives the owner direct access to anybody in the company if they wish to communicate directly with any Affinity employee involved in their project.*

*Affinity takes pride in the longevity and experience of its employees. Many of our Managers have been awarded Manager of the Year awards through the Multi-Family Housing Association and we are event sponsors for many non-profit groups in Oregon. Affinity is a member of the Streamlining Compliance Initiative. We have had no major findings on any of our audits throughout the years. We have had no verifiable fair housing claims or material litigation in the last three years. We continually train our on-site and off-site staff in affordable housing management including the annual Miller-Nash conference in Portland and like conferences in our service area, the Oregon Opportunity Network conferences, Spectrum and Prism conferences, and as many Oregon Affordable Housing Management Association*

*trainings as we can fit into our schedules. We also go through twice yearly fair housing training with our law firm.*

11. Describe your tenant selection process, and how you will market the units to be offered, particularly to those least likely to apply (such as protected classes under the Fair Housing Act), ensuring they are provided information about the housing opportunity. Describe any experience members of your development team have with income verification.

**Response:**

*During the initial lease up period, residents will be placed on an initial waitlist obtained through various marketing and outreach efforts identified in Affinity's Affirmative Fair Housing Marketing Plan. Applicants are selected on a first come first serve basis determined by the time/date stamp from the waitlist application. Upon an applicant coming up on the waitlist, the application will be screened for criteria noted in the Screening Criteria as well as for affordable program requirements which will be outlined in the Tenant Selection Plan and based off Land use Regulatory agreements specific to the property.*

*Marketing of the affordable units will be based on the Affordable Fair Housing Marketing Plan. Affinity will incorporate Census information for the target area to identify those least likely to apply. Upon identification, the determination is made on agency and marketing sources for outreach and marketing. This process is closely followed to ensure that we are targeting those identified on our marketing plan as least likely to apply. On select projects, Affinity has hired an equity navigator in efforts to ensure we are removing all barriers for our target population.*

*Cornerstone will work with Affinity to support and supplement marketing efforts. We employ Affirmatively Furthering Fair Housing marketing best practices, including but not limited to the following:*

- ***Analysis of neighborhood-level and regional demographics:*** Analysis of demographics including race/ethnicity, national origin, disability, language spoken at home, literacy, familial status, and occupation type (a protected class in Eugene) for income eligible households helps us characterize the market and determine who is least likely to apply. We assume that people who already live in the neighborhood are more likely to apply than those who do not.
- ***Selection of appropriate marketing strategies:*** Cornerstone cultivates relationships with local social service agencies, employers, and culturally specific organizations such as Centro Latino Americano, Downtown Languages, Latino Business Network, NAACP, Eugene/Springfield Asian Council, Eugene 4J School District Natives Program, and Springfield Public Schools Office of Indian Education. At times, input is requested to develop marketing strategies for specific population groups and for support disseminating information.
- ***Ongoing evaluation of marketing and outreach:*** Success of marketing is evaluated by comparing resident demographics to regional demographics for households with qualifying incomes. Resident demographics should closely mirror regional demographics. Property management and asset

*management staff consult with community contacts to identify marketing strategies to reach underrepresented groups.*

*Additionally, 10 units have been set aside for victims of domestic violence. Cornerstone will work with Affinity and Womenspace to manage these set aside to ensure that they are serving the populations they are designated for.*

### **Fair Housing and Cultural Competency**

12. Explain how your development team and property management staff stay educated about fair housing issues and are working to broaden staff/board knowledge around cultural competency.

#### **Response:**

*Diversity, equity, and inclusion (DEI) is a key priority in Cornerstone's 5-year Strategic Plan (2018-2022). Cornerstone is committed to building a multicultural organization and continually challenging ourselves to learn and improve. Cornerstone's DEI Steering Committee will continue to meet bi-monthly in 2021 to discuss and lead the implementation of various DEI initiatives, while staff work to develop and implement changes on the off months.*

*Some of Cornerstone's current efforts and goals include:*

- *Fostering an organizational culture that honors difference. Shifting the organizational culture through DEI training, intentional conversations, and operational changes.*
- *Revamping recruitment practices. Recruiting a diverse staff and board of directors.*
- *Investing in professional development and leadership development for residents and staff at all levels. Providing pathways for individuals with under-represented identities to advance their careers.*
- *Using an equity lens tool to analyze and improve the way that we respond to the needs of populations facing disparities.*

*Affinity's Woman Owned, Minority Owned, Small Businesses (WMSEB) and Equity procedures require that any work performed by a 3<sup>rd</sup> party vendor in excess of \$1,000 include at least one out of the three bids from a minority-owned, women-owned vendor, and emerging small businesses. Additionally, the Portfolio Manager along with the Affordable site staff have attended several social equity trainings. Continued social equity training is key to understanding and overcoming all factors which create barriers of any kind to individuals of a specific society or isolated group.*

*Affinity has a proven track record of working with and housing resident populations who face many social and economic challenges. We take pride in our history and rapport working with multiple program partners throughout the area. To maintain these working relationships, we attend housing partnership workgroups as well as regular meetings with property specific programs in effort to ensure we have the most up to date contact list and that we can work together to overcome any challenges in effort to benefit the program, the clients, and the properties.*

*Trainings include but not limited to:*

- *Fair Housing Training*
- *Landlord Tenant Training*
- *Low Income Housing Tax Credit (LIHTC) Compliance Training*



- *Housing Credit Certified Professional (HCCP) Training*
- *LIHTC Seminars offered by OHCS*
- *Public Housing Agency waitlist trainings*
- *Various AHMA multi-family continuing education trainings throughout the year*

*Affinity has managed lease-up of three tax credit buildings; a 51-unit community in Woodland, Washington which consisted of farm-worker tax credits, and a 240-unit community in Eugene, Oregon and a 50-unit mixed SE project in Rockwood, Gresham, Oregon. All three completed the lease up on time and within budget. This experience gives Affinity the background needed to work collaboratively to successfully lease up and manage 1059 Willamette.*

*We usually start building the marketing material and strategic plan which includes outreach to local program partners for purposes to build waitlists up to six months in advance of opening a new lease up. As we get closer to the 90-day period, Affinity would start to identify and approve prospective residents who have been identified through waitlists and PBVs. This will ensure that we will be able to open the building with as many residents as possible. We will continue this process as efficiently and effectively as possible to ensure that we meet the required lease up occupancy goal.*

13. Describe how you will ensure property management staff will provide culturally competent services in working with protected classes.

**Response:**

*Since 2018, Cornerstone has hosted semi-annual cross training events with property management and resident services staff. Training topics have included crisis de-escalation, self-awareness and self-care, bed bugs / pest management, and cultural humility. Training and team building efforts support more collaborative, effective, and equitable frontline service for residents. Providing ongoing professional development opportunities related to cultural competency and inclusion are of the highest priority for Cornerstone. Cornerstone will work with Affinity to provide this ongoing professional development for property management staff.*

**Third Party Support Experience**

*Affinity and its managers have a well-versed history working with program partners in our local industry such as Rent Well and Fresh Start programs. We understand that many of our diverse clientele have barriers that will often prevent them from obtaining stable housing. Our policy allows for the acceptance of the above-mentioned certificates of completion in effort to overturn denials and offer permanent stable housing. In addition, Affinity is accustomed to developing tailored screening criteria for each specific property which allows specific target populations to be housed in coordination with agency referrals and supportive services.*

**Community Outreach**

*Affinity uses many approaches for outreach and marketing which depends on the specific property, its location, and target demographic. Aside from our standard marketing approaches, Affinity relies greatly on leveraging our connections with our community service providers and partner agencies for outreach purposes. Most of Affinity's Affordable portfolio utilizes specific program referrals to build waitlists and house our target populations. Affinity utilizes both digital and print marketing in demographic specific publications to reach a diverse group of prospective tenants.*

### On/Off Site Resident Services Personnel

*It is Affinity's policy to have site managers work directly with resident service personnel. This can be through weekly in person interaction, email communication, or phone calls. Site managers discuss all facets of lease compliance with the resident service personnel prior to issuing any notices as well as any concerns for the resident. When notices are issued, resident services is copied in on that notice and the details. This practice is used in efforts to help our residents remain successful in their housing.*

*While the overall U.S economy is in an economic expansion, poverty remains a daily reality for many. The need for affordable housing has grown significantly and requires community-minded individuals and institutions to face the challenge head-on. Affinity wants to be part of helping the community by operating the 1059 Willamette to its fullest potential. We are well equipped to successfully operate the 1059 Willamette and serve its residential clients. By putting in place effective systems and investing in on-site staff, the property will continue to operate successfully.*



### **Section 3 Attachments**

- |  |  |
|--|--|
| <input checked="checked" type="checkbox"/> | Examples/images of prior projects that demonstrate high-quality urban design and use |
| <input type="checkbox"/>                   | Evidence of financial capacity <i>(included in Section 2 and 3 narratives)</i>       |

## Appendix B. Pro Forma Instructions

This excel workbook is an independent, stand-alone series of worksheets.  
Do not link this workbook to any other workbooks!

This workbook was created by the City of Eugene in Excel **2010**; though efforts have been made to ensure compatibility with previous versions, it is not guaranteed.

Each worksheet has identified cells that need to be completed; identified in green.

Individual worksheet notes and directions are listed to the right of the primary tables.

**To Start:** Begin on the Summary Worksheet, and fill in the Project Name, Date, type of project, and Pro Forma type. These selections will carry over to all of the other worksheets; if you have any changes to make to these criteria you will need to make them here.

After these elements are completed, you should proceed through all of the remaining green worksheet tabs and complete the needed information in green cells.

**Calculations won't work until all of the needed information has been entered in the workbook.**

**All worksheets are locked**, in order to preserve the integrity of the internal calculations. To unlock a sheet, right click on the tab and select "unprotect"; there is no password on these sheets though it is important to note that any adjustments made improperly may result in errors throughout the workbook.

cell colors indicate:
Worksheet guidance
to complete by applicant
calculated in worksheet
value imported from other worksheet
white cells are fixed fields and can not be over-written

## Project Summary

**Project Name:** The Montgomery

**Date:** 2/2/2021

### Project Square Feet

	Total	% of Total
Residential (leasable)	64,107	68.5%
Common Space	25,976	27.8%
Commercial	3,438	3.7%
Total Res Sq Ft	90,083	96.3%
Total	93,521	--

### Number of Housing Units

	Income Qualified	Market Rate	Total
Studio	65	0	65
1 bedroom	1	58	59
2 bedroom	0	5	5
3 bedroom	0	0	0
4 bedroom	0	0	0
5 bedroom	0	0	0
Total	66	63	129

### Overall Costs

	Total	Acquisition	Construction	Development
Total Costs	\$29,045,132	-	\$22,246,137	\$6,758,995
% of Total Costs	100%	0%	77%	23%
Total Cost / Res. Unit	\$225,156	\$0	\$172,451	\$52,395
Total Cost / Res. SF	\$322	\$0	\$247	\$75
Residential Only Costs	\$27,803,231	\$0	\$21,430,392	\$6,372,839
Res. Only Cost / Unit	\$215,529	\$0	\$166,127	\$49,402
Res. Only Cost / Res. SF	\$309	\$0	\$238	\$71

### Financial Factors

Developer Fee Percent	5%
Contractor Profit, Overhead & GC as % of	0%

### Debt Coverage Ratio

	Year 1	Year 3
Primary Debt	1.29	1.33
Total Debt	1.29	1.33

## SOURCES OF FUNDING

Project Name: The Montgomery

Date: 2/2/2021

### Funding Source

Cash	\$5,184,632
Permanent Bank Loan-primary	\$22,710,500
Permanent Bank Loan-secondary	\$0
City of Eugene-Urban Renewal	\$1,100,000
Utility Efficiency Incentive	\$50,000
<b>TOTAL FUND SOURCES</b>	<b>\$29,045,132</b>

Surplus or Gap \$0

# USES OF FUNDS

Project Name: The Montgomery

Date: 2/2/2021

Number of Units:	129
Square Footage Summary:	
Residential Unit Square Footage:	64,107
Residential Common Areas:	25,976
Commercial/other	3,438
Total Residential Square Footage:	90,083
Total Square Footage:	93,521

Summary of Costs				
	Total	Acquisition	Construction	Development
Total Costs	\$29,045,132	\$40,000	\$22,246,137	\$6,758,995
% of Total Costs	100%	0%	77%	23%
Total Cost / Res. Unit	\$225,156	\$310	\$172,451	\$52,395
Total Cost / Res. Sq Ft	\$322	\$0	\$247	\$75
Residential Only Costs	\$27,803,231	\$0	\$21,430,392	\$6,372,839
Res. Only Cost / Unit	\$215,529	\$0	\$166,127	\$49,402

Costs	Total Costs (Residential + Commercial)	Residential	Commercial	Total Cost per Unit
<b>Acquisition Costs</b>				
Purchase Price:				
Land	\$0			-
Improvements	\$0			-
Liens and Other Taxes	\$0			-
Closing/Recording	\$40,000			\$310
Extension Fees	\$0	\$0	\$0	-
Other (list below):				
	\$0			-
	\$0			-
	\$0			-
<b>Acquisition Costs Subtotal:</b>	<b>\$40,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$310</b>

## worksheet guidance

cell colors indicate:

to complete by applicant

calculated in worksheet

value imported from other worksheet

<b>Construction Costs</b>				
Off-site Work	\$0			-
On-site Work	\$0			-
Hazardous Materials Abatement	\$300,000	\$288,900	\$11,100	\$2,326
Demolition	\$375,000	\$361,125	\$13,875	\$2,907
Residential Building	\$19,498,147	\$19,498,147		\$151,148
Commercial Space/Building	\$749,150		\$749,150	\$5,807
Common Use Facilities	\$0			-
FF&E (Common Area Furnishings)	\$125,000	\$125,000		\$969
Internet Wiring & Equipment	\$0			-
Landscaping	\$0			-
Elevator	\$0			-
Laundry Facilities	\$0			-
Storage/Garages	\$0			-
Builder's Risk Insurance	\$0			-
Performance Bond	\$0			-
3rd Party Const. Management	\$0			-
Contingency	\$1,059,340	\$1,020,495	\$38,845	\$8,212
General Conditions	\$0			-
Contractor Overhead	\$0			-
Contractor Profit	\$0			-
Other (list below):				
Unit Upgrades	\$64,500	\$64,500		\$500
Signage, Security & Access Control	\$75,000	\$72,225	\$2,775	\$581
	\$0			-
<b>Construction Costs Subtotal:</b>	<b>\$22,246,137</b>	<b>\$21,430,392</b>	<b>\$815,745</b>	<b>\$172,451</b>



## USES OF FUNDS

Project Name:

The Montgomery

Date:

2/2/2021

### Development Costs

Land Use Approvals	\$0			-
Building Permits/Fees	\$417,736	\$402,280	\$15,456	\$3,238
System Development Charges	\$731,038	\$703,990	\$27,048	\$5,667
Market Study	\$12,500	\$12,500		\$97
Environmental Report	\$20,000	\$19,260	\$740	\$155
Lead Based Paint Report	\$0			-
Asbestos Report	\$0			-
Soils Report (Geotechnical)	\$20,000	\$19,260	\$740	\$155
Survey	\$15,000	\$14,445	\$555	\$116
Capital Needs Assessment	\$0			-
Marketing/Advertising	\$100,000	\$100,000		\$775
Insurance	\$150,000	\$144,450	\$5,550	\$1,163
Other (list below):				
Utilities	\$225,750	\$217,397	\$8,353	\$1,750
Tenant Improvement Allowance	\$120,330		\$120,330	\$933
	\$0			-
General Fees				
Architectural	\$1,535,180	\$1,478,378	\$56,802	\$11,901
Engineering	\$0			-
Legal/Accounting	\$50,000	\$48,150	\$1,850	\$388
Cost Certification	\$12,000	\$11,556	\$444	\$93
Appraisals	\$10,000	\$9,630	\$370	\$78
Special Inspections/Testing	\$65,000	\$62,595	\$2,405	\$504
Developer Fee	\$1,073,946	\$1,034,210	\$39,736	\$8,325
Consultant Fee	\$252,000	\$242,676	\$9,324	\$1,953
Rate Lock Fee	\$0			-
Other (list below):				
LEED	\$80,000	\$77,040	\$2,960	\$620
Retail Leasing Commission	\$18,565		\$18,565	\$144
	\$0			-
Construction Loan Costs/Fees				
Lender Inspection Fees	\$113,553	\$109,352	\$4,201	\$880
Lender Title Insurance	\$60,000	\$57,780	\$2,220	\$465
Lender Legal Fees	\$100,000	\$96,300	\$3,700	\$775
Loan Fees	\$329,303	\$317,119	\$12,184	\$2,553
Loan Closing Fees	\$32,350	\$31,153	\$1,197	\$251
Property Taxes (Constr Period)	\$25,000	\$24,075	\$925	\$194
Insurance	\$0			-
Bridge Loan Fees				
Bridge Loan Legal	\$0			-
Bridge Loan Trustee	\$0			-
Bridge Loan Underwriting	\$0			-
Permanent Loan Fees				
Perm. Loan Fee	\$0			-
Perm. Loan Closing Fees	\$0			-

# **USES OF FUNDS**

**Project Name:**

**The Montgomery**

**Date:**

**2/2/2021**

<b>Bond Issuance Fees</b>				
Cost of Bond Issuance	\$0			-
Negative Arbitrage (1.50%)	\$0			-
Bond Cost Certification	\$0			-
Other (list below):				
	\$0			-
<b>Interest</b>				
Construction Period	\$580,253	\$558,784	\$21,469	\$4,498
Construction Bridge Loan	\$0			-
Other (list below):				
	\$0			-
	\$0			-
<b>Development Contingency</b>				
Development Contingency	\$191,755	\$178,180	\$13,575	\$1,486
Contingency Escrow Account (3%)	\$0			-
<b>Lease Up / Tenant Relocation</b>				
Lease Up	\$0			-
Tenant Relocation	\$0			-
<b>Reserves/Cash Accounts</b>				
Operating Reserve	\$0			-
Deposit to Replacement Reserves	\$0			-
Other (list below):				
Lease Up Reserve	\$417,736	\$402,280	\$15,456	\$3,238
	\$0			-
	\$0			-
	\$0			-
<b>Development Costs Subtotal:</b>	<b>\$6,758,995</b>	<b>\$6,372,839</b>	<b>\$386,156</b>	<b>\$52,395</b>
<b>TOTAL PROJECT COST</b>	<b>\$29,045,132</b>	<b>\$27,803,231</b>	<b>\$1,201,901</b>	<b>\$225,156</b>
<b>Surplus or Gap</b>	<b>\$0</b>			

## **Summary of Fees and Contingencies**

## **Preferred Rates**

Developer Fee Percent	4.9%	No more than 15% of total project costs net of developer fee, reserves and cash accounts.
Project Development Percentage	23.3%	No more than 30% of total project costs.
Development Contingency	2.9%	No more than 5%.
Construction Contingency	5.0%	No more than 5% for new construction, 10% for rehabilitation.
Contractor Profit, Overhead & GC	0.0%	Contractor Profit (8%), Overhead (2%) and General Conditions (6%), with combined no more than 14% of construction costs.
Construction less Contractor P & O & GC	\$22,246,137	
Project costs net of developer fee, reserves and cash accounts	\$26,883,713.8	
Development and Construction Costs, total	\$29,005,131.8	

## HOUSING OPERATING BUDGET - INCOME

Project Name:

The Montgomery

Date:

2/2/2021

Income Inflation Rate:

2.00%

													Year									
		Unit Type (BDR /MGR)	# of Baths	Square Feet / Unit	Median Income %	Gross Monthly Rent /Unit	Tenant Paid Utility Allow		Net Monthly Rent / Unit		# of Units		1	2	3	4	5	10	15	20	30	
Type	Unit Size																					
Income Qualified	Studio		1.0	477	80%	\$980	- \$86	=	894	X 12	15	=	\$160,920	\$164,138	\$167,421	\$170,770	\$174,185	\$192,314	\$212,331	\$234,430	\$285,769	
Income Qualified	Studio		1.0	369	80%	\$980	- \$86	=	894	X 12	15	=	\$160,920	\$164,138	\$167,421	\$170,770	\$174,185	\$192,314	\$212,331	\$234,430	\$285,769	
Income Qualified	Studio		1.0	391	80%	\$980	- \$86	=	894	X 12	30	=	\$321,840	\$328,277	\$334,842	\$341,539	\$348,370	\$384,629	\$424,661	\$468,860	\$571,538	
Income Qualified	Studio		1.0	352	80%	\$980	- \$86	=	894	X 12	5	=	\$53,640	\$54,713	\$55,807	\$56,923	\$58,062	\$64,105	\$70,777	\$78,143	\$95,256	
Income Qualified	1 bedroom		1.0	568	80%	\$1,050	- \$94	=	956	X 12	1	=	\$11,472	\$11,701	\$11,935	\$12,174	\$12,418	\$13,710	\$15,137	\$16,713	\$20,372	
Market Rate	1 bedroom		1.0	491		\$1,530	- \$0	=	1,530	X 12	5	=	\$91,800	\$93,636	\$95,509	\$97,419	\$99,367	\$109,709	\$121,128	\$133,735	\$163,023	
Market Rate	1 bedroom		1.0	576		\$1,530	- \$0	=	1,530	X 12	5	=	\$91,800	\$93,636	\$95,509	\$97,419	\$99,367	\$109,709	\$121,128	\$133,735	\$163,023	
Market Rate	1 bedroom		1.0	581		\$1,565	- \$0	=	1,565	X 12	20	=	\$375,600	\$383,112	\$390,774	\$398,590	\$406,562	\$448,877	\$495,596	\$547,178	\$667,007	
Market Rate	1 bedroom		1.0	666		\$1,590	- \$0	=	1,590	X 12	5	=	\$95,400	\$97,308	\$99,254	\$101,239	\$103,264	\$114,012	\$125,878	\$138,980	\$169,416	
Market Rate	1 bedroom		1.0	568		\$1,530	- \$0	=	1,530	X 12	23	=	\$422,280	\$430,726	\$439,340	\$448,127	\$457,089	\$504,664	\$557,189	\$615,182	\$749,904	
Market Rate	2 bedroom		2.0	802		\$2,300	- \$0	=	2,300	X 12	5	=	\$138,000	\$140,760	\$143,575	\$146,447	\$149,376	\$164,923	\$182,088	\$201,040	\$245,067	
							-	=	0	X 12		=	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
							-	=	0	X 12		=	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
							-	=	0	X 12		=	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

Total Residential Leasable Square Feet  
64,107

See Appendix C of RFP for allowed rents in income-qualified units

<b>SUB-TOTALS</b>	<b>129</b>	<b>=</b>	<b>\$1,923,672</b>	<b>\$1,962,145</b>	<b>\$2,001,388</b>	<b>\$2,041,416</b>	<b>\$2,082,244</b>	<b>\$2,298,966</b>	<b>\$2,538,244</b>	<b>\$2,802,427</b>	<b>\$3,416,143</b>
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### Total Annual Income

#### Site-based rental assistance:

Site-based rental assistance:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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#### Other Revenue:

Laundry		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Garage/Parking	\$25,920	\$26,438	\$26,967	\$27,507	\$28,057	\$30,977	\$34,201	\$37,761	\$46,030	
Deposits on Turnover		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Cable TV		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Interest Income		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Application Fees		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Internet Access Fees		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
RUBS	\$26,460	\$26,989	\$27,529	\$28,080	\$28,641	\$31,622	\$34,913	\$38,547	\$46,989	
Other Income	\$32,250	\$32,895	\$33,553	\$34,224	\$34,908	\$38,542	\$42,553	\$46,982	\$57,271	

<b>SUB-TOTAL OTHER REVENUE</b>	<b>\$84,630</b>	<b>\$86,323</b>	<b>\$88,049</b>	<b>\$89,810</b>	<b>\$91,606</b>	<b>\$101,141</b>	<b>\$111,667</b>	<b>\$123,290</b>	<b>\$150,290</b>
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Gross Residential Income:	\$2,008,302	\$2,048,468	\$2,089,437	\$2,131,226	\$2,173,851	\$2,400,107	\$2,649,912	\$2,925,717	\$3,566,432
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Annual Vacancy Rate (stable at Yr 3)	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
--------------------------------------	------	------	------	------	------	------	------	------	------

Less Vacancy	(\$100,415)	(\$102,423)	(\$104,472)	(\$106,561)	(\$108,693)	(\$120,005)	(\$132,496)	(\$146,286)	(\$178,322)
<b>Effective Res. Gross Income:</b>	<b>\$1,907,887</b>	<b>\$1,946,045</b>	<b>\$1,984,966</b>	<b>\$2,024,665</b>	<b>\$2,065,158</b>	<b>\$2,280,101</b>	<b>\$2,517,416</b>	<b>\$2,779,431</b>	<b>\$3,388,111</b>

### HOUSING OPERATING BUDGET - INCOME

Project Name:

The Montgomery

Date:

2/2/2021

Income Inflation Rate:

2.00%

Type	Unit Size	Unit Type (BDR /MGR)	# of Baths	Square Feet / Unit	Median Income %	Gross Monthly Rent /Unit	Tenant Paid Utility Allow	Net Monthly Rent / Unit	# of Units	Year									
										1	2	3	4	5	10	15	20	30	
										years	1	2	3	4	5	10	15	20	30
Commercial Income:						Retail	=	\$61,884	\$63,122	\$64,384	\$65,672	\$66,985	\$73,957	\$81,655	\$90,153	\$109,896			
Other:							=		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Other:							=		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Other:							=		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Other:							=		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Other:							=		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Other:							=		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
								\$61,884	\$63,122	\$64,384	\$65,672	\$66,985	\$73,957	\$81,655	\$90,153	\$109,896			
Annual Vacancy Rate (stable at Yr 3)							5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%			
Less Vacancy							(\$3,094)	(\$3,156)	(\$3,219)	(\$3,284)	(\$3,349)	(\$3,698)	(\$4,083)	(\$4,508)	(\$5,495)				
Effective Comm. Gross Income:							\$58,790	\$59,966	\$61,165	\$62,388	\$63,636	\$70,259	\$77,572	\$85,646	\$104,402				
Effective Total Gross Income:							\$1,966,677	\$2,006,010	\$2,046,130	\$2,087,053	\$2,128,794	\$2,350,361	\$2,594,988	\$2,865,077	\$3,492,512				

# HOUSING OPERATING BUDGET - EXPENSES

Project Name:

The Montgomery

Date:

2/2/2021

Expense Inflation Rate: **3.00%** if you change this expense inflation rate from it's default (3%) you must support it in your narrative

Enter annual expense for ALL units below

Year

Annual Operating Expenses	Annual per Unit	1	2	3	4	5	10	20	30
Insurance	\$179	\$23,145	\$23,839	\$24,555	\$25,291	\$26,050	\$30,199	\$40,585	\$54,543
Utilities:(common areas)									
Gas/Oil	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$191	\$24,665	\$25,405	\$26,167	\$26,952	\$27,761	\$32,182	\$43,250	\$58,125
Water & Sewer	\$226	\$29,210	\$30,086	\$30,989	\$31,919	\$32,876	\$38,112	\$51,220	\$68,835
Garbage Removal	\$121	\$15,600	\$16,068	\$16,550	\$17,047	\$17,558	\$20,354	\$27,355	\$36,762
Cable TV	\$17	\$2,165	\$2,230	\$2,297	\$2,366	\$2,437	\$2,825	\$3,796	\$5,102
Repairs & Maintenance	\$785	\$101,210	\$104,246	\$107,374	\$110,595	\$113,913	\$132,056	\$177,472	\$238,508
Landscape Maintenance	\$54	\$6,910	\$7,117	\$7,331	\$7,551	\$7,777	\$9,016	\$12,117	\$16,284
Replacement Reserve	\$250	\$32,250	\$33,218	\$34,214	\$35,240	\$36,298	\$42,079	\$56,551	\$75,999
Property Management:									
On-site	\$633	\$81,690	\$84,141	\$86,665	\$89,265	\$91,943	\$106,587	\$143,244	\$192,508
Contracted (Off-Site)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Professional Services:									
Resident Services	\$47	\$6,050	\$6,232	\$6,418	\$6,611	\$6,809	\$7,894	\$10,609	\$14,257
Case Management	\$50	\$6,470	\$6,664	\$6,864	\$7,070	\$7,282	\$8,442	\$11,345	\$15,247
Legal	\$8	\$1,060	\$1,092	\$1,125	\$1,158	\$1,193	\$1,383	\$1,859	\$2,498
Accounting	\$16	\$2,120	\$2,184	\$2,249	\$2,317	\$2,386	\$2,766	\$3,717	\$4,996
Compliance Monitoring Fees	\$89	\$11,495	\$11,840	\$12,195	\$12,561	\$12,938	\$14,998	\$20,157	\$27,089
Office & Administration	\$773	\$99,730	\$102,722	\$105,804	\$108,978	\$112,247	\$130,125	\$174,877	\$235,020
Advertising/Marketing & Promotion	\$164	\$21,220	\$21,857	\$22,512	\$23,188	\$23,883	\$27,687	\$37,209	\$50,006
Unit Turnover	\$79	\$10,190	\$10,496	\$10,811	\$11,135	\$11,469	\$13,296	\$17,868	\$24,013
Taxes(non-real estate)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Taxes	\$1,284	\$165,615	\$170,583	\$175,701	\$180,972	\$186,401	\$216,090	\$290,407	\$390,283
MUPTE Exemption: Yr 1 - Yr 10	(\$1,155)	(\$149,055)	(\$153,527)	(\$158,132)	(\$162,876)	(\$167,763)	(\$194,483)	\$0	\$0
Payroll Taxes	\$50	\$6,435	\$6,628	\$6,827	\$7,032	\$7,243	\$8,396	\$11,284	\$15,164
Downtown Service District Fee	\$109	\$14,056	\$14,478	\$14,913	\$15,360	\$15,821	\$18,341	\$24,648	\$33,125
Occupied Square Feet		87,853							
Internet Connection Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other: (list below)									
Asset Management Fee	\$414	\$53,350	\$54,951	\$56,599	\$58,297	\$60,046	\$69,610	\$93,550	\$125,723
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Annual Operating Expenses:</b>	<b>\$4,384</b>	<b>\$565,581</b>	<b>\$582,549</b>	<b>\$600,025</b>	<b>\$618,026</b>	<b>\$636,567</b>	<b>\$737,956</b>	<b>\$1,253,119</b>	<b>\$1,684,088</b>

# HOUSING OPERATING BUDGET - EXPENSES

Project Name: The Montgomery Date: 2/2/2021

Expense Inflation Rate: 3.00% if you change this expense inflation rate from it's default (3%) you must support it in your narrative

Enter annual expense for ALL units below

		Year							
Annual Operating Expenses	Annual per Unit	1	2	3	4	5	10	20	30
Less Debt Service:									

Permanent Bank Loan-primary			Annual per Unit	Year							
Amortization				1	2	3	4	5	10	20	30
Rate	(Years)	Loan Amount									
3.65%	40	\$22,710,500	\$90,696	\$1,088,349	\$1,088,349	\$1,088,349	\$1,088,349	\$1,088,349	\$1,088,349	\$1,088,349	\$1,088,349

Permanent Bank Loan-secondary											
Amortization											
Rate	(Years)	Loan Amount									
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Other Loans / Deferred Fee											
Deferred Developer Fee											
Amortization											
Rate	(Years)	Loan Amount									
			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Other Loans											
Rate	Amortization (Years)	Loan Amount									
			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Debt Service			\$90,696	\$1,088,349	\$1,088,349	\$1,088,349	\$1,088,349	\$1,088,349	\$1,088,349	\$1,088,349	\$1,088,349



# HOUSING OPERATING BUDGET - EXPENSES

Project Name: The Montgomery Date: 2/2/2021

Expense Inflation Rate: 3.00% if you change this expense inflation rate from it's default (3%) you must support it in your narrative

Enter annual expense for ALL units below									
Year									
Annual Operating Expenses	Annual per Unit	1	2	3	4	5	10	20	30
	Annual per Unit	1	2	3	4	5	10	20	30
Effective Gross Income:	\$15,246	\$1,966,677	\$2,006,010	\$2,046,130	\$2,087,053	\$2,128,794	\$2,350,361	\$2,865,077	\$3,492,512
Total Annual Operating Expenses:	\$4,384	\$565,581	\$582,549	\$600,025	\$618,026	\$636,567	\$737,956	\$1,253,119	\$1,684,088
Net Operating Income:	\$10,861	\$1,401,095	\$1,423,461	\$1,446,105	\$1,469,027	\$1,492,227	\$1,612,405	\$1,611,957	\$1,808,425
Primary Debt Service	\$90,696	\$1,088,349	\$1,088,349	\$1,088,349	\$1,088,349	\$1,088,349	\$1,088,349	\$1,088,349	\$1,088,349
Total Debt Service	\$90,696	\$1,088,349	\$1,088,349	\$1,088,349	\$1,088,349	\$1,088,349	\$1,088,349	\$1,088,349	\$1,088,349
Cash Flow Per Year Primary:	(\$79,835)	\$312,747	\$335,113	\$357,756	\$380,678	\$403,878	\$524,056	\$523,609	\$720,076
Cash Flow Per Year Total:	(\$79,835)	\$312,747	\$335,113	\$357,756	\$380,678	\$403,878	\$524,056	\$523,609	\$720,076
Primary Debt Coverage Ratio		1.29	1.31	1.33	1.35	1.37	1.48	1.48	1.66
Total Debt Coverage Ratio		1.29	1.31	1.33	1.35	1.37	1.48	1.48	1.66

## Utility Allowance

**Project Name:**

**The Montgomery**

**Date:**

**2/2/2021**

Utilities	Specify Type of Utility (Gas, elec., Oil, etc.)	choose from drop down menu Owner or Tenant Paid	fill in the dollar amounts in cells below					
			0 BDRM	1 BDRM	2 BDRM	3 BDRM	4 BDRM	5 BDRM
Heating	Electric	Tenant Paid	\$34	\$37	\$42			
Lighting	Electric	Tenant Paid	\$14	\$17	\$23			
Air Conditioning								
Cooking	Electric	Tenant Paid	\$4	\$4	\$6			
Hot Water	Electric	Tenant Paid	\$9	\$11	\$14			
Water		Owner Paid						
Sewer		Owner Paid						
Trash Removal		Tenant Paid	\$25	\$25	\$25			
Total Utility Allowance			<b>\$86</b>	<b>\$94</b>	<b>\$110</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**If allowances are calculated by other methods, attach the appropriate schedule and include unit rents, number of bedrooms, and allowances**



*View of Proposed Willamette Street Facade*



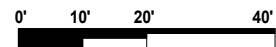


*View of Proposed Corner on 11th Avenue and Oak Alley*





*Aerial Composite with Proposed Building Massing*

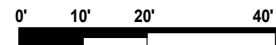
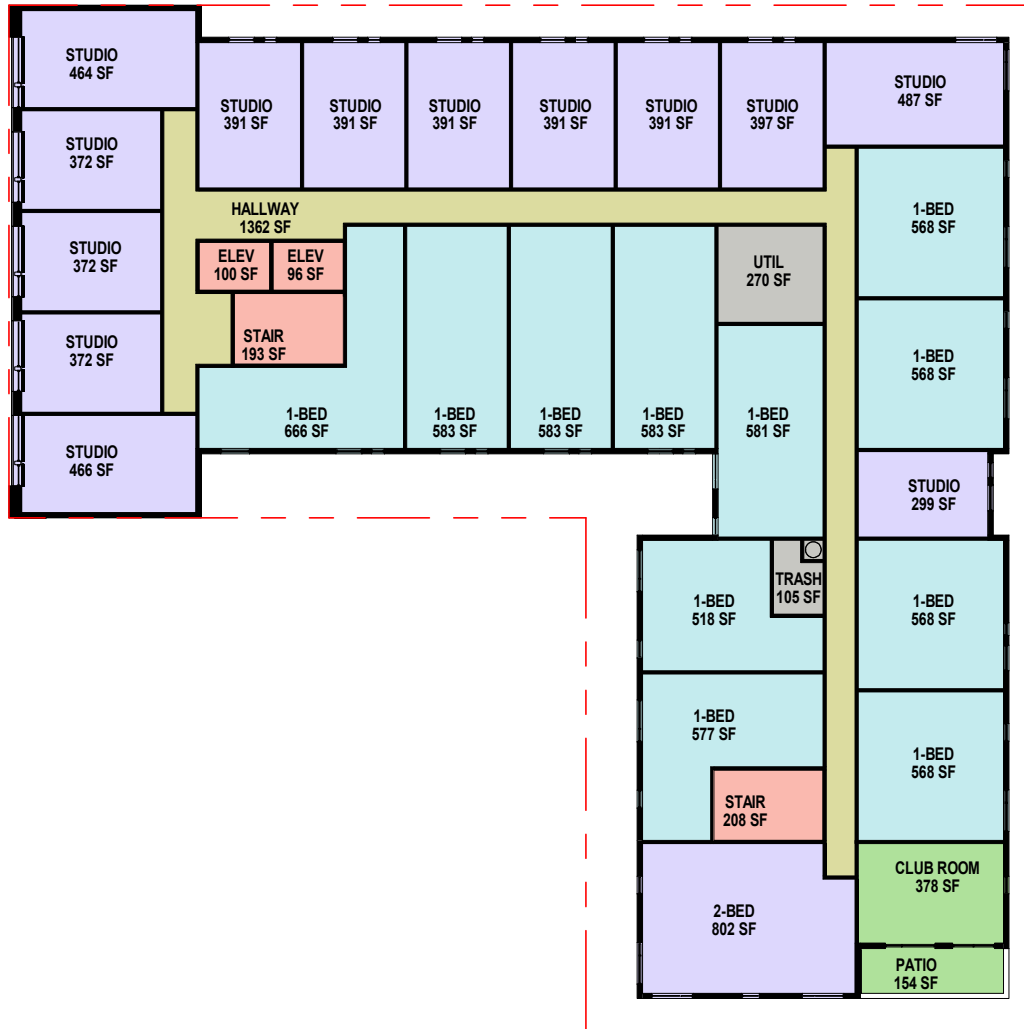


**1**

## TYPICAL FLOOR PLAN (2-5)

1" = 30'-0"

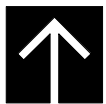
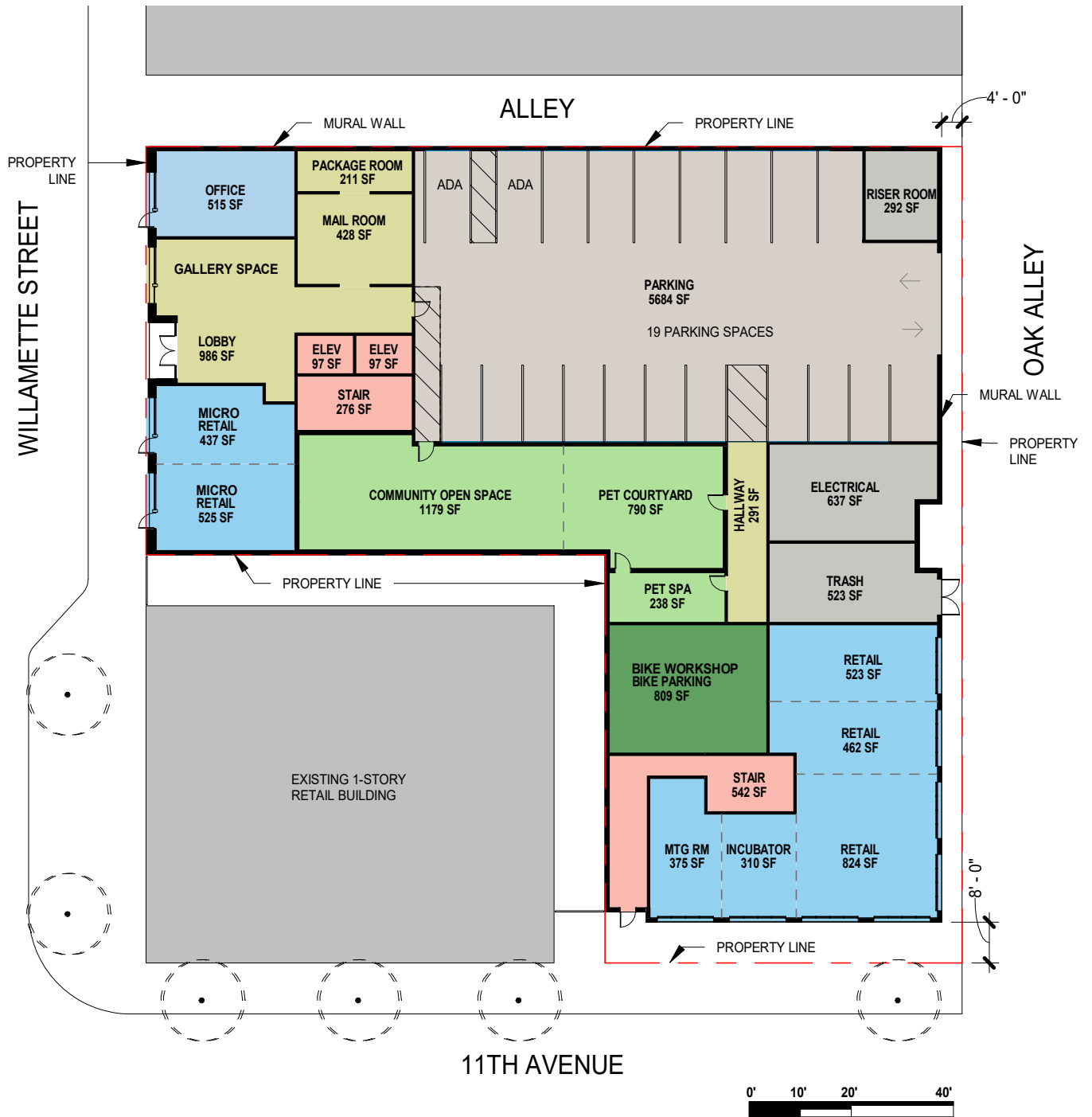




**1**

## 6TH FLOOR PLAN

1" = 30'-0"



**1**

**1ST FLOOR**

1" = 30'-0"



2 February 2021

City of Eugene

1059 Willamette Street Project

RE: Request for Proposals – Zoning and Land Use Documentation

Dear Reviewer,

The project we envision in this proposal meets the current Zoning and Land Use requirements as we understand their applicability at this stage of concept design. The property is zoned C-3 with a TD Overlay (Transit Oriented Development). Minimum Floor Area Ratio (FAR) requirement is 2.0. The building exceeds the 2.0 FAR. Housing and retail are allowed subject to development standards in 9.5500, However multi-family standards do not apply within this area. Building height is permitted to be 150'. Our building is designed to top out at less than 70ft. Setbacks are to be no greater than 15 ft at streets, we are well under. The downtown area is parking exempt; however, we are providing some onsite parking. Bike parking will be accommodated on the ground floor, with possible accommodations in other parts of the building as we further develop the design.

Any zoning or land use issues that need to be resolved would be addressed early in design and the applications for approval would run concurrent with the design timeframe outlined in the schedule and not impact the overall delivery of the project.

Sincerely,



Gregory Brokaw, Architect

Rowell Brokaw Architects, PC

## Section 2 attachment: Funding commitment

Greystone & Co., Inc.  
111 Rockville Pike Suite 1150  
Rockville, MD 20850  
<https://www.greystone.com/>

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GREYSTONE

January 27, 2021

Mr. Mark Miksis  
DeChase Miksis Development  
PO Box 11943  
Eugene OR 97440

**RE: MAP 221(D)(4) NEW CONSTRUCTION LOAN FOR 1059 WILLAMETE**

Dear Mr. Miksis,

I'm writing to express my support for the proposed multifamily project located at 1059 Willamete Street, Eugene OR 9740. Upon receiving your loan inquiry, my team at Greystone has conducted an initial loan screening, which produced an estimated loan amount of \$22,710,500. This loan will be insured under Section 221(d)(4) new construction program of the National Housing Act. The estimated interest rate of the loan is 3.25% plus 0.25% for Mortgage Insurance Premium, which will be fixed during construction and for 40 years thereafter.

The proposed project is located in an opportunity zone with 51% of the unit designated to workforce housing with tenants earning 80% of Area Median Income. The US Housing and Urban Development (HUD) will find both features attractive to their mission during their review of the loan application.

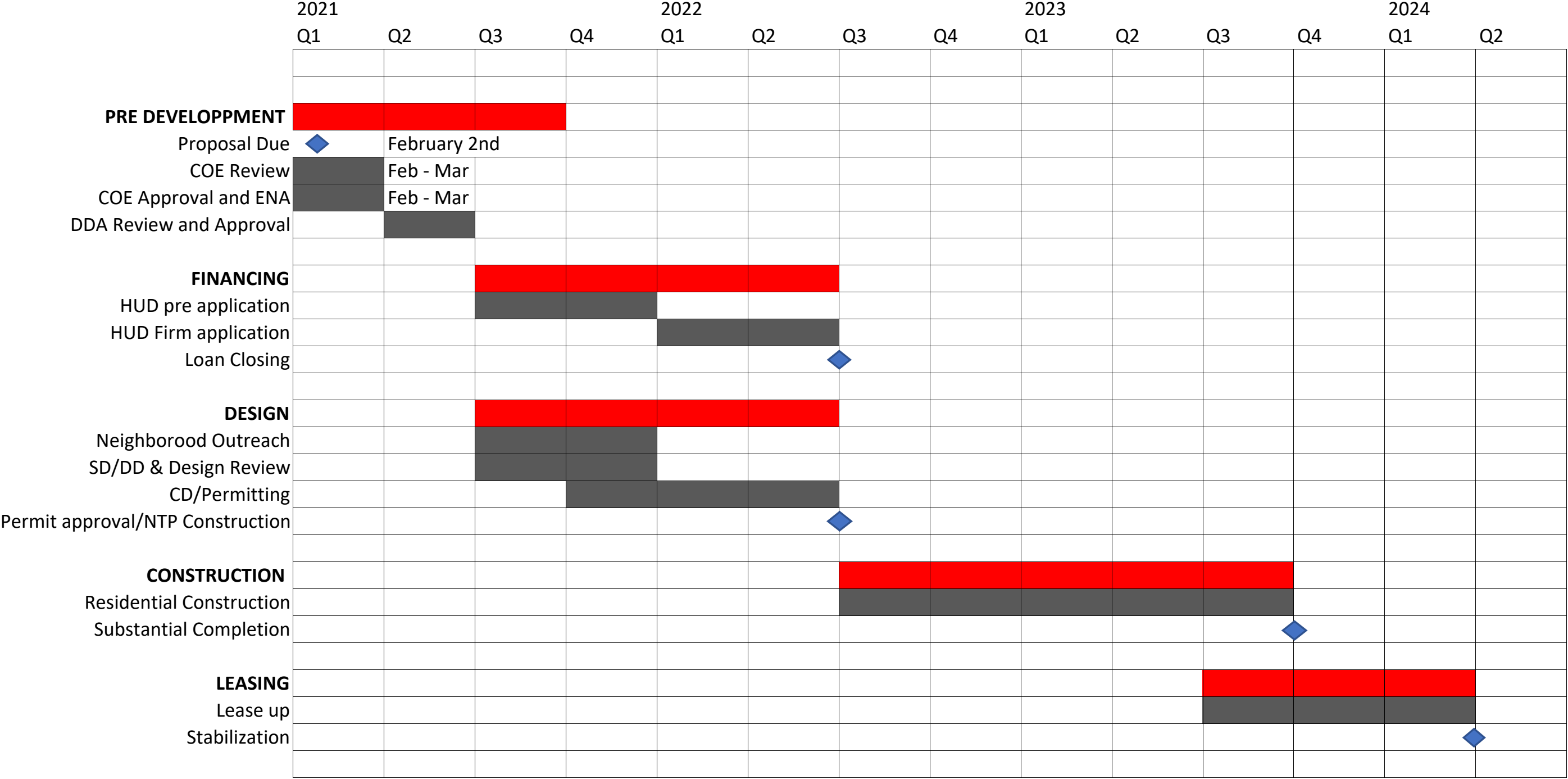
Greystone is the #1 Lender in the HUD loans business with roughly 15% of the market share. Upon our initial research and underwriting of the proposed project, we believe this is a viable project and would like to have the opportunity to work with you on this project in the near future. Please let me know if you have any questions.

Sincerely,



Phiet Nguyen  
Managing Director – FHA Finance

The Montgomery Project Timeline





## PROJECT EXPERIENCE

DECHASE MIKSIS + EDLEN &amp; CO.

**ASH + RIVER WORKFORCE HOUSING**

BOISE, IDAHO

DETAILS: 34-Unit Mixed-Use Workforce Housing  
 47,000 Gross Sq Ft  
 500 Sq Ft Retail  
 Project Cost: \$9.9MM  
 Covered Parking  
 Public-Private Partnership  
 Urban Renewal  
 Catalyst Project  
 LEED Gold Certified  
 Completion: 2019

Ash + River Workforce Housing was a collaboration between CCDC and the Development Team. A catalyst for the emerging neighborhood, the project fronts on the Pioneer Pathway, nestled in between a City Park and the Historic Hayman House.

In response to its context, townhomes front the street and park frontages, with parking tucked between the two bays of buildings and under a small structure. Views from the public realm are of a locally inspired landscape, warm overhead soffits and quality building materials.

An incubator retail space holds the corner, fronting the Pioneer Pathway and drawing pedestrians and cyclists through the project and down toward the Boise River.







## 38 DAVIS

### PORTLAND, OREGON

DETAILS: 65-Unit Mixed-Use Middle-Income Housing  
 124,000 Gross Sq Ft  
 5,400 Sq Ft Retail  
 80,000 Sq Ft Office Space  
 Project Cost: \$45.3MM  
 Public-Private Partnership  
 Urban Renewal  
 LEED Gold Certified  
 Completion: 2016

Located in Portland's Old Town/Chinatown neighborhood, 38 Davis was the area's first new construction project in 10 years as of 2016. This critical development contains dynamic office space, market-rate and middle-income housing, and higher education classrooms for the University of Oregon's Executive MBA program. The L shape structure is designed to create a harmony between the old and the new. The historical façade integrates well into the neighborhood while the warehouse-like interior compliments modern demands for flexible and open office space featuring exposed wood beams. 38 Davis was completely new construction but the commitment to historical authenticity gives tenants the true feel of a repurposed historic building.

Retail and the University of Oregon's classrooms sit on the first floor, followed by 3 floors of office, and finished off with 2 floors of apartments, more than half of which are affordable at 80% to 100% of area median income. Financed through a combination of debt and equity, Edlen & Co. (formerly Gerding Edlen) acquired the right to develop the site from a competitive Request for Intent process with Prosper Portland. The building was able to achieve below-market rents through a 10-year property tax abatement on residential improvements,



SDC waivers on 2/3 of the units, and no structured parking. The property tax abatement required a minimum of 20% of the units to be at 80% AMI, the SDC waivers require units to stay at 100% AMI for 10 years and then 120% AMI for another 5 years.

Finally, to supplement the lack of structured parking, access was granted to a city-owned garage across the street. To pay tribute to the neighborhood's historic roots, the building features a cast iron grove constructed out of iron columns from eight demolished Old Town Buildings. A greywater reclamation system is used to recycle shower water from upper residential units to flush the toilets in the office space. To preserve energy on heating and cooling, the office space utilizes large fans, operable windows, and software to measure optimal times to open windows to decrease the use of HVAC. 38 Davis achieved the LEED Gold certification through sustainability elements such as a greywater treatment system, green roof, solar hot water system, and photovoltaic solar array. 38 Davis focused on marrying thoughtful design and creative financing to deliver much-needed housing and economic stimulus to the area.





## CROSSWOOD

EUGENE, OREGON

DETAILS: 127-Unit Market-Rate Housing  
112,554 Gross Sq Ft  
Project Cost: \$37.5MM  
Urban Renewal  
Earth-Advantage Certification Anticipated  
Anticipated Completion: 2021

This contemporary apartment building will be adjacent to the University of Oregon's Riverfront Research Park and the Willamette River. This sophisticated project will be built with cross-laminated timber and will provide the ideal living space for professionals. Close to everything and yet a step off the beaten path, it will be at the nexus of innovation and inquiry, conveniently located near the Phil and Penny Knight Campus for Accelerating Scientific Impact and the University of Oregon.

Crosswood will feature dynamic living spaces including large windows providing ample natural light, a community room for residents, desirable amenities, and a rooftop patio that provides views to the north. Units will be a mix of studios, one-bedrooms, and two-bedrooms, offering the finest amenities and features of modern living.

The project will be financed using federally backed HUD financing through the 221(d)(4) program for market rate housing. This program required extensive federal environmental review along with complicated underwriting and prevailing wage requirements.







## WESTTOWN ON 8TH

EUGENE, OREGON

DETAILS: 102-Unit Mixed-Use, Affordable Housing  
127,342 Gross Sq Ft  
1,340 Sq Ft Retail  
Project Cost: \$22.9MM  
Public-Private Partnership  
Low-Income Housing Tax Credits  
Completion: 2008

WestTown on 8th is a mixed-use project consisting of 102 Affordable Housing units marketed to residents making 60% area median income or less. This development showcases the addition of 8 live/work retail spaces and commercial office space.

The intentional design resembled the established streetscape resulting in the appearance of a 2-story development on 8th Avenue with the bulk of the 6-story build placed on the backside alley. Residential amenities include a rooftop terrace between the north and south towers that provide outdoor seating and community space. There is an additional 1,326 square feet of interior community space with a full kitchen offered to residents for various uses. The 57 parking spaces are secured and include 8 double spaces and 9 garages.







## AMAZON CORNER

### EUGENE, OREGON

DETAILS: Mixed-Use Housing  
125,600 Gross Sq Ft  
8,810 Retail Sq Ft  
Project Cost: \$24.5MM  
Completion: 2019

Amazon Corner is a 125,000 sf mixed-use apartment building at 32nd Avenue and Hilyard Street in South Eugene. The building is wood framed over a concrete framed first floor and basement. The ground floor contains a mix of housing units, retail, and services, including Provisions South Café and Restaurant. Housing units range from studios to two-bedroom units. The developer is Mike Coughlin, whose Burley bike trailer company is a well-known local business, is a long-term Eugene resident.

An important goal of the project is to create a durable building with high-quality materials. The exterior of the building uses brick, metal panels, a drained exterior insulation finish system, and wood cladding for accents. A southwest-facing plaza with ground-floor retail invites the larger community of Eugene to intermingle with residents and enjoy a lively outdoor space.



The retail focus in the plaza is toward food and beverage providers anchored by Provisions Cafe. Public spaces ancillary to food and beverage retailers include a mix of covered and uncovered outdoor dining areas. Private balconies are provided for most residents and the building exterior form attempts to maximize available views and stimulate urban vibrancy. From the upper floors, there are views of Spencer Butte.

Amazon Corner fits in with community goals of smart growth along transit corridors. Particular attention is given to creating convenient access and welcoming spaces for pedestrians and cyclists, as well as motorists.

			deChase Mills Edlen & Co. Rowell Brokaw Architects			New Market Tax Credits Historic Tax Credits Low Income Housing Tax Credit Public-Private Partnership Sustainability Certification Mixed-Use Urban Renewal Affordable Housing Workforce Housing									
COMPLETED PROJECTS	Project Type	Location													
Ash + River Townhomes	Mixed-Use Workforce Housing	Boise, ID	✓	✓					✓	✓	✓	✓			✓
The Gibson	Mixed-Use Market-Rate Housing	Boise, ID	✓						✓	✓	✓	✓			
6th & Front Parking Garage	Parking Garage	Boise, ID	✓						✓		✓	✓			
The Hixon	Mixed-Use Market-Rate Housing	Bend, OR	✓							✓	✓				
1203 Willamette	Mixed-Use Retail/Office	Eugene, OR	✓		✓						✓				
The Andy	Student Housing	Eugene, OR	✓												
Northwest Community Credit Union	Financial Institution	Eugene, OR	✓		✓						✓	✓			
K-14	Student Housing	Eugene, OR	✓								✓				
Crescent Village *	Mixed-Use Residential/Retail	Eugene, OR	✓		✓						✓	✓			
Courtside	Student Housing	Eugene, OR	✓								✓				
The Janey *	Mixed-Use Residential/Retail	Portland, OR	✓								✓	✓			
Brewery Blocks	Mixed-Use	Portland, OR		✓		✓	✓		✓	✓	✓	✓			
BB1: Whole Foods	Mixed-Use Retail/Office	Portland, OR		✓							✓		✓		
BB2: Brewhouse and Cellar	Mixed-Use Retail/Office	Portland, OR		✓									✓		
BB3: The Gerding Theater	Performing Arts Center	Portland, OR		✓		✓	✓		✓	✓			✓		
BB3: The Henry	Mixed-Use Condos/Retail	Portland, OR		✓									✓		
BB4: M Financial	Mixed-Use Retail/Office	Portland, OR		✓							✓			✓	
BB5: The Louisa	Apartments & Retail	Portland, OR		✓							✓			✓	
South Waterfront	Mixed-Use	Portland, OR		✓					✓	✓	✓	✓			
OHSU Center for Health and Healing	Medical	Portland, OR		✓					✓	✓	✓	✓			
The Meriwether	Mixed-Use Condos/Retail	Portland, OR		✓					✓	✓	✓	✓			
The John Ross	Mixed-Use Condos/Retail	Portland, OR		✓					✓	✓	✓	✓			
Atwater Place	Mixed-Use Condos/Retail	Portland, OR		✓					✓	✓	✓	✓			
The Ardea	Mixed-Use Affordable Housing	Portland, OR		✓					✓	✓	✓	✓			
The Civic	Condos	Portland, OR		✓		✓		✓	✓	✓	✓	✓		✓	
Indigo @ 12 West	Apartments	Portland, OR		✓					✓		✓	✓	✓		
38 Davis	Mixed-Use	Portland, OR		✓					✓	✓	✓	✓	✓		
Life Works NW	Medical & Apartments	Portland, OR		✓		✓		✓	✓	✓	✓	✓		✓	
Beatrice Morrow	Mixed-Use Affordable Housing	Portland, OR		✓				✓	✓	✓	✓	✓		✓	
City of Beaverton City Hall	Office	Portland, OR		✓					✓	✓	✓		✓		
Old Town Recovery Clinic	Medical	Portland, OR		✓		✓		✓	✓	✓			✓		
Hill Park Apartments	Apartments	Portland, OR		✓				✓	✓	✓			✓	✓	
Meier & Frank Delivery Depot	Office	Portland, OR		✓			✓		✓	✓			✓		
Lane Community College Titan Court & Downtown Campus	Student Housing & Academic	Eugene, OR		✓				✓	✓	✓	✓	✓			
PNCA Ariene & Harold Schnitzer Center for Art and Design	Academic	Portland, OR		✓		✓	✓		✓	✓	✓	✓			
Amazon Corner Apartments	Mixed-Use	Eugene, OR			✓							✓			
UO Hamilton Walton Student Housing	Mixed-Use Student Housing	Eugene, OR			✓							✓			
Bayview Heights Veterans and Homeless Housing	Apartments	Eureka, CA			✓			✓	✓	✓	✓			✓	
O Town Student Housing	Apartments	Eugene, OR			✓										
Woodmansee Supportive Housing	Apartments	Eugene, OR			✓									✓	
Edwards Center and Supportive Housing	Community Center and Housing	Aloha, OR			✓										
First on Broadway Mixed-Use	Apartments and Retail	Eugene, OR			✓						✓	✓	✓		
PROJECTS UNDER DEVELOPMENT															
The Lucy (Eugene - Delta Court)	Affordable Housing	Eugene, OR	✓		✓									✓	
The Lucy (Boise - 5th & Grove)	Mixed-Use Market-Rate Housing	Boise, ID	✓						✓	✓	✓	✓	✓		
Thomas Logan	Mixed-Use Affordable Housing	Boise, ID	✓						✓	✓	✓	✓	✓	✓	
Murray Master Plan	Mixed-Use Market-Rate Housing	Murry, UT	✓	✓					✓	✓	✓	✓	✓		
Eugene YMCA	Recreation Center	Eugene, OR	✓						✓						
Crosswood (Garden Avenue)	Market-Rate Housing	Eugene, OR	✓		✓			✓		✓					
5th & Grove Office Building	Office Building	Boise, ID	✓										✓		
Steam Plant Adaptive Reuse	Mixed-Use Office/Retail	Eugene, OR	✓		✓		✓		✓		✓				
De Paul Treatment Center	Mixed-Use	Portland, OR		✓			✓		✓	✓	✓	✓	✓		
The Nick Fish	Mixed-Use Housing/Retail/Office	Portland, OR		✓			✓		✓	✓	✓	✓	✓	✓	
Patricia Reser Center for the Arts (PRCA)	Civic & Cultural	Portland, OR		✓					✓	✓	✓	✓	✓		
Beaverton Central Parking Garage	Mixed-Use Parking/Retail	Beaverton, OR		✓					✓	✓	✓	✓	✓		
PAE Living Building	Mixed-Use Retail/Office	Portland, OR		✓					✓	✓	✓	✓	✓		
Sage Commons Supportive Housing	Apartments	Santa Rosa, CA			✓		✓	✓	✓	✓				✓	
Meridian Corona Station	Apartments and Services	Petaluma, CA			✓			✓	✓	✓				✓	✓

\* Project completed while lead developer was at another firm

## 1059 Willamette Request for Proposal – Additional Questions

This document includes questions the City sent to the development team in response to their submitted proposal. The Developer's responses are in ***italic Bold***.

### General Questions

1. In Section 1, #1, you say the affordability period will be 35 years. In #3, you say it will be 30 years. Could you clarify the intended affordability period?

***The affordability period will be 35 years.***

2. Section 1, #5 - You say you have reached out to Lane Arts Council but we don't see any commitment or interest from LAC. Could you please elaborate on any conversations you've had with LAC?

***Please find attached letters of support from both Lane Workforce Partnership and Lane Arts Council.***

3. Section 3, #11 - The proposal describes how you will market the affordable units, but it doesn't provide information on the marketing of market rate units. Can the team provide a summary of that marketing effort?

***Our marketing team will provide a comprehensive action plan outlining strategies and tactics to achieve occupancy goals. This property specific plan will use various digital, social, print and traditional marketing to achieve occupancy results.***

4. Section 3, #11 - The proposal describes the Fair Housing marketing best practices that it employs. One item is 'analysis of neighborhood-level' demographics. Can you describe what geographic area will comprise the 'neighborhood'?

***We would utilize the Census Tract 16 for the geographic area in which this project is located. The housing and expanded housing market area utilized would be Eugene and Springfield.***

### Financials

5. Section 2, Assumed interest rate on loan – The narrative says the assumed interest rate is 3.65%, based on today's rate, plus a mortgage insurance premium of 0.25%, and a cushion of 0.25%. The letter from Greystone quotes 3.25%. Adding the mortgage insurance premium and cushion to that, brings the rate to 3.75% (3.25+0.25+0.25 = 3.75) compared to the assumed rate of 3.65% in the pro forma. Does the proposed project pencil if the interest rate increases to 3.75%?

***The 10 basis points will not have a significant impact on the proforma. The actual interest rate will be locked in at the time of closing the loan.***



6. *Section 2, Budget narrative* - The narrative says there is a 4% development fee and 5% owner contingency. Could you point these figures out in the provided pro forma?

***Under "General Fees, Developer Fee," 1,073,946 (4% of hard and soft costs) is included. We have also included under "General Fees, Consultant Fee" 252,000 that covers Cornerstone's program management for resident services as well as construction management. Together, the developer fee and consultant fee are 4.9% of total project cost less reserves and cash accounts. Under "Construction Costs, Contingency," 1,059,340 (5% of hard costs) is included; under "Development Contingency, Development Contingency" 191,755 (5% of soft costs) is included.***

7. In Section 3, we asked for evidence of financial capacity, which you briefly addressed in the narrative. Our goal with this requirement was to see evidence that shows your team has capital available, so that the project will continue to progress if unexpected problems arise. Some examples of the documents we've asked for in other RFPs are: a most recent audited financial statement and current operating budget OR two years of tax returns and an annual operating budget. Could you either a) provide documents similar to the above to demonstrate financial capacity OR b) submit a statement explaining your contingency plan or risk plan?

***Both deChase Miksis and Edlen and Co have a strong balance sheet with adequate liquidity to support the predevelopment phase of this project. In addition, we have a broad group of equity investors that can provide additional capital to fund the project until the debt is put in place. We understand the risks that are inherent in development projects and we are willing to put our funds at risk as we scope the early stages of the project. During development we partner with strong equity partners that provide the necessary capital to execute projects of this size and scope. We also build into our project budget the necessary contingencies to ensure that adequate capital is on hand to bring the project to a successful completion.***

8. From our understanding, Edlen & Company is a different company than Gerding and Edlen. Can the team explain how the new company will access equity investors, and how it is different from the previous company?

***Edlen & Company is one of two successor companies to Gerding Edlen. Edlen & Company retained Gerding Edlen's 25+ year development business along with its long standing mission-based business focusing on public-private partnerships along with middle income and affordable housing projects. Mark Edlen, Roger Krage and Jill Sherman are all founding partners of Edlen & Company. Mark Edlen co-founded and Roger Krage and Jill Sherman were partners in Gerding Edlen. Roger Krage was responsible for raising equity (for projects not funded with Green Cities Funds I, II and III) and debt at Gerding Edlen and continues that function for Edlen and Company. Since its formation, Elden & Company has capitalized \$136 million of development (\$51 million of equity and \$85 million of debt).***

9. *Pro Forma, Sources of Funding* - Please explain what is the "utility efficiency incentive".

***We have assumed that the project will receive a EWEB utility incentive based on its energy performance.***

10. *Uses of Funds* - Is hazardous abatement costs part of the overall demo costs?

***\$300,000 is included for abatement and \$375,000 is included for demolition as separate line items.***

11. *Engineering* - You show \$0 for engineering. Can you explain?

***Engineering is included under Architectural. We have estimated 7% of the construction cost plus reimbursable expenses which would be sufficient to cover architecture and engineering as well as other specialty design consultants.***

12. *Income* - Your mix of units in the pro forma does not equal the mix of units in your drawings. Which is the correct mix?

***Floors 2, 3, 4 and 5 include 13 studios, 12 1-bedrooms, and 1 2-bedroom. Floor 6 includes 13 studios, 11 1-bedrooms, and 1 2-bedroom for a total of 65 studios, 59 1-bedrooms, and 5 2-bedrooms.***

13. *Income* - The drawing shows 20 parking spaces but the pro forma includes revenue for 18 spaces. Is there a reason for the discrepancy?

***This is an oversight on our part. The proforma should include revenue for 20 parking spaces.***

14. *Income* - You show a 5% vacancy rate for the residential and commercial portions in Year 1. That seems optimistic (especially for the commercial). What are your plans to manage a higher vacancy rate?

***We assumed that Year 1 in the City proforma was the first stabilized year. We would assume an approximately seven month lease up period (20 units per month) for residential and that the retail would be leased by six months after construction completion.***

15. *Expenses* - Is Oregon's CAT tax included in the costs?

***CAT Tax is included in the overall construction cost of the project.***

16. *Expenses* - Do you plan to connect to the Downtown fiber network (EUGNet)? It has a \$10k connection fee.

***Yes, we plan to connect to EUGNet. We have assumed this in our budget.***

17. *Miscellaneous* - What return do you expect to provide your equity investors?

***We are targeting a year 10 IRR (internal rate of return) of 12%.***

## **Urban Design**

Our Urban Design team will be preparing a memo summarizing their review of the project. They had a couple of follow-up questions based on your proposal. You aren't required to answer these, but if you did, they could speak to them in their memo:

- The development team is not required to indicate a ground floor height but as the Urban Design team we have interest in a generous ground floor height in the Downtown Core for flexibility of use and harmony within the context. Could you provide information on any consideration you've given to the ground floor height? If they are willing to answer this question we can highlight it in the memo.

***The Concepts Design currently assumes 14-foot floor-to-floor for the ground floor, which is typical for retail/commercial ground floors in generously proportioned mixed-use projects. With open ceilings and tall windows along the streets, this will convey a tall ground floor presence to the street.***

- Are there any historic interior features or fixtures that they plan to utilize or salvage? It sounds like everything is gone although I do seem to remember some remnants of a "grand" stairway and cornice mouldings but I haven't been inside the building for years.

***Several years ago, members of our team did investigative work to determine if any of the original historic character of the exterior of the building was preserved. Unfortunately, it was not. If there are some artifacts in the interior of the building that are worth preserving, we will consider how to incorporate them into the new design.***



**Lane Arts Council**

1590 Willamette Street, Suite 200, Eugene, OR 97401  
541.485.2278 | lanearts.org

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February 2, 2021

To Whom It May Concern,

I am writing to express Lane Arts Council's support of the proposal submitted by Cornerstone Community Housing to the City of Eugene for the mixed-use housing project to be located at 1059 Willamette Street.

Cornerstone Community Housing has a rich history of building quality affordable housing and a deep understanding surrounding the need for workforce housing in our community. They partner with multiple agencies that promote personal improvement and economic independence for the residents they serve. We appreciate the benefits they bring to our community and their vision to integrate affordable and market-rate housing, space for small businesses, opportunities for local artists, and pathways for personal growth and economic independence for residents.

Lane Arts Council's mission is to cultivate strong and creative arts communities through arts education, arts experiences, supporting artists, and building community partnerships. We understand the need for affordable housing and space for artists and creative entrepreneurs to share their work and build their businesses.

Lane Arts Council is excited to support Cornerstone Community Housing's desire to promote financial stability, economic wellbeing, career growth, and opportunities for artists that creates upward mobility in our community. Thank you for considering their proposal.

Sincerely,

Stacey Ray  
Executive Director



January 20, 2021

To Whom it May Concern:

This letter is to express Lane Workforce Partnership's support of Cornerstone Community Housing's proposal to the City of Eugene for the mixed-use housing project to be located at 1059 Willamette Street.

The work that Cornerstone Community Housing is engaged in to develop the property at 1059 Willamette Street in Eugene, Oregon presents an important benefit to the community. This site will integrate workforce housing with market rate housing and create a place to spark opportunities for people at all stages of their lives.

Cornerstone Community Housing has a rich history of building quality affordable housing and a deep understanding surrounding the need for workforce housing in our community. They are partnering with DE Chase Miksis and Elden & Company, which rounds out the team to ensure expertise for a successful project that promotes personal growth and economic independence for the residents of this community.

Lane Workforce Partnership, the designated local Workforce Development Board for Lane County, Oregon, funds and delivers programs that empower job seekers to meet the current and future workforce needs of employers in Lane County. Programs and services are delivered through a network of local partners including employers, labor groups, government, community colleges, high schools, community-based organizations, and economic development.

Lane Workforce Partnership is pleased to support the vision of this project at 1059 Willamette and the development team's desire to promote financial stability, economic wellbeing, and career growth designed to create upward mobility for those this project will serve over the years.

Sincerely,

Kristina Payne  
Executive Director

## Additional Project Background

This attachment provides additional information related to the redevelopment of 1059 Willamette Street, including mixed-income housing, public funding support, and Downtown Urban Renewal.

### Mixed-Income Housing

The site is ideally suited for redevelopment as housing, given the property's strategic location across from the Lane Transit District (LTD) Eugene Station, and the identified need through Envision Eugene and the Housing Tools and Strategies process for a range of affordable housing options (beyond just 60% AMI and below) and more compact urban development in the core of downtown. The use of Community Development Block Grant (CDBG) funds requires that the site be used for housing and that at least 51% of the units must be affordable to households earning no more than 80% of Area Median Income (AMI). (See below for information on income requirements.) The City is pursuing redevelopment of the site into an innovative, mixed-income housing project, where 51% of the units would meet the CDBG income requirements, and the other 49% could be rented at market rates.

As part of project scoping, staff interviewed local housing developers to better understand the financial feasibility of this type of mixed-income development and conducted a financial 'pro forma' evaluation. A financial gap is anticipated because:

1. Rents are limited for over half of the units, so they are affordable for households earning no more than 80% AMI. Those rents are substantially lower than market-rate rents for a new housing development.
2. Traditional tools available to support Affordable Housing, such as HOME funds, Low Income Housing Tax Credits (LIHTC), and Low-Income Rental Housing Property Tax Exemptions (LIRHPTE), require rents to be affordable to households earning 60% AMI and below. These traditional resources would not be available for a project targeting households up to 80% of AMI.

The approach is to pilot a new mixed-income residential development. By adding new, more affordable options, housing mobility is encouraged, which can relieve pressure on the stock of lowest income housing options (60% AMI and below) that have the highest demand in our community. Additionally, the project provides a more affordable option for rent-burdened residents paying more than 30% of their income on housing, allowing them to reduce costs, save money, and work towards greater financial stability.

### Income Requirements

Households at 80% of AMI are underserved - there are very few options for households earning between 60% and 80% AMI, and in most cases, they would not qualify for other affordable housing options. Table A below shows the CDBG income limits based on household size<sup>1</sup>. The CDBG land acquisition program requires that rents be affordable to households at these income levels. To meet the threshold of affordability<sup>2</sup>, affordable rents plus utility costs (gross rents) are targeted to be no more than 30% of household income.

<sup>1</sup> This is based on 2020 CDBG income limits, which were the most recently available when the RFP was issued and the proposal was submitted. Actual rents would depend on the income limits published at time of occupancy.

<sup>2</sup> A household is considered housing cost burdened when more than 30 percent of its monthly gross income is dedicated to housing. People whose housing costs exceed this threshold of affordability are likely to struggle to pay for other basic needs, forcing difficult trade-offs.

*Table A. 2020 CDBG Income Limits, effective July 1, 2020*

Persons in Household	1	2	3	4	5	6	7
Low Income - 80% AMI	\$39,200	\$44,800	\$50,400	\$56,000	\$60,500	\$65,000	\$69,450

Table B shows HUD Fair Market Rents for the area. Fair Market Rents are determined through a complex methodology, are based on data collected through the census and surveys, and adjusted based on the actual gross rents of housing that has been occupied by “recent movers” in the local market, excluding certain types of housing. The Fair Market Rents are calculated to be at the 40th percentile of the rents determined through this process and can be more or less than rents determined by income, depending on household size.

The 1059 Willamette Request for Proposals (RFP) stated that proposals should use HUD Fair Market Rents. However, CDBG regulations allow gross rents to be calculated based on affordability to households earning up to 80% AMI. Table C shows the 2020 land acquisition program 80% AMI rent limits, calculated by Oregon Housing and Community Services using HUD 80% AMI income limits for Lane County.

*Table B. 2020 HUD Fair Market Rents for Eugene-Springfield MSA*

Unit Size	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
Fair Market Rent	\$773	\$893	\$1,176	\$1,696	\$1,989

*Table C. 2020 Land Acquisition Program 80% AMI Rent Limits*

Unit Size	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
Rents affordable to 80% AMI Households	\$980	\$1,050	\$1,260	\$1,456	\$1,624

The Montgomery proposal submitted for 1059 Willamette has gross rents that are allowable under CDBG regulations and based off the rents in Table C, but did not achieve Fair Market Rents. The difference in rent over time of using Fair Market Rents would result in an increased project construction gap cost of \$2 million.

### **Potential Uses of Public Funds**

Mixed-income housing projects generally face a financial gap due to the limited rental income and inability to access traditional affordable housing resources. During discussions in 2020, the City identified several incentives that would reduce the anticipated financial feasibility gap and support a mixed-income housing development at 1059 Willamette. Staff estimated the cost of these incentives at about \$2.2M. The identified incentives included:

- Provide the property at no cost, which is typical of the land bank program.
- Demolish the building and make the site ‘shovel-ready.’
- Cover System Development Charges and other permit fees.
- Cover EWEB’s downtown electric-network connection fee.
- Provide a Multi-Unit Property Tax Exemption (MUPTE).



On September 30, 2020, Council and the Agency Board approved making \$1.1M of funding available in the RFP to partially fund these development assistance incentives. This funding package is made up of the following funding sources:

<b>Funding Name/Source</b>	<b>Amount</b>	<b>Notes</b>
Downtown Urban Renewal	\$700,000	Funds must be used in the Downtown Urban Renewal District, in accordance with the Plan. Per the Agency Board's July 27, 2020 direction, a "minimal" amount of the estimated remaining tax increment (\$1.1M) is for Open Space projects.
MUPTE-Moderate Income Housing Fee	\$400,000 (estimated)	Will be paid by Gordon Lofts multi-family development in FY22. City ordinance states that funds are to be used for moderate-income housing. A mixed-income housing project at 1059 Willamette is eligible for these funds.
Total	\$1,100,000	

The RFP asked that prospective developers identify public incentives they would need to make their proposed project feasible. The submitted proposal requests use of the full \$1.1M for system development charges, permits/other fees, and the EWEB downtown connection fee. Should Council choose to move forward with the development team, more information on the specific use of these funds would be included as part of proposed terms that would be brought back to Council for approval.

The development team indicated they would intend to apply for a MUPTE. Should Council choose to move forward with this proposal, the project would follow the standard MUPTE application process that includes the MUPTE Review Panel and Council action.

The RFP assumed that the building would be offered at no cost to the developer, which is standard for land bank sites. The City purchased the site from LCC last year using \$500,000 of CDBG funds. The property was most recently appraised in 2019 for \$680,000, which took into account the future demolition and abatement costs.

### **Downtown Urban Renewal**

In the 2016 Downtown Urban Renewal Plan amendment, Council identified four projects eligible for the use of Downtown Urban Renewal Funds: Downtown Fiber, Farmers Market, Park Blocks & Open Space, and 1059 Willamette. At the time of the amendment, elements of each project were yet to occur (e.g. public engagement, design engineering for fiber, project negotiations and scoping for Farmers Market, and project scoping for Park Blocks & Open Space and 1059 Willamette redevelopment).

The Plan outlines a number of community engagement activities that must be completed before the Agency Board can authorize the use of tax increment funds on this project.

- 1) An opportunity for the community to share aspirations and vision for the project.
- 2) A presentation by staff summarizing the public engagement, cost estimates, and funding mechanisms.

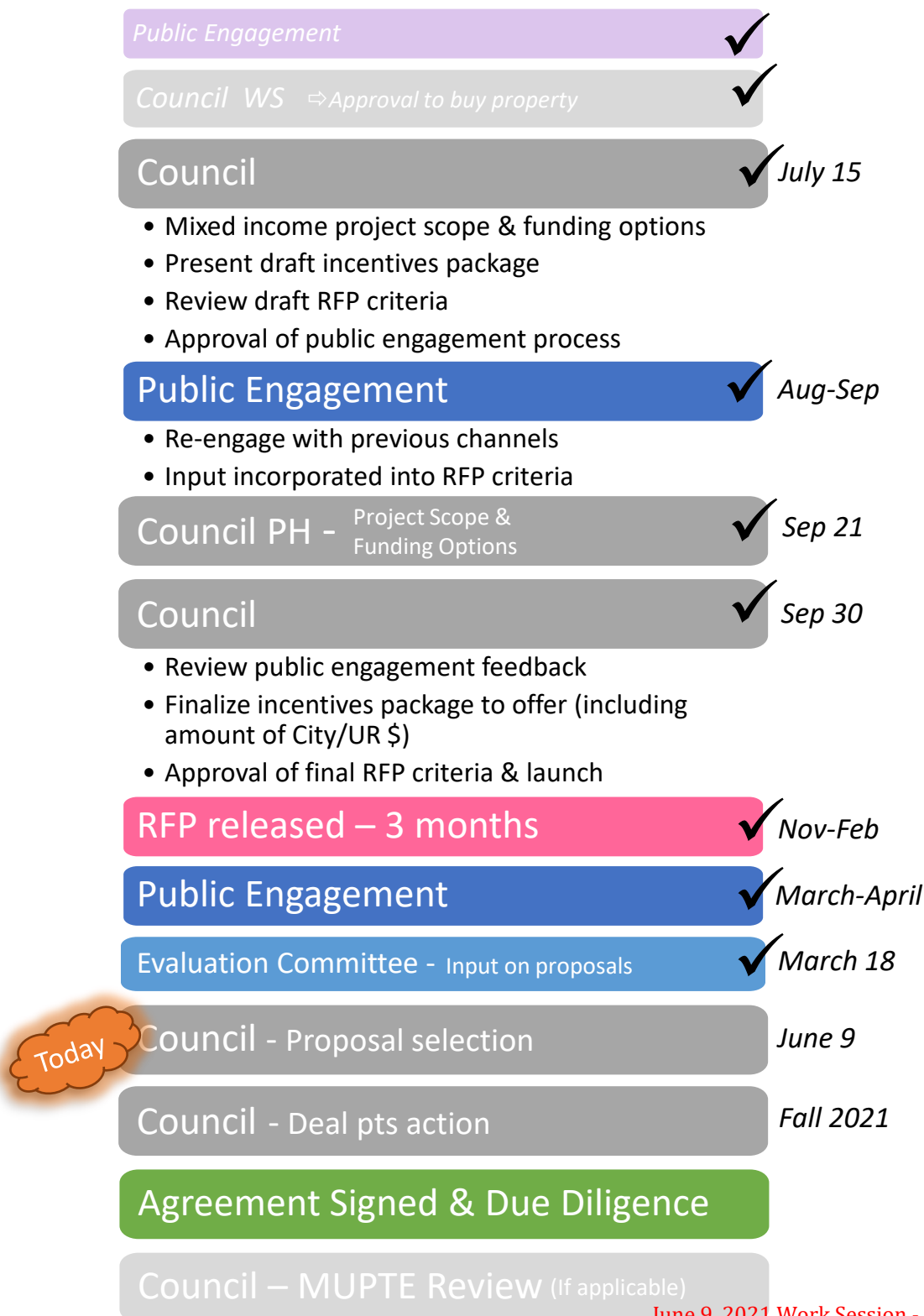
- 3) A public hearing on whether the project should move forward and how it should be funded.
- 4) Agency Board deliberation about using Urban Renewal funds for the project and subsequent action.

For the 1059 Willamette redevelopment, the public engagement conducted in January 2020 prior to acquisition fulfilled Step #1. The July 15, 2020 Work Session fulfilled Step #2. Council held a public hearing on September 21, 2020 (Step #3). The Agency Board took action on September 30, 2020 to include \$700K of Downtown Urban Renewal funds in the RFP (Step #4). The FY22 Proposed Budget includes this funding (with spending subject to Agency Board approval of a project and deal points).

## RFP Process and Timeline

The timeline below combines the 3 related process required for 1) disposing of the property, 2) utilizing Urban Renewal funds, and 3) Land Banking.

This timeline was approved at the July 15, 2020 work session.



### ***Public Engagement***

Both the Council-approved property disposition process and the Downtown Urban Renewal Plan amendment require public engagement opportunities. The public has had several opportunities to participate in the disposition process. Prior to the City Council work session in January 2020 to approve acquisition of the site and the RFP process, staff performed public outreach to propose the concept of a mixed income residential development. A variety of community stakeholders participated in a public meeting to provide input about the proposed development concept, including members of the Downtown Neighborhood Association, Downtown Eugene, Inc., Downtown Eugene Merchants, and Friends of Downtown. Individual outreach was provided to housing providers, service providers, and adjacent neighbors. The overarching comment received prior to acquisition was that mixed-income housing was an appropriate use for the property.

Staff also sought feedback from the above groups on the draft RFP criteria. Council held a public hearing on September 21, 2020 for the project seeking comments on the RFP criteria and on whether the project should move forward and if so, how it should be funded.

The City released a community survey in March seeking comments on the proposal. The survey was open for 3 weeks and received 327 responses. The City also received emails from community members. See Attachment F for more information on public feedback, survey results, and emails.

The development team indicated they intend to apply for a Multi-Unit Property Tax Exemption (MUPTE). The MUPTE application process includes several opportunities for additional public comment on the project.

### ***Evaluation Committee***

The Evaluation Committee for land bank sites typically includes the Council representative on the Housing Policy Board, community member representatives with development or housing expertise, and a member of the respective neighborhood association.

On March 18, 2021, an Evaluation Committee scored the proposal based on the approved criteria in Attachment D. The Committee included Councilor Semple (Council representative on the Housing Policy Board), Chris Looney (developer representative), Nicole Desch (a Friends of Downtown and Onward Eugene/Chamber of Commerce representative), Pete Knox (Downtown Neighborhood Association representative) and 3 members of City staff [Ellen Meyi-Galloway (Housing Finance Analyst), Allie Camp (Development Investment Liaison), and Eric Brown (Downtown Manager)].



# 1059 Willamette Street Redevelopment

## Frequently Asked Questions

1. What's happening at 1059 Willamette Street?
2. What is the proposed project?
3. What is Affordable Housing?
4. Is this project considered Affordable Housing?
5. What is the City of Eugene contributing to this project?
6. Why isn't this project for households with incomes less than 60% Area Median Income?
7. What are the tools available to support lower-income Affordable Housing?
8. Is the City doing anything else to create Affordable Housing?
9. What are the proposed rents and how were they calculated?
10. How do we know only households at or below 80% of Area Median Income will be able to rent the income-qualified units?
11. How long will these 80% AMI rents be maintained?
12. Who is the team that proposed the Montgomery?
13. Why is Council only considering one proposal for this site?
14. Why is the City pursuing a mixed-income housing project?
15. Is it true that the City is giving \$10 million to this development team?

For additional project information, visit [www.eugene-or.gov/1059Willamette](http://www.eugene-or.gov/1059Willamette)

## 1. What's happening at 1059 Willamette Street?

The building was originally constructed as a Montgomery Ward department store. Lane Community College (LCC) used it as its downtown educational center from 1979 until 2012. LCC vacated the property when it moved to its new building, the Mary Spilde Center, at 10<sup>th</sup> Avenue and Olive Street.

The City of Eugene bought the building from LCC in April 2020, with the intent to redevelop it into mixed-income housing. The City has identified resources that could be directed to support project and issued a [Request for Proposals](#) (RFP) for mixed-income housing. We received [one proposal](#) in response to the RFP. City Council is scheduled to vote whether they would like to move ahead with that proposal at a June 9, 2021 Work Session.

## 2. What is the proposed project?

The [proposed project](#) is a new 6-story building, called the Montgomery. It includes the following:

- 66 rental units are 'income-qualified' and available to households at 80% of Eugene's area median income (AMI), a federally defined criteria.
- 63 rental units that are 'market-rate', which means there is no income restriction.
- 10 of the income-qualified units will be set aside for victims of domestic violence, in partnership with [Womenspace](#), a Eugene-based non-profit that provides women-centered services to victims and survivors of domestic and sexual violence.
- Resident services provided by Cornerstone Community Housing through their Healthy Homes program, which supports interventions and services that promote housing access, retention, and stabilization.
- The ground floor, facing Willamette Street and 11<sup>th</sup> Avenue will include commercial space, offered at low rents and available to start-up businesses.
- A public gallery, with opportunities for community art displays, and an outdoor mural.
- Pet-care areas, to exercise and wash dogs. The building will welcome households with dogs.

The building will also include green building features and will be certified under LEED Multifamily criteria.

## 3. What is Affordable Housing?

In this FAQ, when we refer to "Affordable Housing" we are referring to income-qualified, subsidized housing for low-income individuals. This FAQ also generally discusses housing affordability. Housing is considered affordable when a household spends no more than 1/3 of their income on housing.

For information on the different kinds of subsidies used to support Affordable Housing, see *Question 7. What are the tools available to support lower-income Affordable Housing?*

## 4. Is this project considered Affordable Housing?

Just over half of the Montgomery's units (51%) will be affordable to households with incomes at 80% of the Eugene's area median income (AMI). The federal U.S. Department of Housing and Urban Development (HUD) provides annual updates of income levels and allowed rents for different household sizes. The proposed rents meet the federal definition of affordable for households at 80% AMI. HUD's 2020 income definition of 80% of AMI for a single-person household is \$39,200, which is the annual



earnings for a full-time worker earning \$18.84 an hour. The Oregon Employment Department shows that housekeepers, retail clerks, and security guards, and many other job types, typically earn this wage.

This is different from other Affordable Housing projects in Eugene, which are available to households at lower income levels, typically 60% AMI or below. The project at 1059 Willamette targets households with incomes at or below 80% AMI. These households would be ineligible for Eugene's existing Affordable Housing developments, yet many are housing cost burdened, which means a household spends more than 1/3 of their income on housing.

## 5. What is the City of Eugene contributing to this project?

City Council will make a final decision about the public investment in this proposed project at a future work session. City Council is considering approving the use of these tools:

- **The City would offer the property at no cost to the development team.** The City bought the property from LCC in April 2020, through our [land bank program](#), using federal Community Development Block Grant (CDBG) funds. These federal funds require that the property be used for housing, with at least 51% of the units be available to households with incomes at or below 80% of AMI. CDBG rules also require the property be available for occupancy by 2025, or the City risks having to return the funds. The City paid LCC \$500,000 for the property. The property was appraised at \$680,000 in 2019.
- **The City would offer \$1.1 million to cover pre-development costs.** The City's RFP identified these funds as potential financial tools and asked that proposals explain how they would use the funds. The Montgomery proposal asked to use the funds to pay for system development charges, permit fees, and the EWEB connection fee. The funds would come from two sources:
  - **The Downtown Urban Renewal District would contribute \$700,000.** The [Downtown Urban Renewal Plan](#) identifies 1059 Willamette as a redevelopment project eligible for up to \$3 million. There are limited funds available in the District, and funds have been committed to other projects, limiting what's now available to 1059 Willamette.
  - **The MUPTE Moderate-Income Housing fund would contribute \$400,000.** The City's [Multi-Unit Property Tax Exemption \(MUPTE\) program](#) expects to collect \$400,000 in the fall of 2021. Those funds are to be made available to support the development of moderate-income housing.
- **The project would be eligible for a MUPTE.** The City's MUPTE program offers an exemption on property taxes, up to 10 years, for the assessed value of new residential units in the downtown area. The program's intent is to encourage the development of housing in the downtown, a long-standing goal of the community. The project would be required to go through the standard MUPTE application process before Council could vote on their application, which includes a community Review Panel, neighborhood engagement, and demonstration that the project meets several public benefit criteria. Visit [the MUPTE webpage](#) for more information.

## 6. Why isn't this project for households with incomes less than 60% Area Median Income?

Most of the financial tools and subsidies we have to support housing development are only available for housing that is affordable to households with incomes at or below 60% of area median income (AMI). Most of these tools are competitive, which means that each proposed housing development is competing for the funds against other housing developments. The financial demand regularly exceeds

the available funds. Additionally, there are few tools available to construct housing for moderate-income households that earn between 60% AMI and 80% AMI—yet those households have difficulty finding housing within their budget.

The 1059 Willamette property is unique in that we had an opportunity to use a resource specific to this location – Downtown Urban Renewal funds. The proposed mixed-income housing project is an innovative use of local resources to create housing for people earning incomes at a level that makes it difficult to find housing that is affordable. This project is not using the limited federal and state resources that are available to lower-income housing, which will allow those resources to fund other housing projects in our community.

See *Question 7. What are the tools available to support lower-income Affordable Housing?* for information on Affordable Housing tools. See *Question 8. Is the City doing anything else to create Affordable Housing?* to learn more about how the City supports development for households with incomes less than 60% AMI.

## 7. What are the tools available to support lower-income Affordable Housing?

Affordable (rental) Housing is typically available to households with incomes at or below 60% of AMI and receives federal, state, or local development resources or ‘subsidies’ to be able to offer rents at that level. In the Eugene area, some examples of Affordable Housing providers are St. Vincent de Paul, Homes for Good, Cornerstone Community Housing, and DevNW. The developers apply for public resources and leverage private funds to make developments happen. It takes many partnerships and many funding sources to create new Affordable Housing. The City provides specific subsidies to support housing development serving households with incomes at 60% AMI and below. Rents in Affordable Housing are restricted so they are more “affordable” to low-income households, which generally means the household would spend less than 1/3 of its income on housing. The owner of the housing development collects less rent than in a market-rate housing project—however, the cost of construction is the same. In order to make Affordable Housing financially feasible, some financial subsidy must fill the financial gap between the cost of construction and the income generated from rents. If there is a gap, construction is not financially feasible, and the project will not move forward.

There are a variety of tools available to fill the financial gap. There are federal, state, and local programs. Most new Affordable Housing developments typically use multiple tools. A summary of the typical available tools is below:

Program	Description	Eligible Income Level
<b>Low-Income Housing Tax Credits</b>	A federal program that creates a tax incentive to construct or rehabilitate Affordable rental Housing for low-income households. Individual projects compete to receive these funds through Oregon Housing and Community Services (OHCS) and not every proposed project is awarded.	Available to projects targeting households at or below 60% AMI.

<b>Program</b>	<b>Description</b>	<b>Eligible Income Level</b>
<b>HOME Investment Partnership Program</b>	A federal program that is administered through the Eugene-Springfield HOME Consortium, led by City of Eugene. These federal funds can be used for acquisition of existing residential and non-residential building for conversion to Affordable Housing, or for new construction. The Eugene-Springfield Consortium awards funds through an annual Housing Request for Proposals.	Available to projects targeting households at or below 60% AMI.
<b>Housing Development Grant “Trust Fund” Program</b>	A federal program administered by OHCS directly to housing developments. The maximum funding amount for any one project is \$500,000 per funding cycle. Individual projects compete to receive these funds and not every proposed project is awarded.	Supports development for households at or below 30% AMI.
<b>General Housing Account Program (GHAP)</b>	A State program offered to housing developments in partnership with other OHCS administered funding sources.	Supports development for households at or below 80% AMI.
<b>Community Development Block Grant (CDBG) - Land Acquisition (Land Bank) program</b>	A federal program administered by the City, the City uses part of its CDBG allocation to buy land for Affordable Housing developments.	Available to projects targeting households at or below 80% AMI.
<b>CDBG Rental Rehabilitation program</b>	The City uses part of its CDBG allocation to offer low interest loans to rehabilitate affordable rental housing.	Available to developments serving households at or below 80% AMI.
<b>Low-Income Rental Housing Property Tax Exemption (LIRHPTE)</b>	This local program offers a 20-year property-tax exemption for qualified rental properties.	Available to projects targeting households at or below 60% AMI.
<b>City of Eugene Systems Development Charge (SDC) Exemptions</b>	This City program offers exemptions for SDCs for Affordable Housing developments. There is an annual cap on available funds.	Available to rental housing developments targeting households at or below 60% AMI, and homeownership developments targeting households at or below 80% AMI.
<b>Affordable Housing Trust Fund</b>	The City of Eugene established this fund in 2019, funded by a Construction Excise Tax on new residential and commercial construction. The funds for development are awarded through a competitive Request for Proposals process.	Available to projects targeting households at or below 100% AMI.

## 8. Is the City doing anything else to create Affordable Housing?

While the City does not own, operate, build, or manage housing, we collaborate with nonprofit and other partners to assess the City's housing needs, determine strategies to address priority needs, and identify resources to implement the strategies. The City has worked with Affordable Housing providers to create and maintain Affordable Housing in the Eugene-Springfield metropolitan area. As of April 2021, the City is supporting 9 recently completed or upcoming affordable housing projects with the use of federal HOME funds, SDC exemptions, or LIRHPTEs.

These 9 projects represent the creation of 385 new Affordable Housing units in Eugene in the past year or the near future: 100 units were completed in the last year, 115 units are under construction, and 170 are in the pipeline. Of these 385 Affordable Housing units, 126 are Permanent Supportive Housing (PSH), a model designed to provide housing and supportive services on a long-term basis to people who are experiencing homelessness. Of the 126 PSH Eugene units, 66 have been completed, 15 are under construction, and 45 are in the pipeline. The [TAC report](#) recommended adding 350 PSH units in Lane County (Eugene's prorated share is 263 units) in five years with a focus on single adults.

Affordable Housing Project	Number of Units	Status
Market District Commons (6 <sup>th</sup> /Oak)	49	Completed
Commons on MLK (2411 MLK Jr. Blvd)	51	Completed
Iris Place (1531 River Rd.)	52	Under construction
Sarang (1604 Taney St.)	48	Under construction
Keystone (13 <sup>th</sup> /Tyler)	15	Under construction
The Nel (11 <sup>th</sup> /Charnelton)	45	In the pipeline
Lincoln St. Apartments (11 <sup>th</sup> /Lincoln)	59	In the pipeline
The Lucy (850 Hunsaker Ln.)	35	In the pipeline
Royal Ave. homeownership project (5220 Royal Ave.)	31	In the pipeline

Information on the City's programs to address Affordable Housing can be found on the [Community Development webpage](#). The City's strategy to address Affordable Housing development using federal funds is guided by the [Eugene-Springfield 2020 Consolidated Plan](#). See *Question 7 What are the tools available to support lower-income Affordable Housing?* for information on the City's tools.

## 9. What are the proposed rents and how were they calculated?

The proposed Montgomery project is a mix of income-qualified and market-rate units. Because the City used federal CDBG funds to buy the property from LCC, at least 51% of the units must be offered at Housing and Urban Development (HUD) income and rent levels for 80% Area Median Income (AMI) households. HUD identifies income levels for different household sizes and the proposed rents are based on these income levels. The rents for the income-qualified units below are based on 80% AMI incomes for 1- and 2-person households. For example, the 2020 income limit for an 80% AMI 1-person household is \$39,200. For that person to not be cost-burdened, they must pay no more than 1/3 of their income on rent and utilities, which is \$980 per month. The income-qualified rents below reflect the 2020 federal HUD income limits, minus an allowance for utility costs.

The proposal shows estimated rents for the market-rate units. These rents will ultimately be what renters in the market are willing to pay. The rents presented in the proposal are consistent with current rents for comparable properties in and near the downtown, also shown in the table below.

## Proposed Units and Rents

Unit Type	Income-qualified units		Market-rate units		Current Rents In and Near Downtown*
	# of Units	Monthly Rent	# of units	Monthly rent	
Studio	65	\$894	0	n/a	\$925-1,570
1 Bedroom	1	\$956	58	\$1,530-\$1,590	\$1,195-1,855
2 Bedroom	0	n/a	5	\$2,300	\$1,575-2,020

\*Source: Apartments.com, April 2021

## 10. How do we know only households at or below 80% of Area Median Income will be able to rent the income-qualified units?

Income qualification is a standard process for Affordable Housing projects. All the households in the income-qualified units would have their incomes verified by the property manager at 80% of AMI or less at the time of moving in to qualify to live there. The development team includes both Cornerstone Community Housing and Affinity Property Management, who both have experience verifying income levels. As with other Affordable Housing developments, the City of Eugene would monitor the process to qualify the residents using the most current CDBG income limits.

## 11. How long will these 80% AMI rents be maintained?

Because the City used Community Development Block Grant (CDBG) funds to acquire the site, the project is required to maintain 80% AMI income restrictions in at least 51% of the units for at least 20 years. This is called the 'affordability period.' The development team has committed to maintaining the affordability period for 35 years.

## 12. Who is the team that proposed the Montgomery?

The City received [one proposal](#) to redevelop 1059 Willamette. The team consists of:

- [deChase Miksis](#): Developer based in Eugene, they have recently partnered with both Edlen and Cornerstone on Affordable Housing projects in Eugene and elsewhere in the northwest.
- [Edlen & Company](#): Affordable Housing developer based in Portland with a long history of developing Affordable Housing at various low-income levels, and experience with mixed income housing.
- [Rowell Brokaw](#): Architecture firm based in Eugene.
- [Cornerstone Community Housing](#): Affordable Housing and resident services provider, based in Eugene.
- [Affinity Property Management](#): Property management company based in Portland.

## 13. Why is Council only considering one proposal for this site?

The City received only [one submission](#) in response to the [Request for Proposals](#). Given the challenges of redeveloping the site and meeting the rent requirements, it is not surprising that the City did not receive multiple proposals. This is a unique, challenging, and complicated project. There are challenges working with a constrained L-shaped site with a vacant, unmaintained building. It is difficult to construct buildings downtown, due to the tight physical space. In addition, the mixed-income housing model is complex. It requires an understanding of both the market-rate and Affordable-Housing development realms, including the knowledge of how to navigate federal Affordable Housing requirements.



Other developers in Eugene expressed interest in the RFP, and we asked why they did not submit a proposal. We learned that some had a lack of capacity to take on additional work. Others reported that they would be interested in the project if it had included the corner lot, but they were unable to acquire that parcel.

#### 14. Why is the City pursuing a mixed-income housing project?

Eugene is facing a housing crisis and there is a need for housing at all income levels. By adding new, more affordable, below-market housing options, housing mobility is encouraged, which can relieve pressure on the stock of lowest-income housing options that have the highest demand in our community. Additionally, the project provides a more affordable option for rent-burdened residents paying more than 1/3 of their income on housing, allowing them to reduce costs, save money, and work towards greater financial stability.

- **Households at 80% of AMI are underserved.** There are very few available housing options for households earning between 60% and 80% AMI. In most cases, they do not qualify for existing Affordable Housing options. It is difficult to find market-rate housing that is affordable, leaving many at this income level housing-cost burdened. The proposed Montgomery project will create 66 new housing units for this income range, expanding the supply of moderate-income housing.
- **We have a flexible financial resource to help meet this under-served need.** Affordable Housing projects, including mixed-income housing projects, face a financial gap due to the below-market rents. It costs more to construct the building than the revenue from rents can support. There are a number of Affordable Housing tools that can help close these gaps, but these tools require rents to be affordable to households earning 60% AMI and below. As described in *Question 6. Why isn't this project for households with incomes less than 60% Area Median Income?*, most financial tools support housing for households at 60% of AMI. This project is using local financial tools that are not limited to closing the financial gap for Affordable Housing that is for households at or below 60% AMI. The City is using an innovative mix of financial tools to support a first-of-its kind housing project in Eugene. See *Question 5. What is the City of Eugene contributing to this project?* for a description of the financial resources proposed to support the project.
- **Downtown Eugene has very little moderate-income housing.** There are Affordable Housing projects in the downtown (Aurora, West Town on 8<sup>th</sup>, Olive Plaza, and Market District Commons) that serve households at or below 60% of AMI, student housing projects (Titan court and 13<sup>th</sup> and Olive), and market-rate housing (Broadway Place, High Street Terrace, Gordon Lofts, and the Tate). But there are few opportunities to find housing that is affordable for moderate-income households. This project will create an opportunity to diversify income levels in the downtown. The Montgomery will create an opportunity for individuals who work in downtown restaurants, stores, or hotels to live close to those jobs and have easy access to the transit network.
- **The City does not have financial resources to support the creation of housing with only income-qualified units at 80% AMI.** Just under half of the units will be available at market-rate rents. The development team will use the revenue from the rents to cover the cost of construction. The rent from the moderate-income units will not generate enough revenue to cover the cost and would not be financially feasible.

## 15. Is it true that the City is giving \$10 million to this development team?

No. The City is contributing public resources to the project, as described in *Question 5. What is the City of Eugene contributing to this project?* If City Council chooses to move forward with this proposal, the City would transfer the land to the development team at no cost and would apply \$1.1 million to cover pre-development costs.

There is some confusion about the value of the property that would be transferred to the development team. The City had the property appraised in 2019 by Duncan and Brown, a real-estate appraisal firm located in Eugene. They estimated the value of the property at \$680,000. That appraisal stated that the structure added negative value to the property—that is, the property would be worth more if it were a vacant lot.

The Lane County Office of Assessment and Taxation shows the property had an estimated real market value in 2020 of about \$6.9 million. It estimates the land at about \$0.9 million and the structure at about \$6.0 million. The Office of Assessment and Taxation reported that they last analyzed the building in 1994. Since that time, the property's estimated real market value has been pegged to average commercial values across the county. Commercial property values have increased since 1994, and the Office of Assessment and Taxation has applied the average growth rate of all commercial properties to this property. The property has been in public ownership since 1979 and is therefore tax exempt. The Office of Assessment and Taxation has not made it a priority to re-assess the value of a building that does not generate tax revenue. Because the building has not been re-assessed, the County's real market value does not take into account the current state of the unmaintained building, the asbestos in the building, and the amount of investment needed to re-use the existing building. The Duncan and Brown appraised value is an accurate assessment of the building's property value.

## **Approved 1059 Willamette RFP Criteria**

On January 29, 2020, Council approved the use of a Request for Proposals (RFP) process for disposition of the 1059 Willamette property. On September 30, 2020, Council finalized the following RFP criteria which will be used to evaluate responses to the 1059 Willamette RFP.

### **Experience and Qualifications**

Preferred applicants or teams will have:

- A proven track record of completing successful, high quality redevelopment projects in urban settings (including information about project costs);
- Demonstrated preference for use of local contractors and/or Minority and Women-owned businesses enterprises;
- Demonstrate use of cost-effective green building measures;
- Demonstrated experience in serving the targeted population(s) and with the proposed form of development.; and
- Evidence of financial capacity.

### **Project Concept and Design**

Required:

- 51% of the units must be affordable to households earning up to 80% AMI. The remaining units may be offered at market-rate rents;
- Present site plans and renderings that show the project is suitable for the target population(s) and project location;
- Must comply with City code for C-3 zoning; and
- Comply with the federal environmental review requirements.

Preferred concepts will:

- Incorporate elements that contribute to an active, inviting, and safe pedestrian environment;
- Demonstrate appropriate integration and relational elements with neighborhood context and existing and future development; and
- Provide a parking assessment and a financeable plan to accommodate the parking and transportation needs of the proposed uses.

### **Timeliness & Feasibility**

Required:

- Development timeline must demonstrate completion and lease up no later than April 30, 2025;
- Demonstrate understanding of market potential for the proposed concept(s); and
- Provide a reasonable project budget that minimizes need for public assistance.

Preferred concepts will:

- Demonstrate completion significantly earlier than April 30, 2025 deadline; and
- Demonstrate leveraging of other resources in project budget.

### **Additional Public Benefits**

Preference will be given to proposals that:

- Integrate art or opportunities for public creativity;
- Demonstrate intention or plan to solicit services from local contractors and/or Minority and Women-owned business enterprises;
- Use cost effective green building measures; and
- Provide services promoting self-sufficiency and independent living that are available to residents in affordable housing units.

### **Consistency with City Policies and Goals.**

The [Downtown Urban Renewal Plan](#) and the [Downtown Plan](#) are the primary policy documents that guide public and private redevelopment in the Downtown Eugene area. Other plans and policy documents also provide guidance including [2020-2025 Consolidated Plan](#), [Envision Eugene](#), and the [Climate Action Plan 2.0](#). Any proposed development concept must be consistent with the policies and goals for Downtown Eugene as reflected in these documents.

### **1059 Willamette Community Survey Results and Emails Sent to Council and staff (through 5/24/21)**

The City released a survey in March to gather community feedback on the 1059 Willamette proposed project, the Montgomery. The survey was open for three weeks and received 327 responses. This attachment includes a summary of the survey, as well as an anonymized copy of all responses. In addition, emails received with comments on the project during and after the survey (through May 24) are also included in this attachment. Below is information on which ward respondents were from, and whether they live or work downtown.

<b>Ward</b>	<b>Respondents</b>	<b>%</b>
Ward 1	86	26%
Ward 2	63	19%
Ward 3	41	13%
Ward 4	23	7%
Ward 5	27	8%
Ward 6	11	3%
Ward 7	35	11%
Ward 8	23	7%
Don't live in Eugene	16	5%

<b>Live or Work Downtown</b>	<b>Respondents</b>	<b>%</b>
Live	28	9%
Work	101	31%
Live and work downtown	15	5%
Neither live nor work downtown	183	56%

The survey asked respondents four open-ended questions. A general summary of responses is included for each question.

#### **1. What do you like most about the project?**

Generally, respondents who indicated they liked the project cited the following reasons:

- Creation of more affordable housing units (117);
- Downtown location and the proximity to services and public transportation (78);
- Units dedicated for Womenspace (70);
- Introducing more density and housing (55);
- Mixed-income housing concept (54);
- The building's design (33);
- Redevelopment of the building/property (25);
- Retail component (24) and mixed uses (23);
- Intention to pursue LEED (15);
- Inclusion of social services (12);
- Inclusion of art (12);
- Communal space (3); and
- The development team (2).

Some (14) respondents indicated they did not like anything about the project.

## 2. Is there something missing that you would have liked to have seen in this project?

Generally, respondents included the following items in response to this question:

- Nothing was missing from the project (47);
- Different affordability components in the project (44), such as more income-qualified units, lower affordability thresholds, units dedicated to unhoused populations, units dedicated to elderly populations (2), units dedicated for employees of social service providers (1), units used for housing vouchers (1);
- More landscaping or green space incorporated into the project (28), including roof amenities, like open or garden space (15), and or balconies (9);
- Parking incorporated into the building (21);
- More bike parking (18); incentives for non-auto use (2), space for electric bike/scooter charging (1); Preservation of building (15) or specific design elements (4);
- Better or different design (15);
- Bigger project (12) vs. smaller project (1);
- More green building features, such as solar panels and stormwater features (8) and electric vehicle charging (3);
- Larger unit sizes (8), more units dedicated to Womenspace (5), or more accessible units (2)
- More social services incorporated into the project design, including a designated area for social services (7);
- The adjacent retail building incorporated into the redevelopment plans (6);
- A pleasant pedestrian experience with building setback and awnings included (6);
- Additional amenities such as childcare (5), public conference room (2), high speed internet (3), fitness/gym space (4), more pet areas (1), laundry (1), security (2), and concierge (1);
- The property should not be privatized (3), public funds should not be used for this project or should be used elsewhere (2), and this should not be subsidized housing (1);
- Commercial space should include including grocery store (3), restaurant (3), low-cost office space (1), or space for art (3);
- Ensuring good construction quality, including advocating for use of cross-laminated timber and earthquake-quality construction (3); and
- Use building as a homeless shelter (2), use building as City hall (1), and use building for job creation (1).

## 3. Would this project contribute positively to the Downtown Eugene neighborhood? (If no, why?)

249 (76%) respondents provided statements indicating 'yes', the project would contribute positively to downtown Eugene, and 23 responses indicated 'possibly'. Generally, these respondents stated that the project:

- Brings housing (37), affordable housing (28), density (8) to downtown;
- Would bring vibrancy and people to downtown (36);
- Include retail and mixed uses (13), offer social services for targeted populations (9), and include artistic components (3);



- Has a good design, fits within the neighborhood (4) and improves the pedestrian experience and walkability (4); and
- Encouraged downtown infill development (3) and result in the redevelopment of a vacant building (14).

28 (9%) respondents provided statements indicating 'no', the project would not contribute positively, and 20 indicated they were 'unsure'. Generally, these respondents stated that the project:

- Needs to be more affordable (8);
- Would make downtown busier and increase the demand for parking (7);
- Is too big or does not fit in the downtown area (8);
- Does not address the ongoing downtown issues (6), would negatively contribute to the issues (3), or would enable certain individuals (1);
- Should preserve the existing building (3);
- Would be a poor use of public funds (2) and should be preserved for public space (1); and
- Should include owner-occupied units (1) and incorporate trees (1).

#### **4. Is there anything else you'd like City Council or the development team to consider regarding this proposal?**

Generally, respondents included the following items in response to this question:

- The project should include more affordable units or lower affordability threshold (31), or have a longer affordability period (1).
- The project should include more parking (12). There should be less parking (1), electric vehicle charging (3), and more bike parking and accessibility (7).
- Council should support the project (8), should get this project going quickly (7), and that there should be more projects like this in Eugene (10).
- The project should incorporate sustainability elements, including focus on natural systems (6), and incorporating more green space (11).
- Safety and security should be prioritized (6) and Council should consider downtown issues when deciding (1).
- The building should have a different proposed design (5).
- There should be a different developer or a different approach to the project (5), including pursuing a community land trust model (1).
- There should be accountability measures to ensure the developer implements the proposed project and service providers follow through (4), and that high-quality construction materials are used (1).
- The ground floor should integrate with the sidewalk (3).
- Varied responses on retail – that there should be an active retail presence (1), the City should support retail tenants (1), there should be a restaurant (1) or that there should be no or minimal commercial uses on the 1<sup>st</sup> floor (3).
- The project should be bigger (3) and have bigger units (2). The building should have lower density (1) or include only market-rate units (1).
- The existing building should be repurposed (2).
- Council should consider the housing crisis when making a decision on the project (1) and invest in projects that get people housed (1).

- Units should be accessible (1), target seniors/disabled seniors (3), target unhoused populations (1). There was a concern about building being used for student housing (1).
- Amenities should include storage (1), gym (1), fiber (1), communal space (1), public bathroom (1).
- The property should be used for City Hall (1) or a homeless shelter (1).
- The project should be given a MUPTE (1); MUPTE should not be used (1); No public funds should be used to support the project (1).
- The design should have a more open aesthetic (1) and incorporate natural materials (1).

## Q1. What do you like most about the project?

That it's mixed use development. And the set aside units for survivors of domestic violence.

That the ground level will have retail space CONNECTED TO THE STREET. The disconnection from the street to buildings in Eugene is a plague and this is by far my #1 concern with all buildings in downtown. So it is promising to see that there is retail space that can easily flow from the sidewalk into the building. I also like that there is an emphasis on affordable housing.

I appreciate the addition of much-needed affordable housing in downtown Eugene.

LEED certification; consideration for seniors

I like that it adds more and denser housing to the city most.

Dense housing in the urban core.

It provides critically needed housing options. It is a walkable location, it brings commerce to the center of town -away from the suburbs. I also like the attractive design. And I support the addition of taller building heights in the downtown, which takes advantage of the city infrastructure already available in the downtown core, instead of ripping up fertile farmland near or beyond the urban growth boundary.

multi-faceted, sensitive to affordable and market rate, historically sensitive, substantial capacity, great location, different facades, mixed use great for community liveliness - onsite venue space is a bonus as we need more options for that downtown, great collaboration between local and Edlen firm--brings great expertise

The merged building with the two facades looks great.

Expanding affordable housing downtown is great.

The development team. No one cares more about our community than this team that keeps showing up with ideas & investments to make it better. I've watched the community just butcher this crew for years & their vigor is impressive. Seems they are the real marathoners. Is there a finishline?

A much needed addition to Downtown

targets a needed population group

We simply need more housing in this "city". Building upwards is critically important.

units and services to low income individuals

I think the design and location fit well together.

1. Mixed income

2. Size -- the number of units

There is a large proportion of affordable, 80% AMI and below, studio units. I think studio units is needed in the housing market.

That some of the units are 'affordable'.

It provides badly-needed housing downtown

Re-use of building /restoration aspects

I don't like it. Wrong place without job potential.

Brings needed housing to downtown. Activates vacant storefronts on Willamette and 13th.

We lived in Arlington, VA where this model is widely used around redeveloped subway stations. It brings vitality to the neighborhood and offers opportunities to comingle with families across socio-economic classes. Evidence-based proven success.

It will provide housing units downtown near transit and other services

Recycled use of an existing lot with the focus on providing additional bedrooms in the heart of the city.

People living downtown

Mixed-income housing

Units for victims of domestic violence, some low income units.

I like the idea that it sets aside rooms and services for women's space and has the opportunity to add to the art culture in downtown Eugene.

Residential living in downtown Eugene is much needed to start to revitalize the downtown corridor. I also like the idea of starting to move Eugene vertically.

Appropriate scale, high-density housing in downtown; close to transit station + EmX; looks like it will be constructed with durable materials and thoughtfully designed.

I like that it will be mixed income housing and LEED certified.

Mixed income aspects.

I like that this proposal is designed for variable needs.

What I appreciate most is that the building facade is designed to match the scale and character on each side.

Eugene needs more housing, especially affordable housing. This seems to be a great way to address that!

The patio. Womenspace units. The mural.

We have partnered with Womenspace to provide 10 set aside units for victims of domestic violence and will provide targeted support services for these set aside units. And the art!

Affordable units, proximity to LTD transit hub

Love that this is multi-story, mixed-use - densifying housing in the downtown core that will provide much-needed "eyes on the street" after hours. And I love that there is an affordable housing component.

Reasonable building mass.

I like the inclusion of dedicated apartments for women with staff support.

That it at least provides some housing.

Support from WomenSpace and thoughtfulness for seniors and pets. It's designed to be liveable.

That its a mixed unit building and near a bus station

The housing

The collaboration with Womenspace and wall planning for a mural

The fact that once again the taxpayers will be stuck with the bill for your incompetence in making Eugene the gi to place for the jobless and homeless to come to and stay.

SO MANY THINGS! Reserved housing for survivors of domestic violence would be my favorite thing. But also the reserved for lower income, the services, the art.

The income restrictions allowing for a more diverse population in downtown Eugene

Incubator retail spaces

The affordability aspect.

That it will be mixed income—giving more housing opportunities to live downtown

Low income housing and units specifically for domestic violence victims.

That it adds affordable housing in downtown and across from the LTD station.

That the proposal addresses the anticipated needs of the people who actually live there.

The rates are based on income.

Downtown affordable housing

Affordable housing

I like the increased urban residential density for the heart of town. I like the historical reference to the Montgomery Ward building.

I don't like this project.

I like that you are trying to do something with the space.

Downtown renewal, expanded housing. ANYTHING is better than what is there now.

LEED sustainability certification

Love it!

Housing. Affordable housing.

This is the type of thoughtful high quality housing we need in downtown. The architecture is exceptional. Too many new projects are of poor quality and design. This projects fits well into Eugene's downtown and will elevate the whole area. This is an excellent proposal from a great local design and development group.

Of course, I love that a significant portion of the building will be for people who earn a lower income. I think the so-called amenity spaces will be a wonderful asset also.

I like that there will be room reserved for women who are survivors of domestic abuse. And that there will be a mix of low income and median income.

mixed income housing and affordable units which are in desperate supply in town.

I like the idea of helping people out of poverty, but providing government subsidized multi-family housing is not the way to do it.

New construction housing downtown!

Good presence on Willamette Street. New housing in downtown. Replacement of decrepit building.

It has a calm solidity and quality of appearance and materiality like the Woolworth. It looks clean and contemporary without trying to be anything trendy like the absolutely ridiculous monstrosity of the 515 building or the disastrous, shoddily constructed piece of junk that is 13th and Olive. These eyesores will unfortunately be with us for decades.

Low income housing opportunities, mixed income. But also the incubator space, the art gallery, the design of the 11th Ave side. Lots of positives.

That it will include housing at an affordable rate.

The masses and articulation work nicely with the neighboring buildings without wasting space. The project provides much needed livable space downtown. The more livable space there is downtown the more people will take ownership of where they live, helping to continue the process of revitalizing downtown Eugene. As a former resident of Eugene who worked downtown it seems to me that a project such as this is a fantastic addition to the urban fabric and downtown community.

Bringing more folks downtown.

Provides access to affordable (I hope) housing for all, without segregating low income from higher income people. That concept of segregation has always bothered me when it comes to low income housing. If higher income people want to live with low income people, why shouldn't they?

I like that it adds more housing for poverty level people

10 units for Womenspace and low-income housing

While we desperately need more low income housing it is also important to provide housing for those that are on the boarder of income limits. I also like that it will work to be environmentally friendly.

That it provides housing for low income individuals, and that it co-exists with those that rent at full market value.

I like the idea of putting the space to use for a change, after a decade as an eyesore.

LEED and all the mixed amenities going in: shopping with living spaces - important to keep a downtown alive.

Using property that is being wasted

More housing

Revitalizing downtown! And bringing residents there not just businesses. The empty office space isn't helpful for making downtown more inviting. Plus love that it fills the gap for people who have "nearly made it". Maybe they are starting out and on their way to a more secure middle class and this helps them get there.

I like that the project is focused more towards people who don't qualify for traditional low-income housing but also don't quite make enough for market rate units.

The Womenspace (would like to see more than 10 units available; hoping ample security measures exist w/o making it feel oppressive).

I like space for retail+ but we have so many vacant spaces DWT how do you envision filling the spaces?

multi-income, multi-use

I like the idea of mixed-income housing.

I like that this will bring a mix of affordable and market rate housing to downtown. Having more residents will make it more vibrant and lively downtown and will support businesses. I like the inclusion of community space as well.

This is exactly the kind of thing downtown Eugene needs. Most important thing is the ground-floor retail. It looks like it will fit will with some of the other new development in the area.

I like that it is a call back to the old Montgomery Ward building and that it is intended to help revitalize downtown with a mixed use design.

I like the combination of mixed use development and affordable housing. I think these are two of the most important things for downtown Eugene.

More housing downtown & next to public transit. Nice % of subsidized housing. Design seems okay too.

Housing downtown.

Anything that brings residents into Downtown is great. The renderings are nice as well.

I love this project! It's long overdue. I only wish that a greater percentage of units went to lower income individuals. 60% maybe?

Actual street level retail design -- unlike the 13th and Olive catastrophe.

Concentrates a lot of housing into a small area, attached to an economic center (downtown).

More housing! Retail on ground floor! Set backs and street appeal!

I live that there will be more affordable housing but from what I have read it still sounds too expensive.

Womenspace connection.

What I like most about this project is the shops and services within walking distance

Nothing its over prices and not affordable at all too low income people.

Dense, mixed use, and mixed income. All of these are sorely needed in Eugene and downtown especially.

Nothing.

Absolutely nothing

I don't know enough yet to comment on the project, other than to say the key concepts sound good. I have one concern - please see #4

Mix of space on the first floor.

Commitment to fitting in with the surrounding area

Below market rate housing; downtown housing

affordability ratio, partnership with WomenSpace, community spaces

There are very little affordable and safe housing options for middle to low income people. I have only seen high end housing and apartments being developed.

Addresses need for more housing downtown, especially affordable housing.

location and that it has low income units

I like the idea of the mixed income building and keeping space for DV survivors.

The remodel of the building and affordable housing

First, that it includes housing for low income people. I also like that it has space for Womenspace, art, and incubator retail space, as well as that it will be LEED certified.



The Womenspace partnership sounds promising, as well as reserving some residential and commercial units for below market rates. I had an opportunity some time ago to speak with Mark Edlen for a project I was working on. I appreciate that he sincerely does seem to consider larger issues like the environment and social problems as he approaches a real estate project, at least more so than many developers. I believe his is also a UO graduate, so he has some history in Eugene as well.

I like that the project will have both low-income and market rate apartments. I think that will ensure that the property is kept up and maintained in a safe and attractive manner. I was happy to see accommodation for pets included (and I assume there will some limit on size/weight).

Seems to have a variety of services for a diverse population. Looks nice enough on the sketches but doesn't seem to really be in line with the "historical" look- just another block building

I live close to downtown and walk there frequently to go to Selco and the Eugene Library . Almost anything would be better than the current situation at this address. Adding 66 units of affordable housing is the best part, but the potential for more shopping opportunities for me is also a real plus.

I like multifamily housing downtown. 5 stories is about the right height.

I like the robust partnerships with local non profits (Cornerstone, WomanSpace, Lane Arts Council etc). I like the mix of seniors, young professionals and income levels provided for. I like the inclusion of art, both inside and outside (mural, gallery). I like that services for WomanSpace clients and seniors are addressed. Allowing, and providing for, companion dogs is a thoughtful touch that will especially appeal to older, single residents. It appears a well thought out proposal. The mixed use and mixed income uses.

This project sounds fantastic, a zillion times better than typical Eugene developments. I especially appreciate the inclusion of potential meeting space (maybe?) because we really need more free and low-cost spaces for group meetings around town after losing EWEB rooms, RAIN, etc.--especially downtown this would be really valuable.

Expenses affordable housing

Using unused space

Modern

Low income and downtown

Affordable housing and domestic violence units.

Nothing! These people need to help them selves

The diversity of uses and design

More housing is needed,. Housing downtown is good for the downtown and good for people who don't want to rely on cars.

Affordable housing is particularly needed

Affordable housing and location to LTD

Affordable housing in the downtown area. The current new buildings are all luxury apartments with rent for a 1b 1b creeping over \$1200 a month or more.

The fact that it adds new updated retail areas and rentals that could help folks who make less than the median income.

Affordable housing is a major issue.

Bringing more housing and affordable housing downtown.

Mixed occupancy, set aside reasonably priced units and women space help

It allows folks who need affordable housing to live in a centrally located area for services, shopping and recreation.

It has a retail element and street front presence that will bring life to a dull dead unfriendly and unsafe area of downtown.

Design

The fact that it's mixed income housing and has units for Women's Space. Mostly just happy that it's not another student only housing building.

It brings life to a building that is currently lifeless and will create affordable housing opportunities across a spectrum of individuals and families.

Affordable housing, woman space use

That it is mixed use and partnering with women's space.

Affordable units & units for Womenspace

I like that it is mixed use and has some amenities such as gallery space, pet accommodations, club room and support services

Helping seniors and displaced family due to domestic violence.

Homes for Women's Space and mixed income

Apts reserved for seniors and low income folks

That it adds badly needed affordable housing downtown.

Affordability to low income persons/families.

Proposed building aesthetics.

Population served

- The way the building design recognizes the existing and historical elements of the surrounding structures and appears to be in relationship to them.
- The secure ground level outdoor space.
- The setback from property line on 11th.

#### Affordable housing

It is building more housing at affordable rates.

Location, and the fact that it will have low income and market rate apartments.

LEED certified building (hopefully gold or platinum) - a responsible approach to building and providing housing in an era of climate change.

Historic design- preserving the character of downtown.

Including low income housing with support, especially for Womenspace's clients.

Includes affordable housing

I like that it will serve populations particularly in need with housing and services. I also appreciate that it looks like the building will be well constructed, enduring, and relatively attractive in contrast to the dismal apartments built on 13th between Charnelton and Olive that are a depressing eyesore. I also am happy that considering the environmental impact is a priority. The fact that at least half of the units in the project at 1059 Willamette must be affordable to households earning 80% of AMI or less.

puts empty space to use

It helps vulnerable communities in our neighborhood and helps the housing shortage

Partnership with Womenspace to provide housing for victims of domestic violence. Mixed used housing including low income.

The fact that there will be so much good, safe, and convenient low-cost housing in Eugene. It's fantastic. I love the fact that people can have pets and that there are dedicated areas for pets.

mixed housing which will add more residents to downtown

More housing! Multi use building, with both commercial and residential in one place.

I like the idea of having more and better housing for low income people and/or marginalized people. We need systemic solutions for poverty, precariousness, and homelessness and this project at least looks like a good start. Having Womenspace onboard and anticipating the needs of elderly residents are good signs that we're on the same page here.

More low income housing

The increased density for both housing and commercial space is welcome, as well as just using a long shuttered site downtown.

That it will have mixed-use housing in the downtown area! After years of the city council approving of high-income/luxury and student accommodations I'm so glad they're finally going to start doing what other cities have been doing for years and have mixed-use housing.

The partnership with womenspace and the supply of affordable housing

It shows that city cares about the people who live in Eugene. Action over words is inspiring.

The concept

I love the affordable housing and women's space aspect! Lets help our vulnerable community members!

Provides housing close to services such as grocery stores, bus, restaurants, theatre thus promoting use of public transportation/bike/walking.

'Three things:

- Maximizes units and unit types where they are needed (downtown).
- Creates a couple of new facades in downtown in highly visible locations, creating much needed sense of forward progress in the downtown.
- Uses TIF to leverage private dollars into the downtown as the program was designed to do, and also is an innovative way to address other kinds of affordability than just LIHTC.

The presence in downtown, the designation of considerable units for lower income residents, the harmonious design

'-The sense of community. I like the idea of mixed-income housing along with incubator spaces to hopefully remove some of the stigma associated with subsidized housing. I hope that the property disperses the different kinds of housing units around the facility. (Maybe keep the Womenspace rooms together)

rent control units, mixed with market rate.

That it provides for low income people

Increased housing availability

It means that the LCC building will be removed!

Mixed use and mixed income

I like that it considers the needs of people healing from domestic abuse and the needs of the elderly. I like that it specifies a rate of the median income.

Nothing really. I'm skeptical based on size and likely pricing.

That half of the units will be "affordable." I think the other half, too, should be affordable. I think attracting people to the "market rate" units will be challenging.

Mixed use and inclusion of some affordable housing, of which we are in SUCH great need in our community

The affordable apartments

As a former Mayor and City Councilor in Creswell, I especially like the setting aside of 10 units for WomenSpace. I fully support any effort to make sure the victims of domestic violence can be safe.

I like the mixed-income focus as there is a big shortage of affordable housing, while also making it an attractive place to live in. It's not only affordable, the goal is that it's a good place to live. Also, the earmarked spaces for DV survivors is great as well.

Affordable housing for some units. Dedicated units for Womenspace. Attention to architectural details of surrounding blocks and businesses.

Affordable housing, mixed income ranges, spaces set aside for emergency housing (womenspace/victims of domestic violence), and the main floor with shops on Willamette street and services on the bottom floor for residents.

The fact that it exists. We need more affordable housing in Eugene.

Low income housing near services

More downtown housing options

Addresses the needs of low income folks

Green building practices

Womenspace

ART

It's to be built using LEED standards, inside the downtown core, affordable, and serving victims of domestic violence.

we need more mixed-income housing downtown!

Tough to say there is not a lot of detail here about planning amenities etc.. but overall I am in favor of more housing downtown. The allotment for Womenspace is great.

More housing.

It is downtown, and not in less dense neighborhoods.

The affordable housing

The 66 affordable units. I wish the complex went higher so there could be more units.

Amenity space for tenants. Integration of Womenspace with apartments for survivors of domestic violence.

Mixed income; units for Womenspace, caseworkers on site

More affordable housing for our area.

Units for Womenspace clients

Affordable housing downtown, with appropriate support services for the less fortunate. LEED certified, not car based.

More downtown housing and retail is essential!

Reuse of existing space. No sprawl!!!

That it includes "mixed income," but I think it should be used to house low income folks and the Womenspace sites. I think there should be rent help initially so that potentially homeless people who may have jobs or the skills to acquire one can get set up. The ugly microsites around town such as the one off 18th near Albertsons are not a solution.

Adding density near transit hubs in a walkable urban core and cross-subsidizing affordable housing with market rate!

Mixed use

The fact that it is AFFORDABLE. The inclusion of safe spaces for victims of domestic violence is awesome.

I like the mixed use and mixed income, the connection to women's space and the consideration of how the building visually connects with downtown architecture.

I like that it's a move toward much-needed density in our urban core.

The aspect of affordable housing downtown.

Possibility of downtown rejuvenation and improved architecture

All inclusive

I like that it adds housing, especially low income housing, into the downtown core.

You plan to use the old MontgomeryWard/DowntownCenter building for low income housing. It is convertible without building something new.

I like that the project will fill an old dead space in the city center.

The addition of mixed housing downtown.

that it brings more housing downtown.

Great idea but...I actually think this building is very ugly. Also... Willamette Street is our MAIN St. I feel that if something is done here, it should be shops and a park area... to bring Eugeneans down to the core of our beautiful city.

I am aghast at the housing project on 13th & Lincoln. It too, is ugly, not creative and its falling apart! NO!!!

There are two elements that I like most. I like that they will try to have the Willamette facing side fit into the environment and try to complement the few historic buildings left, and I like that there will be units for women working with Women's Space.

Mixed income levels living together downtown; a welcoming environment for Womenspace clients
Low income housing
I don't I think it should be all affordable housing and no retail spaces.
66 of the units would be restricted to households with incomes up to 80% of Area Median Income (AMI).
More housing...
It brings together a variety of income levels, which adds to the diversity so one can meet new people they wouldn't normally. Services for residents is very useful. Common spaces will keep the area lively.
That it will be a LEED building
That it provides affordable housing, something that is DESPERATELY needed in Eugene
Mixed rental rates
The focus on creating spaces that are affordable, the affordance of space for victims of domestic violence, and the focus on community spaces.
Affordable housing
I like that the project prioritizes the needs of the most vulnerable with its focus on affordable housing and providing services to victims of domestic abuse. As a renter with low income, I can state that there clearly isn't enough decent, modern affordable housing in Eugene. Its convenient location next to the LTD bus station is a bonus.
It is driven by people who really know Eugene and understand our culture. It addresses today's community's needs, providing housing for those whose options are very limited. It is visionary and values driven
It is a nice proposal. Any change to this specific location would be an upgrade.
Dense, mixed-income rentals. Partnering with WomenSpace and providing low income units is highly desirable and needed. affordability and space for victims of domestic violence
Could possibly add to downtown vibrancy
That it's mixed-income and will have support for domestic abuse victims and seniors.
Its high density and the idea of matching the historic architecture surrounding the building.
We need housing--especially housing that's affordable to the people already living here.
The set aside spaces for Womenspace. This is excellent. Thank you.
Denser metro is always good. More low income is great.
The housing for domestic violence victims
More housing is a plus.
The mix of housing with the social safety net aspects. The street presence and scale of the buildings to add more density to downtown.
I like the partnership with Women's Space and that some of the units will be reserved for the most marginalized communities among us. The design of the building is nice looking. I'm glad the city is addressing the need for more income-focused housing.
It reserves space for women in need
nothing
It is replacing an old, unusable building, with something that can be useful. I appreciate the mix of rental options including the Womenspace units.
that it provides housing and a lot of it in a small footprint. I think we should add another 4 or 5 floors though
Adds housing / replaces a blighted building with a new one
I encourage efforts that might help reverse the continued demise of Eugene. However, this project as proposed does not even acknowledge much less address the fundamental issues of homelessness, mental illness, and crime that drive businesses and residents away from the downtown community.
The large number of units designated for those making 80% or less of the median income
Trying to bring people back to downtown.
Finally seeing some actual affordable housing in this town (especially something that's conveniently located and not out way in west Eugene). Eugene's "affordable" housing is an absolute joke.
Studio apartments and the single bedrooms. It's a little tough to find single bedrooms in this city close to downtown.
I like the consideration for companion pets, the secure indoor courtyard for residents.
Affordable (?) housing downtown
The architectural integrity w/surrounding environment. The anticipated diversity of populations that this projects anticipates serving.
I like that it's a "mixed income" project and that Womenspace will benefit with some of the unit
LEED certification, partnering with Womenspace, echoing the character of historic buildings.
Affordable housing
Affordable units and mixed use
architecture
Love it.

I like that the building will no longer be sitting there vacant. Also the low income qualifications and the apartments for WomenSpace.
The set aside units for domestic violence escapees!
The "concept" of affordable housing - though this project does not meet that for most local residents.
It's more housing. I guess there's that.
More people LIVING in downtown Eugene. Cities need a vibrant downtown. Also good that spaces will be reserved for victims of domestic violence.
It's an excellent location for living spaces, and it will be good to have more residents downtown.
The Womenspace units! I also like that the space is being upgraded-that area is a real black hole. I think it will be a great addition to downtown!
That the space won't continue to sit vacant and unused.
The fact that it will help elderly and women who need housing have a stable place to live.
Affordable housing downtown
I hate it!
It's mixed-use and mixed-income.
That it has low income housing
LEED features; Womenspace housing accomodation; ground floor public access/non-living space.
Lower income residents with support services.
It's more housing in an environment where we need more housing
Affordable housing is so important! However I think having this project be 'mixed income' is a good idea, because those paying full price would have the income and incentive to make sure the quality/value of the physical building is preserved. I also appreciate that it seems that thought has been put into the architecture so that it fits into the area.
Provide good housing for low income citizens.
Bringing more housing and retail (and thus people) to downtown.
EUG Intent to provide housing for Low Income Families.
Finally maybe some housing for low to middle income families, not like the Obie giveaway. That was a joke!!
the apartments reserved for lower-income renters, and for WomenSpace. and the location, across from the bus station.
Repurposed resources
green building measures
Making housing affordable.
It creates more affordable housing options.
Addition of urban-oriented retail space at ground level; affordable housing mixed with conventional; continued renewal and upgrade of downtown
"We have partnered with Womenspace to provide 10 set aside units for victims of domestic violence and will provide targeted support services for these set aside units." - this is the best part of the project!
That it is mixed use housing
The mixed economic levels.
The fact that many of the units will be rented to people with limited income.
The programming and committed uses
The Montgomery Project is innovative, thoughtful, and suits Eugene. The vision of a mixed use, mixed income building with pertinent support services is forward thinking. When I read about this project in the RG, I felt hopeful and excited. Our City needs The Montgomery.
Mixed use element - ground floor retail with housing above. We need resident in the downtown area to support all the businesses.
Opportunity for those who need it!
The low income housing/mixed income housing with space designated for people fleeing domestic violence
affordable housing, coordination with Womenspace, matching style of nearby buildings, incubator space for small local business, art gallery, common areas, planned mural
Utilizing a community asset that is currently sitting idle and deteriorating .
My favorite part of the project is the 10 units that will be allocated to victims of domestic violence.
mixed income housing
Common spaces, moderate rent.
Nothing. It is in stolen Kalapuya land and being built for profit.
Collab w womensspace



Mark Miksis, Dean Pape, Mark Edlin, Jill Sherman, John Rowell, and Gregory Brokaw have a predatory relationship with public resources. It is 2021. There has been a call for reckoning with all structures of white supremacy. The City of Eugene's plan to privatize 1059 Willamette should be rejected and rethought.

1059 Willamette presents an opportunity for BIPOC stewardship. The City of Eugene must proactively seek ways to address Indigenous Dispossession and Black Exclusion in all its dealings and most certainly where the transfer of publicly held land is at stake. As an example, the City of Eugene should not proceed with transactions around the land of 1059 Willamette prior to public conciliation with Articles 8, 10, 11, 18, 20, 27, 28, 32, and 43 of the United Nations' Declaration on the Rights of Indigenous Peoples (adopted in 2007). To fail to do this would be a perpetuation of white supremacy. As it is, nothing in the City's RFP, nor in the deChase Miksis/Edlen proposal, addresses historical and current practices of Indigenous dispossession and Black exclusion. That is unacceptable.

In concert with the opportunity for BIPOC stewardship, 1059 Willamette presents an opportunity for new economic modeling. The euphemistically-called "public-private partnership" proposed by deChase Miksis/Edlen involves little more than the transfer of the public asset (for free!) to ownership by a corporation, that is, by the deChase Miksis/Edlen LLC. So there's the free transfer of public property to a corporation. What else?

1059 Willamette sits in a Trump Opportunity Zone. Opportunity Zones are the result of a federal tax scheme invented by Donald Trump by which investors, like Mark Miksis and Mark Edlen of the deChase Miksis/Edlen LLC, don't have to pay capital gains. The alleged purpose of Opportunity Zones is to bring jobs and development to impoverished neighborhoods, yet as noted in a report by the Center for American Progress, the Opportunity Zone "incentive is finally being recognized for what it truly is: government-sanctioned gentrification driven by the capital gains of America's wealthiest investors."

On top of federal tax avoidance, Miksis deChase seeks a ten-year tax break from the City of Eugene (MUPTE). They also expect the city to provide \$1.1M of taxpayer dollars directly toward their project. So let's understand this: the proposal on the table involves tax exemptions at the local and federal levels amounting to many millions of dollars, plus the property given for free, plus \$1.1M of public money directly to the LLC.

That it helps low income people

I don't like it. Systemic Racism (and classism) has two faces--one is sticks, as we see in policing and an extensive punishment system that finds its worst representation in consistent economic predation. . And the other is carrots, which are given to rich, white, political insiders, as is the case with this project. This project, pushed through it seems during Covid, when so many were struggling, advances the interest of Eugene "stakeholders" once again. I'm disgusted.

Can't think of any besides of socialism for rich people and superficial project of showing post to care community

Nothing.

I like the overall differentiation of the Willamette Street and 11th Ave facades. Based on some familiarity with the 32nd and Hilyard project, I am fond of the architectural genetics of where this project might head.

## Q2. Is there something missing that you would have liked to have seen in this project?

Not so far.

I think that the city should assist the developer in creating funding for the Montgomery to be LEED certified and adhere to high-level environmental standards.

Balconies or communal garden space

I can't think of anything, I seemed a little vague in the excerpts, but is there ground floor retail? Also is there going to be an ugly parking lot next to it?

Something on the roof, perhaps?

I think that it ought to have underground, instead of street-level, parking,

EV charging capacity for allocated parking, substantial onsite bike parking

drugstore/hardware store is an anchor retailer on the ground-floor which will be activated most hours on both sides & to know the classroom/meeting room size...it also seems like this is a space that will house kids/single parents. Boy if there's a way to squeeze in a jungle gym, I bet your neighbors would be able to create community really quick.

No

More affordable housing. Government should not subsidize ANY construction of "at market" rentals. Eugene "market" rates are grossly skewed by the presence of a large university that houses only 25% of its students on campus. Thus there is a large distortion in the overall rental market for the entire town. Moreover, inequality in Eugene pushes a significant discrepancy between the median income and the MODAL income. Thus we need the city push for a set aside for apartments that are available to modal families.

A concierge or assistance desk for security, help in case of a lost key or sticky door, or general assistance. The concierge could also call for medical assistance.

I would like to see units that are actually affordable and of a reasonable square footage included in this project. The affordable units rent for almost \$900/month, and are studios, most of which are less than 400 sq. ft. I'm not sure what segment of Eugene's population that is meant to serve - single individuals reliant on Social Security/SSI can't afford \$900/month, the space isn't large enough for multi-person households, and it's LIHTC, so you can't rent the units to students. We should be building affordable housing that people will want to live in. Eugene's downtown area isn't so neat or exciting with such great public transportation that people are willingly giving up their vehicles and downsizing to tiny home-sized living spaces to be there. These units will be full because of the housing crisis, not because they are livable or desirable.

Nope

Some project based voucher units or some other type of housing choice vouchers attached to it.

Low-income housing, as distinct from affordable housing.

Larger units and more 2 bedrooms specifically; more balconies

Unsure yet preserve/leverage original expansive ground floor AND mezzanine

Use the building for the city hall and develop housing where there can be jobs too.

Some acknowledgement or gesture to its history as the Montgomery Ward building.

Is there any car parking? What about bike storage facilities? - a bike garage and DIY bike repair services?

Personally I believe the building should be taller and accommodate additional units to warrant the MUPTE, but this is great progress for the city.

balconies at rooms (not every room needs one) and/or more operable windows. Solar/roof or other stormwater mitigation

Units for households with incomes up to 60% of Area Median Income (AMI)

More low income units, need for people who are unhoused as well

More multiple bedroom units. One of the big things missing downtown are families.

I am interested in seeing how the commercial spaces on the ground floor turn out. Looking at the recent development at 5th street market the commercial spaces were minimized in order to maximize developers profit. In order to make spaces that will work in the long term space needs to be taken into consideration, especially as we see more and more businesses moving out of downtown.

Pedestrian environment along 11th appears harsh without retail/tenant entries any shown and the building frontage appears to reinforce a hard edge - looks like there is an opportunity to make better use of the small setback area

I would like to have seen details about landscaping and green space.

Amenities for toddler through middle school aged children

This project proposal is fairly inclusive (mixed income, connects with womenspace, public gallery, a mural, elderly, etc in mind). Perhaps it would benefit from a designated area in the lobby displaying community resources (affordable housing, Willamette Family RAC, Whitebird, Hourglass Community Crisis Center, other social services, etc)

I feel a multi-modal transportation focus is missing. The proposal states "We also see 11th as a significant automobile, bus, and bicycle street project." While it acknowledges that the downtown area is parking exempt, the only commitment to cyclists is that "bike parking will be accommodated on the ground floor, with possible accommodations in other parts of the building as we further develop the design."

How much demand for bicycle spaces might the project expect? For residents? For visitors? How many spaces are currently being considered? Is there an estimate yet of the number of spaces that may be possible on the ground floor?

Not anything I can think of right now.

More landscaping.

Nope

No.

The contrasting facades looks goofy. The W. 11th facade looks scarily cheap (i.e. capstone).

Why are only half the apartments designated low income? We have the worst homeless problem in the country here in Eugene and not enough safe living spaces designated to solve the problem.

There is no mention of using any of this space to provide secure bike parking. Eugene's bike modal share has dropped considerably over the past decade and a lack of secure parking is killing our ability to ride the wave of e-bike use as an alternative to wearing cars.

Also, I would have preferred that the city convert the existing structure into a transitional housing shelter for those experiencing homelessness in our community.

A grocery store. People who are <80% average area income can't afford the Kiva or Whole Foods

More social services providers having the ability to get clients into units, or having a community room that invites social services providers to hold workshops or classes, enrollments into program etc. Also maybe should of anonymized that womenspace would be a partner for safety of their clients .

Unlimited affordability period for affordable units

Parking for residents

Zero taxpayer funds to be used. You want the money, get donations. If people have to be forced to pay for this then it's theft and extortion. If it can't fly in its own, don't do it.

I can't think of anything

Green energy: ban gas heating, additional wind and solar generation of power and reclamation of rain to flush toilets.

A wider mix of lower income levels defined in the requirements

No

Whitebird clinic satellite branch w/ on-site counselors. Parking garage.

An attractive exterior - the proposed exterior looks downright neosoviet/"big block of concrete".

Rooftop garden for all residents

Grocery

Roof garden access would be nice!

Repurpose the existing building.

I wood like an older look and feel to the building as you are planning on one side, modern is UGLY.

I wish that existing 1 story retail property could be included in the redevelopment.

This is not affordable housing, which is what the city is in dire need of right now. 80% of the AMI for households in Eugene is still making ~\$39,000. It should be lowered to 50% of household AMI per best practices in producing affordable housing and industry standards. Further, the domestic violence units should be at least 10% (12 units) of the total and done in addition to the units already set aside for the 80% of household AMI

Living garden or solar panels on rooftop — or rooftop community space.

Could it have penciled to have more units or different tiers (some @ 60% AMI)?

Can the city purchase the corner lot as well?

I would prefer to have the bottom level devote some space to greenery. Green spaces are so important when so much of downtown is cement and building structures. What about adding a patio type area, or even a community garden in the middle of the unit somehow. Or at the least, a space to plant bushes in front of the building to add some greens.

I firmly believe it should be a higher percentage of low income vs market value. The current market value is unattainable to more people and families I know that it is attainable.

maybe a community accessible space for local artists to exhibit?

I would like to see a multi-family unit built without subsidized housing.

If the project must continue the way it has been proposed, I would like to see increased pet areas, otherwise you will end up with pet excrement on the sidewalk out front.

No

Not that I can think of—even pet-sitting is included! 😊

Either all the housing is affordable, or it becomes a shelter for the unhoused with priority given to women and children

Even more affordable livable space!

I would have like to seen an artist incubator that supports all the arts with an emphasis on music.

provide the information about actual numbers, like what IS the number for 80% of area median income? (I looked it up and for Lane County it's \$47k)

I really feel like your missing a money piece. Your rent prices are higher Then a mortgage on my Three bedroom house. I was living in apartments once it's almost impossible to rent something at a reasonable place let alone a price that you were asking. Even your low income option still is going to require people to suffer because one person households can't afford to pay that and work and pay taxes especially Oregon taxes!

More units for low-income housing and more units for womanspace

I would like to see 10-15 low income units added to the building. If we are looking to have a mixed income building then some low income units should be added. Please stop isolating us to less desirable areas. We are poor not infected. I would like to see solar panels installed as a supplemental energy source for the building.

I believe that child care services would be of great benefit to the residents.

I would like to see the plans developed locally, perhaps as a project for university architecture students.

restaurant, groceries

Green space

Actual affordable housing

More floors! Go big! Sell some fancy market rate penthouses at the top to help pay for expanded services, etc. I didn't see this but also suggest making the majority of apartments mixed by floor so that the income adjusted ones are scattered somewhat through the building vs. having the low income floors or sections of the building. Certainly make it anonymous, do that you can't tell who is paying reduced rates and who is not. Finally, bike parking that's truly secure should be planned for. Maybe a bit more parking. 19 spaces doesn't seem like a lot for that many units, but I do understand that the long term goal for Eugene is to get more people on alternate modes of transportation.

More green. We're such a cement & asphalt community. Add green roofing, trees & shrubs at ground level.

Would like to see residents have pets if they wish, so there needs space to walk & "potty" them.

Parking. This should contain an ample-sized parking garage to handle the housing, retail & support DWT vibrancy. The access to busing will not mitigate lack of parking space (demonstrated by LCC apts. whose residents have vehicles & buy space DWT).

This is not affordable housing. Please stop gentrifying our city with misleading claims and actually create low-income housing. We have swarms of homeless and people on the brink of being homeless and you're making it worse every year with deceitful projects like these.

zero carbon heating system, solar panel, green roof, fitness center, community meeting room.

A better figure for low-income housing.

It would be nice to hear more about incentives for non-auto oriented transportation for residents. Is there covered, secure bike parking? Are there incentives for residents who do not have automobiles (bus passes, etc?)

Will there be ground-floor bike parking for residents and people visiting the retail spaces? We should be designing for car-free residents, and make it as easy as possible for them to live in a way that is compatible with the city's climate and vision zero goals.

Green space

It's not clear if the bike parking room is easily accessible from the outside, and also it isn't clear how the bike workshop and parking will exist in the same space. For a large building like this to accommodate residents who bike even on an occasional basis, there most likely needs to be more bike parking. One approach to that is to add dedicated bike parking outside (ideally covered!). At 129 units, there should be space on the property or nearby to store at least 100 bikes, in addition to bike parking for the retail spaces (which isn't shown in the architectural renderings).

Also, the car parking should have electric charging stations.

STREET TREES and other greenery should be required. The on-street parking should be removed in order to allow for large tree canopy on Willamette (two trees) and an additional two large canopy trees should be required on W 11, where there is just one now. And, the conditions that enable trees to succeed should be required - enough soil volume, no compaction etc.

Vines covering some of the vertical surface could provide additional coverage, heat regulation etc.

Alleys should have narrow planter beds as well (could be raised planters?) for stormwater treatment and/or more greenery. On E 10th alley, this would entail some setback from the property line or planter insets into the building itself; the Oak Alley edge already has setbacks that would allow for this. Stormwater treatment should absolutely not be on Willamette or W 11th - we need the tree canopy more.

Would also like to see the residential units contain small balconies that would allow for plants in containers outside.

I think the label 'Community Open Space' is a bit misleading, as I'd assume it isn't for the general community but for the residents. Should read 'Private Open Space' or similar. Also wonder what that will be like, considering it's tucked behind another building. If/when that bldg gets redeveloped the area might become completely enclosed. The illustration shows three small trees tucked back in there, and I really wonder how that could be done considering the building is built out to the property lines.

More levels of "affordable" housing. \$1000/month is not particularly affordable. There is only one, one bedroom apartment that is in the affordable. I think the mix should be closer to the same. Essentially the studios are just slightly more affordable than market rate studios that don't exist. The comparison to the affordable one bedroom is unfair since there is only one of them. (Did they make one so that they In addition, none of the two bedroom (which would be attractive to individuals fleeing domestic - their targeted set aside group). Essentially none of the affordable could be used for families in this situation.

read it, though, the median income for a single person household in Eugene is \$31,400. 66 of the units will be set aside for individuals earning 80% or less than the median income. That means that the maximum amount a single resident may earn to reside in one of those units is \$25,120. That represents a monthly income of \$2,093. The 66 affordable units will be rented at \$1,059 per month, which means that a single resident earning the maximum amount allowable who is living in one of these units will spend 50.6% of their monthly income on base rent (not including utilities).

According to the US Census Bureau (see here: <https://www.census.gov/housing/census/publications/who-can-afford.pdf> , I apologize if this info is too dated to serve a useful purpose, but it was what was available online), anyone who spends 30-49.9% of their income on housing faces a "moderate housing-cost burden," while those spending >50% face a "severe housing-cost burden."

As this project is contemplated, this building adds 66 housing units to the economy that will place its residents into a "severe housing-cost burden." When residents spend half of their income on base rent, their ability to live an economically secure life is threatened.

Granted, there are some groups that would do well in the affordable units - retirees living off a blend of personal wealth and fixed income, students who are subsidized by parents, and dual income couples with no children, and it is possible that this is the intended market for such housing.

I guess the ultimate question for these units is around the goal of having "affordable" housing in the downtown core in the first place. Truly affordable housing seems to run in the \$600 - 800 range for someone earning 80% or less of the median community income. It doesn't seem practical to offer housing at that price point in the downtown core, and to offer housing at the pricing contemplated appears to be a program designed to lock residents into perpetual poverty, unless they raise their income (at which point they are priced out of the housing units and must find something at market prices).

If we were interested in a housing program that actually set residents up for success, we ought to consider making this housing temporary by design, and building in support structures that actually help the resident "get on their feet" and "move up" out of subsidized housing. I would propose some version of the following program:

- Allow applicants to apply for housing in a lottery system.

I'm hoping that there will be common areas for social service provision. I'd also ask the city to insure that the highest standards of construction are adhered to. It would be scandalous if another Capstone project was allowed that had faulty workmanship.



More units. :-) If you're going to build, why not build bigger? I'm always interested in how the number of units gets determined. Eugene can definitely bear more supply. Lots more supply.

It's not clear to me why there aren't more 2 bedroom units, or even a three-bedroom unit here and there. Related to that, it would be good to have a few more of the bigger units be income qualified.

Consideration of our housing affordability problem.

No

The price for the low income units need to be more affordable. A one bedroom apartment shouldn't be more than \$800

Yes.. AFFORDABLE MONTHLY RENTS

Yah lower the price

Secure bike parking (if not already in plan)

Affordable housing for the most needy, true community spaces, actual green open space that can be shared with the public. Yeah, ACTUAL AFFORDABLE HOUSING. The only thing Eugene had going for it was cheaper housing compared to the rest of the state, but now that you consider \$1,059 per month for a tiny 500sf apartment affordable, there's absolutely nothing keeping people here. Definitely not the trash and meth fueled crime that continues to grow. This isn't even mentioning the market rate you want to charge. Hell, the average apartment in Hagen Germany is 300-500 euros, MARKET RATE for the same size apt (350-590 USD). Why would anyone continue to live here? Even lowly Hagen is nicer than Eugene. Let me repeat what you consider to be "affordable". \$1,059 for a 1 br, 500sf apartment! All of you are overpaid and delusional. When the homeless crisis continues to be exacerbated by your delusions, you have only yourselves to blame. Eugene is a joke and I can't wait to leave. But the real question is should I get the same priced apartment in Bend where I don't have to worry about methheads stealing everything I own, or Germany, where I can get better healthcare, better wages, cheaper rent, and a mandatory minimum paid 21 days paid vacation, plus everything else? Peace out. I hope all the new Cali transplants enjoy your new "affordable" housing!

Actual family units; more community partners, such as senior services so units would be actually income based on their social security/retirement; St Vincent or another local agency involved.

Green-scaping; parking considerations; secure bicycle storage

More green areas, investment in street trees, emphasis on transportation access (bike/ped facilities)

not that I can see so far

The bike parking seems hidden in the design- down a hallway and tucked away, rather than being visible, up front, and convenient. Being right next door to LTD and so close to the active transportation network for walking/biking the space for bike parking should be easy to see and get to. Place it closer to the elevators and parking area and not tucked away so much. have them all be low income units

I'm dubious that even the affordable housing component will be actually affordable. I hope these will be further subsidized. I heard somewhere around \$1,000/mo for a studio. This isn't in scale with job opportunities in our community.

I hope that it will have more than the minimum required number of fully wheelchair accessible units.

Nothing jumps out

I wish there were open space on each level. I think people are more likely to socialize in small groups and where it is most convenient.

Laundry facilities- too dangerous to go to laundromats at night around here these days.

Is the bike parking secure? Is there an elevator? I can't tell from the bid... No money in the bid for one.

Not sure it is missing at this stage, but charging facilities for electric bikes/scooters should be provided (great for seniors and those young professionals) and above requirement recycling facilities provided, along with assistance in sorting and preparation from the management.

No

Consider making conference room/patio available for public bookings. Does the retail plan include any eateries? We need a coffeshop downtown that is open into the evening, like until 10pm or later, now that Townshend's closed--someplace quiet enough for conversations, work, or dates, not a bar!

Should have happened years ago

No

Parking underground. Taller buildings (we need to use our limited space better -- build them taller - other cities do).

We are in a climate crisis. LEED is a start, but it's not enough. What can be done to reduce gigs during construction? What features could be included to drive down energy costs further increasing affordability and reducing ghgs? Will secure bike parking be incorporated?

People helping themselves just like normal people have to do

More lower income spaces, if possible

Not yet

More 2 bedroom units

Make it easy to own a bike in this building. Protected bike racks, a locking bike barn or something of the sorts.
No
Vehicle parking. Developing the corner at 11th and Willamette
I would like you to go out if you're way to make it beautiful. I have to drive by that orange eyesore downtown often and I curse that apartment building every time!
no
Parking. there is no additional parking that the city has planned or is willing to get behind
No
No, this sounds great! More apartment buildings like this, please!
A green space on the roof.
Your design seems to focus on the outward facade and not healthy livability for people. All rooms should have natural light and windows that open. Each unit should have a balcony. The building should be environmentally sustainable, breathable. There should be gathering spaces (living rooms) on each floor that encourage people on that floor to get together and chat, play games or watch tv. This way, each low income unit does not need its own tv. There should be a roof top garden, yoga space that help people heal and connect.
Units reserved for even lower income levels or transitional housing
More attractive design — does not add value to “echo” the original ugly building. Needs more parking — it’s already hard to park downtown. What about nature? Natural materials, natural light, green spaces, access to outdoors are all important for human health and well-being
More space for domestic abuse victims and families
roof garden and gym space
Rooftop garden for tenants.
No natural open space, no set back from the streets.
Where is the parking?
<ul style="list-style-type: none"> <li>• Parking. I understand the concept and consideration for fewer parking spaces for the tenants; however, this plan allows only 20 spaces for 129 units.</li> <li>• Protection from rain. Along the building that faces W 11th, I believe an awning (especially at stairway entrance) is needed. Perhaps the design plan does include one but it isn't clearly shown.</li> </ul>
No. Housing is in critical need and shouldn't require special considerations for art galleries/etc in order to be allowed.
Hi-speed internet at a price people can afford.
Bicycle parking provisions- secure yet artfully provided.
No
I think that the organizations working with the individuals being served, such as Womenspace, should have a large say in the services and facilities design.
Also, in the way of environmental impact, I hope consideration and time is allowed for reclaiming what is useful from the demolition of the old buildings.
Some element of green space - maybe on the roof.
not sure about parking situation
Make it taller or bigger, otherwise it's nice
Trees
I notice that, other than the pet areas (which are great), most of the amenity spaces seem to be focused on young, working professionals. This seems to indicate a preference for those with more money. If there is room to have places to socialize and to network, it seems just as important to dedicate part of the building for exercise opportunities, perhaps a small gym, since the units will likely be too small for exercising, and since most lower income people won't be able to afford the DAC. It wouldn't need high-cost machines, but just a few basic areas for people to exercise, which included treadmill(s) and exercise bike(s). If that isn't feasible, since there is going to be a big area for socializing, perhaps weekly classes (such as Tai Chi, Yoga, etc.) could be provided in that area. I'm guessing that that area would otherwise be empty most of the working day. I'm sure teachers would be willing and able to come in to teach the classes, and people could pay a minimal fee (one or two dollars), which the teachers would receive as payment (with no fees or any other reduction taken out by management).
A bigger building
More! Build higher! Build more buildings like this! I don't care about preserving the historic look of Eugene. People come first and people need a place to live.
No
There is the potential for missed development opportunity on the adjacent corner site. As designed, the new building strongly limits much in terms future multi story development there.
Nope, this sounds great.
More affordable units is always better
None.

Attractiveness. The building is another block and, to me, ugly. It is difficult to see from the photos what sorts of materials are proposed, but without attractive finishes and details, it is yet another ugly block, like the housing dotting Franklin's University stretch.

Seems great! Love the multi use aspect too

Green space, some parking

Nothing jumps out as missing.

Just expediency in getting it built!

I would like to see a space between the sidewalk and the street and/or between the building and the sidewalk. Th building is just way too close to the street. Also, I don't like that it's shaped like a hiking cube; the shape lacks interest.

Not at this time

Not sure

No

More green space, please.

There are many people working for nonprofit organizations at low pay. High turnover is not good for the work. Maybe we could make the lower income part for those people. White Bird, Looking Glass, Shelter Care and the like are valuable to Eugene.

I think a bigger focus could be to serve the elderly and otherwise people with higher needs. It probably goes into more detail about the accessibility of the design, but that could be made more apparent. I think there should be a cap of what the dollar amount can ever be, or it should be tied to a specific year so that if the median income(MI) raises significantly in several years, the rent will stay low enough for people who aren't gaining from that MI increase.

Not that I can tell. Except TRULY affordable pricing.

The design needs a little more dimension. I know that makes a project more expensive, but everything looks a little flat. Can you fit in a street-side garden respite like Seattle and Portland's little pocket parks that people can escape into? Fountain? Plants? Cobblestones? Quiet?

Vegetation? Anything planned for planting around the perimeter? We are also sorely needing more trees as has been recently reported.

More of the apartments should be dedicated to people with lower than the area income. The biggest problem our area is facing is lack of affordable housing. People need to be able to afford housing AND be able to afford to save money for an emergency fund, medical bills, or possibly future homeownership.

I like all aspects of this plan.

I was going to say parking, but that is accounted for in the full proposal.

More green space, especially on the Willamette St. side. Maybe preserving some of the "original" feel of Montgomery Ward is OK, but with so many more floors, it is looming, not welcoming. I also realize that economics are difficult because of trying to provide affordable housing. Still, some sort of inner courtyard?? Set-back?

fewer studio apartments, double the number of two bedrooms, and double the number allotted for womenspace.

Unclear how the balcony shown on the 2-5 floor plans is accessed. Do only the adjacent units have access? A roof patio accessible to all tenants would be a great addition, if cost allows.

Get a waiver and build it taller.

No

On site bike storage?

Strategize ways to had more natural greenery—trees, planters (at all levels), etc

please make sure the developer actually follows our setback rules (unlike the Capstone project)

I am not sure I understand the dichotomy between the two halves. It seems a bit discordant to me. I really like the South facade and am not sure the Willamette side would not benefit from more of that thinking.

Taller, more housing.

Maybe a green roof? As our population grows we should try to maintain a ratio of green/open space per capita.

More units.

no

Some temporary units for homeless. Give them 2 years to upgrade their situation.

Sounds like these units may be pet friendly, which would be refreshing.

Rooftop access and developed area for tenants. Greenspace, recreation, etc

I did not see anything about secure bike parking with easy street access, and possibly room for trikes.

See above.

A neighborhood analysis of retail (i.e. what is needed to anchor the community-- a supermarket? etc.?)

Need more projects like this. 10 units for victims of domestic violence is far too few. Also, this project is a good step forward, but is only one step.

I suppose this is out of scope, but it would be nice to see that lot in between the two wings of the building redeveloped as well. Balconies or a rooftop gathering area/bar. The tenants need a way to have community with the outdoor space.

Farther set back from the street, wider sidewalk.

More emphasis on retail, restaurants

Not enough 2 bedroom apartments

While I see LEED certification is being pursued, I hope that solar panels would cover the roof. I don't see that referenced, but I hope it's included.

What's missing is considering use of the existing boondoggle apartment buildings between Willamette and Charnelton and 11th and 13th that seem to have a low occupancy . . instead of a new highrise.

I did not see lots of parking that would also serve the surrounding area. Also adequate quick-park spaces for deliveries and taxi/uber pick ups. I deliver groceries, restaurant orders, prescriptions and such. Gig workers who are delivering or picking up people need a place to park/wait safely. Also, access to outdoor areas for residents without having to leave the building. depth and dimension to the facade. PLEASE do not repeat the same mistake that is 13th and Olive eyesore

A park... spaces that include people and encourage them to be downtown. Places for children.

I don't see any trees or any mention of trees in this project. Our city is in desperate need of trees and greenery. Eugene was beautiful at one point and it seems few developers care about this issue. Trees don't bring them profits, but the people living and working in these spaces need them. PLEASE figure out a way to add trees to this project.

Will there be a screening process to maximize the chance of building a community of residents?

Mostly low income units

real help for the low income unhoused people in our area.

ALL units would be restricted to households with incomes up to 80% of Area Median Income (AMI).

Affordable housing for single people! It's not affordable if single people need to shack up two to a room! We can't even get our own bedroom?! In fact, it's going to jack up rent for us hardworking adults already renting in the area. It's terrible.

I also hate how few trees and green spaces are included. This town is getting hot, dry, grey, and ugly. More green space, more space for large trees!

Any outdoor benches or meeting spots?

Not so far

Increased set back from the street to allow for increase landscaping

This city needs more affordable housing for the working class. All of the spaces should be set to 80% of median income or below.

Nope

Nowhere does the proposal mention earthquake-resistant construction technology that would help it withstand the Pacific Northwest's overdue magnitude 9.0 earthquake. All new building projects need to include this if Oregon is to withstand the Big One, and it's more economical to build using this technology than to retrofit a building after its construction. If the project does intend to make the building earthquake-resistant, it needs to state this intent on its proposal.

I don't think they have missed a thing.

I think all of the units should be reserved for low income/victims of abuse housing.

No. Diverse income housing is what is needed.

LEED certification and/or a green roof

If something isn't done about safety / liveability issues downtown, this won't be a successful project

I can't think of anything.

The use of cross-laminated timber and recycled building materials.

I don't see mention of cars. I hope it is assumed that residents will get around without cars, considering its perfect location for alternatives to autos. If they own cars, parking should be off-site in some existing location.

Preserving the character of the historic building... Eugene has very few left. One of my favorite things about visiting places like San Francisco is the history and character of the city that can be seen in the architecture. Eugene is lacking this... mostly because it's cheaper to demolish and build a structure with all of the character of a shipping container. If you do remove the old building, please spend the money to include some of the Art Deco styling that makes architecture from this period so beautiful. The renderings provided do not "echo" the character in my opinion. It truly resembles a buildings made out of legos. Sculptures or murals please. Art makes everything better.

We need to house our homeless population. Make Eugene a trailblazer, and be the first city in Oregon to provide not a shelter, but real housing to help our citizens get back on their feet. This project is a perfect opportunity.

Private, for-profit companies should never be involved in housing projects. This is a consensus, professional class project that every city does that has not even slightly helped the housing crisis.

We need radical thinking and to take risks.

We should be pushing the boundary of what is legal in order to diminish the profits of landlords.

Are we at a crisis point or not? This project assumes the current status quo is acceptable.

No

Ideally, I would prefer that this site be used for unhoused populations instead of mixed income. However, if the city is set on receiving payment for the units, then all of the units should be controlled by income-level instead of half of them (except the units for WomenSpace). The restriction should be set lower than 80% of area median income. The way it's set now does not protect the apartments against a drastic increase in the area median income like we've seen in Portland, Seattle, and San Francisco. Such changes could force out lower income residents. There should be guarantees about rent control, ensuring residents will not be forced out due to market changes. Downtown doesn't need more expensive, "market price" apartment housing - it needs to take care of its most marginalized populations. Furthermore, it would be preferable to guarantee a certain number of units to Indigenous and First Nations peoples, particularly members of the Kalapuuuya and Grande Ronde tribes. It would be preferable to see the store-fronts that are being created in the building reserved for local businesses that need community support or are community selected. Finally, it's ridiculous that no parking has been included in the design of the building. There is already such a parking shortage in downtown Eugene - why would you introduce 129 units and multiple business fronts without adding at least one or two levels of parking?

Green space

hard to say. eugene downtown become low income people area.

No - I think it is well done.

Higher density. We have such a shortage of housing here, we could really use doubling the size of this building.

No

A more fundamental PLAN that prioritizes basic living needs rather than misguided architectural design and services like pet care. Look around the city, under the bridges, in the parks, along the river front. Face the real issues here.

No, as I kept reading more about the project there were amazing things already included in the design that I wouldn't have considered.

Downtown is dying nobody wants to be down there with all the crime and homelessness. Put the money for better use.

Not off the top of my head. Happy to see a place that will be affordable, pet friendly, and environmentally conscious taking shape.

I'd like more specific information on the application process and the costs of living when the project is closer to completion. I am curious to know how security will be provided for residents, not only for persons accessing the building but for mail and package deliveries, etc.

No

I see that EugNet will be part of this project - think this utility should be provided AT NO CHARGE to residents of the Affordable Housing units.

It'd be neat to see if an early childcare space could be made available, I think this is lacking throughout the area.

Secure Parking? I don't see any parking and with the condition of downtown massively degraded from years ago, how will you protect tenants property? People looking for affordable housing will be crushed by a \$500 deductible after break ins.

No

Can we find a way as a community (\$\$\$) to support including a substantial percentage of units for those with incomes at 30 and 50% of AMI? Need for more downtown service workforce housing nearby.

Some office space that is also below market rent to help startups. Having creative terms and below-market rates for a period of time (1-2 years) makes sense. Then have them move out to market-rate space.

Parking. Where will parking be for the tenants?

We do NOT need more "market rate" housing, we need more TRUE affordable housing - the federal "market rate" calculation is anything BUT affordable!

Considerably more affordable units, and lower rates. Stop building luxury housing when local residents cannot afford it.

Yes. Make it either low income or not. Preferably not.

This is basically an architects vision of the project--which is fine for the early planning stage. But in real life, we'll need more detailed consideration of where residents would shop for the necessities of life. What about parking? What about deliveries for business tenants? What about internet access? And what about building security? Especially, will there be protection for the tenants who are victims of domestic violence?

I would have liked to see a few curves, something to recollect the arch over the current building's door.

What is the parking situation like? What is the green space within and surrounding the proposed facility like? Will the developer have the authority to select the management company or will that happen via an outside source or method? As this is sounding like a tax credit property, many variables come into play after the building is complete in order to continue with successful occupancy.



If you are looking to help seniors, will there be adequate facilities including disability-accessible walkways, doors, floors, and most importantly toilets and showers available? The most vulnerable among us are elderly, in wheelchairs living on the street and they NEED a place to properly bathe and use the restroom. Portable shower benches are unstable and often too unreliable for a disabled senior to use in their own. I am not speaking hypothetically, I know an elderly woman who had a room at Valley River Inn and has been on the street, blind and in a wheelchair for over a year now. She is not the only person like this, these people need more options than Eugene is offering. Most assisted living places are awfully negligent and ill-equipped.

Bike parking/storage

Yes! The building shows no respect for the existing Willamette Street buildings character. Don't copy but blend in!

The only thing that comes to mind is trees, though they may not be feasible in this space.

More low income housing and move the project 2 blocks south

More set-back from the curb; minus one story in height. Downtown wind-tunnel of tall building is not ideal

Proposed funding.

no

I was surprised that almost all the units will be studio or 1-bedroom. It seems like families with children would benefit greatly from affordable housing (and considering that several of the units are being set aside for victims of domestic violence, might some of those people have children?).

Parking with electric chargers.

A community room that could be reserved for free by anybody. Perhaps the "common conference room" could be changed into something for everyone, not just young professionals, although I recognize how important this demographic is to downtown development success.

At least 3 competitive and EUG qualified Development Proposals. Failure of EUG to develop 3 competing proposals causes a FATAL FLAW to this planning from BEFORE the start.

Real commitment to affordable housing not so much "market rate" bs

some kind of green space, like a roof garden, or balconies with established plantings on them, maintained by residents or staff. think about keeping the building cooler and healthier in the coming years of global heat, especially downtown with all that concrete around.

No

No

More affordable and low income housing units since this is a significant unmet need in our community.

It would be great if a portion of the income-qualified units could be reserved for households that are at 50% or less (or lower than that) of area median income, to ensure that at least some of the housing is accessible for households in the lowest income brackets.

not at this point

YES! The building looks stark, all uniform, no stylistic variation. Where is the greenery? It needs trees out front to soften the impact. How about a green roof, with shaded lounge areas for use in warm weather? If not, then paint roof white to reflect heat and lighten a/c load.

New projects in Eugene seem to always use household income rather than per-person income. That is unfair to the many single people in Eugene.

Imagination. Decorating a box is not architecture and does not require the skills of an architect. This is a developer box with a lot of marketing statements and no imagination. This building could be anywhere. This will be another addition to the collection of boxes that has become the architecture of Eugene.

too bad about the 1-story corner building. That may look or feel odd.

What are the plans to accommodate the parking needs for the tenants and the general community accessing the building?

What green spaces are proposed for residents and any separate areas for pets outside and adjacent to the building?

I think the entire housing development needs to be 'affordable'. We have a huge homelessness crisis, and the only way to fix it is to build unconditional, safe, stable housing for people who are currently unhoused. We need more market-rate housing, too, but first we need to get people off the streets.

pool, exercise room/area, outside space for bbq'ing, gathering, smoking

Parking.

Units dedicated for every single person who is camped in Washington Jefferson Park and on 13th and Chambers and along the Fern Ridge Bike Path and at 11th and Beltline and all the other nooks and crannies people are attempted to seek shelter. Putting funding towards creating more services and shelters for unhoused folk.

Yes, more community involvement. Having this run by the white moneyed people is not the way to go.

We need less private space in the hands of rich white people. We need public space. If we are to make it private, then we must give priority to Indigenous people who were forced from the land and/or black people who were excluded from Oregon.

The City of Eugene should not facilitate benefit of this "development incentive" tax break, created by Donald Trump should not be used to

The City of Eugene is poised to facilitate the transfer with millions of dollars in tax breaks, and outright cash transfers. In 2021, the City of Eugene should not proceed with any plans by which public resources and unceded Kalapuyan land are privatized. This proposal epitomizes the privatization of public land and resource into the hands of a few white men. not in the name of "affordable housing," and not for any reason.

white men coming to own a public resource and the city's facilitation of common dispossession. this proposal should be rejected. The

re-engage with the public with an unprecedented degree of outreach to the biopic community and  
This land should not be privatized.

In the spirit of keeping a good measure of the historic lineage of the old Montgomery-Ward's, I think it would be cool and meaningful to incorporate, either intact or in some other substantial form, the original staircase that led (still leads?) to the mezzanine... As I used it in taking LCC classes in the late 90's, I appreciated how it well-reflected(s) the substantive character and sense of detail of large department store design of the period.

I'd also like to see more diversity and complexity in the scale, rhythm and design of the windows and an even greater differentiation between the commercial and residential regions of the project, especially on the Willamette Street side.

I'd love to encourage a roof garden on both the project and atop the corner neighbor which this project wraps.

### Q3. Would this project contribute positively to the Downtown Eugene neighborhood? (If no, why?)

Yes. A great way to create a vibrant Downtown is to have housing there so it's not a place that empties out after 5pm.

Yes, because of the semi permeable relationship between foot traffic on the sidewalk and public space on the bottom floor of the building.

Yes! We need more affordable housing and density in downtown, and this project does exactly that. It is a good use of a valuable plot of land in our town's urban core.

Yes

Yes, it will, denser housing is better everywhere.

YES! (1) More urban core housing (2) More lower-income housing (3) I think the Woman Space housing is genius (4) will bring more people downtown to the businesses there.

Yes. It will activate the downtown, and increase liveability

Absolutely

Yes, locating people near all those great downtown businesses like the Kiva and all those food trucks and Broadway restaurants will make the downtown feel lively.

If these units have enough variety to house couples/families/and singles yes. People will contribute positively to the Downtown neighborhood.

This will be a most positive addition to Downtown

Yes. But only because the bar for improvement is incredibly low. Any amount of non-luxury apartment construction is an improvement.

yes! There are a great variety of businesses that use one floor, but few who use two or more. This would help provide more housing for people wanting to live downtown - next to work or business or transportation.

Yes, I think there needs to be more housing and mixed retail space, and upward development in downtown.

Yes. More people downtown. More affordable units.

Yes

I see no reference to parking. If there isn't sufficient parking for residents and guests there could be a large negative impact.

Yes

Yes and will add vitality

No, it would add more helpless/homeless to the downtown area which is already overrun.

Yes. More people living downtown and housing targeted at people working in the downtown is important

Yes, especially if families can live here.

Yes

We need to continue to encourage core downtown development. We are still gravely short of an appropriate number of bedrooms for the area but this is a step in right direction. The more folks that are personally invested in the Downtown neighborhood, the better results we will all see in engagement and civic responsibility.

yes, it would be positive - even if it ended up being as schematic as shown. I live just off mid-town so with this being just up from Capstone, I would forecast a significant opportunity for adjacent developments/community and neighborhoods such as mine. More diversity in these developments is imperative

yes

Yes

Yes - but also see above - would love to see more accommodation for families.

Yes. It is a step in the right direction. Housing for young professionals that have decided to make Eugene home is tough to find with the way the real estate market is right now. This gives people a good option downtown that isn't marketed as "Luxury Apartments".

YES. Brings more people downtown, provides important services to residents, and will offer a visible example of high-quality and affordable infill development.

Yes

Yes.

Yes. Downtown Eugene desperately needs flexible / affordable, mixed-use housing. I like the idea of building up a couple stories on top existing businesses for housing and hopefully the trend will take off elsewhere downtown. To have housing options that meet various needs close to amenities and increase community connections.

Yes

Yes! Downtown Eugene needs more life and less... vagrancy. This will help folks find affordable housing while increasing the value of going downtown. I think this is a phenomenal idea.

Yes.

Yes!

Yes

More housing is needed downtown to provide greater ownership, eyes on the street at all hours and a critical mass of people to support downtown businesses. This type of project will add to the liveliness of the city's core. and well-designed buildings that complement the historic surroundings will create a more visually coherent and interesting streetscape than hideous things like Capstone.

Yes. More opportunities to live downtown. Generally attractive.

Possibly. The addition of downtown living areas is good for Eugene. However, homelessness, drug use and bike theft are also rampant, which may make residents uncomfortable and unsafe.

It's unclear whether this project will be a net positive for Eugene. It's awfully small for such a central location and it's incredibly disappointing to see car storage included in the project. Good grief, if we can't have secure bike parking and skip the car amenities right downtown next to our transit hub, our commitment to reducing our greenhouse gas emissions is just so much wildfire smoke.

YESSSSSS

Probably

Yes

Nothing. Low income people shop at Walmart and trash things.

As a lifelong Eugenean, I am SO THRILLED to hear of this project! A project that combines humanitarianism and art and culture and social progress. Well done!

Definitely, downtown is lacking in affordable rental.

I think it will contribute positively in general.

I believe it could be a major contribution in helping to revitalize the downtown area

Yes

Yes, get the homeless people of downtown off the street and into affordable units.

Yes!

Very much.

Yes

Yes

Yes!

No. Downtown Eugene is beginning to lose it's small independent businesses and community feeling. Giant housing projects like this are not what Eugene needs to thrive and grow. This project would also create more traffic at an already busy intersection. I would like to see more preservation of existing buildings and less destruction. I loved living here for so long because you could actually see the sky, the butte and beautiful sunsets. I have already seen the loss of this to my former home in downtown. Beautiful views blocked by a giant apartment and a parking garage.

I am really not sure. I doubt it will impact me over on river rd except that I will likely have a harder time parking downtown and as a result I am just less likely to go there.

Yes. Having people living there would hopefully change the character of that block. It's not pleasant to walk right now.

Both business and downtown housing

Yes, significantly

Yes! More people will make downtown more vibrant!

Absolutely. It is the right scale that creates appropriate density in the heart of the city. This location next to the transit station, DAC, McDonald Theater deserves quality housing for people in the middle. This type of projects is needed to enliven downtown.

yes, I think it might help. However, I would prefer to see a building like this devoted entirely to low income since there are so many high-end apartments around. And there are boundless numbers of people who can't afford a lot of the apartments around town. It would be nice if at the lobby level, there could be provided some social services, counseling, financial assistance referrals, job search help, etc.

I wonder if, the apartments could also be offered to houseless people in the area.

Yes

Yes, affordable units are always welcome and will generate more business for downtown venues.

No, anytime you include subsidized housing in a development plan a few things happen. The development team doesn't have the future income stream of high rent properties so it builds on a shoestring budget and cuts corners whenever possible. Second, every single subsidized multi-family housing building I have ever been in has been surrounded by crime and drugs. You don't want to introduce that into the downtown area.

Yes, this would be a huge improvement to the downtown core. It is an elegant proposal that will add vibrancy to the street, and much desired housing in this part of Eugene.

YES!

This is a chance for downtown Eugene to continue to build upon the improvements that have been made, most recently and notably by the new 5th Street Market development, and a few years ago with the LCC downtown building, the Woolworth and Broadway Commerce buildings. We are starting to have a desirable downtown and not just a collection of single story dive bars , pot shops, tattoo parlors, and Lazars Bazar type hovels. The area immediately across the from the bus station is especially in need of help and we are in desperate need of both affordable and market rate housing.

Yes, it would add needed population density and new businesses, as well as customers for downtown stores.

Not sure. Downtown is so unpleasant right now with so many unhoused people wandering around, filth, and high rises that produce a canyon effect.

Of course it would! As noted before it provides affordable living options for people to live right down town. To reach it's potential Eugene needs more people living down town not just commuting in and out each day. Additionally, the retail / street level allows for new business to take root and keeps the sidewalk active all day (as opposed to being stagnant in a housing only building).

Yes, it will be a positive contribution to downtown Eugene.

yes! Living downtown is a boon for all! It gives people a real sense of community and engagement. I lived downtown in Salem for 3 years and it was the first and only time in my life I truly loved Salem. A city's downtown has its own special kind of energy and it's not just about business. It's about connectedness.

The only way you're going to clean up downtown Eugene is if you get rid of the homeless so unless you make that a giant homeless shelter I don't think you're going to do downtown any good.

We need more housing, we need more housing in the core and vertically developed housing to conserve space.

Yes

Yes, absolutely. The feeling one gets from having secure housing is immeasurable.

It would get rid of the old LCC eyesore.

yes

Yes. That area is gross

No. It's still not affordable to many. How is a 1 bedroom, 568 square foot home that rents for over \$1000/month affordable? I make \$96,000/year and I'm always worried about making the mortgage payment. It's \$2097/month and we are a family of four.

Oh yes, without a doubt. Thank you for making downtown a better place.

I believe that this would contribute positively to the Downtown neighborhood. It will help bring more people into Downtown which could help change people's minds about it. I think a lot of people just think of downtown as a place to shop or pick up food from good restaurants but I don't think a lot of people think about actually living downtown. More projects like this could change that mindset.

It can but like all new projects must be tended to over time.

YES!

I think it has the potential to.

It would bring a number of people living downtown, frequenting businesses and creating a vibrant space which will help the restaurants and businesses.

Yes! We need more density downtown

Yes, I believe it will.

Oh definitely yes. This project will help downtown to grow and provide affordable housing for the Eugene community more widely.

Yes, but really needs street trees to beautify and soften the aesthetics, freshen and oxygenate the air, reduce pollution, provide cooling shade and reduce the heat island effect, detain & retain stormwater, etc etc. Eugene seems like a super tree friendly place, but in actuality we have been losing tree canopy over recent years.

It seems very big in scale. Much bigger than the building it replaces. I think the current building is only 3 stories. This is double that. There doesn't seem to be any "step back" approach either side of the building that might make it feel less imposing.

The building as a whole would certainly be a positive. I do have some concern for the residents of the WomenSpace units, in that their privacy and security ought to be paramount. How that can be effected so that other residents are unaware of which units house vulnerable and abused women or families seems challenging, but a worthwhile goal.

My take on the architectural plans is that it does a good job of fitting into the environment.

Yes, absolutely. The more mixed use development downtown, the better.

Yes

Yes

Yes! We need more affordable housing!

The rents must be more realistic for everyone and not market value rent. We have enough housing in the city that people cannot afford. Please see the tent communities in the downtown area of Eugene. This must be dealt with and I am unsure why Eugene insists on allowing developers (from out of this region and out of state) to continue to build housing most people can not afford.

No cuz it'll keep em broke.



Yes

No--it adds no amenities, makes parking more difficult and does nothing to alleviate our affordable housing crisis.

Doesn't really matter since the only people who go to downtown eugene are addicts and dealers. I literally watched open heroin deals downtown, which I guess was better than the times I witnessed people openly defecating.

It has the potential to, but it's not addressing what Eugene needs at this time. Also, they point out their involvement in Amazon Corners in south Eugene. I would be curious to know the occupancy of that building in the apartments.

Yes. Because of the wide range of uses of the building.

Yes but would prefer to see condominiums rather than apartments... owner-occupied living spaces bring more engagement and investment in livability than renters.

Yes! More housing! More affordable housing!

Yes, there is not a lot of housing options down town and increasing the amount of housing will help for people who work or frequent the down town area for transportation reasons.

Yes, having more housing downtown is essential to a vibrant city.

maybe

Yes. But I'm concerned that the building massing will be awkward with the buildings next door. Are those also slated for some sort of redevelopment? Also, I'm concerned that we could use some more public open space close to this development.

Yes. It will bring life to a now-dead space. Eugene needs affordable housing.

Yes!

Yes, I think so. More people living downtown will be a good thing for downtown.

Yes. It makes a living space for people conveniently located to transportation, the library, and other downtown amenities.

Yes it opens space for people. I like the WomenSpace units to support that organization. It keeps more people in the downtown core and hopefully will generate pride of place.

Yes

YES! We need more density.

Yes. More people, more services. Good for downtown.

Yes!

Yes!

Yes

Yes

yes

Let's make sure it does!

Nothing because it's a bad idea. Stop enabling homeless people

yes... the diversity is good and bringing people there to live is important

Yes. Anything that activates downtown in a positive way is good

Yes

Yes it will bring more working people to the downtown area and enrich our area. As well as fill empty buildings, nothing kills an evening like hitting a portion of downtown that is just empty.

Yes

Yes

If you make it appealing to look at yes- look to the new building on Willamette that has Claim 52 brewery in it. That is a wonderful addition to downtown. Look at the building next to Albertsons on Hilyard st in south Eugene. Wonderful!

yes

Yes - by adding beds. We will be severely short of office space one day soon, but for right now, everyone is jumping on the "build beds" band wagon.

Yes

Absolutely!

Yes. It will benefit the businesses and people who inhabit downtown - and those who want to.

Yes

Only if it is planning on providing long term supportive living options. The building should have a built in counseling / community resource center.

Yes, current building is an eye sore, incubator spaces are a great idea

Yes, definitely, as long as the building is more warm and welcoming and doesn't make parking worse

It could if it wasn't priced so high for people to actually live there

yes, makes living there walkable and access to bus

Yes I believe so

Yes

I believe it will.

Yes, that building has been vacant forever. We need housing downtown and to keep it poppin.

I believe affordable housing needs (especially for seniors on fixed income) is going to continue to be a concern as our population ages. The location seems like it would have a positive impact to our community as a whole.
Yes
Yes, because it would house people, at a time when we have a massive houseless population and housing crisis.
Yes, having more people living downtown will give people a stake in what happens downtown and an incentive to make things better and it would help downtown businesses.
No - if the majority of units are below market rate. With the already large homeless/transient downtown population, in order to create a truly vital downtown that feels safe to ALL Eugeniens, elderly, young families, etc., housing needs to MINIMIZE Section 8 residents in the city center. As a community we need to provide housing for all residents, but we need to be wise about where that housing is provided.
Cases abound throughout the west coast and the country of downtowns ruined by affordable (section 8 eligible) housing developments built in, or too near, areas meant to attract community gatherings.
Absolutely! The LCC building has been an eyesore for years. More residents downtown will create more of a neighborhood feel.
Yes
I would think so, both by bringing more residents into downtown, and providing services that are easy and locally accessed, thus reducing car traffic.
Yes because it attract a diverse range of people to live Downtown.
Yes
Yes.
Yes
Absolutely yes.
Yes
Absolutely!
Yes. More community, more people indoors. More/better commercial space.
Yes
Yes.
I sure hope it will. It sounds like it will.
Yes.
It would. Easing stress on the average hardworking person by way of affordable housing and transportation options, makes for more productive output, and reduction of negative forms of stress relief.
Not if it is ugly. Please ask the architects to develop some interesting lines and details that will give it pride of place. The project, of course, can contribute on the basis of bringing people downtown by having them live downtown. It also needs more setback from the street to permit outdoor dining or gathering retail operations, with awnings (again an asset to its beautification) and heaters. This is post-Covid development that should be learning from Covid.
Definitely! Lots of great space to work and shop plus housing is definitely a need right now
Yes. Affordable, brings people closer to services, provides services for Womenspace clients.
Yes, we should have probably 1,000s more housing units in the downtown by now, this project helps.
Absolutely
Yes
Yes
Yes
Yes, the current building has been empty for years and is an eyesore. Anything there will be an improvement, but especially more housing.
Yes.
Yes. There should be people living in the city core. When we moved here twenty years ago, that was a glaring problem. Having only rich folks there makes no sense the way LTD is designed.
I hope it will increase long term relationships between individuals if there's good community building and engagement opportunities.
I think that much housing downtown will create too much people and auto congestion. It looks far too large for downtown.
More people living downtown will help liven thing up downtown. Gotta increase the number of jobs available downtown, too.
YES, absolutely! (Love the echo of the old Monkey Ward!)
Yes
Yes it would. It will help provide a safe and affordable solution to those struggling to make it in this difficult and challenging world that we live in.
Yes. More folks being able to live affordably downtown with support services for populations that need it will help facilitate a more vibrant community.
Yes, especially if more attention is given to pedestrian interaction.

Yes, I believe it would. It's a good place for it, uses the space well, encourages growth in downtown and offers affordable(ish) housing downtown.

ABSOLUTELY! The design and construction teams have experience contributing to local projects. The mixture of tenants and in-house social services will serve downtown Eugene very well.

Yes.

Yes - more downtown residents.

Yes

Yes ... diverse community building

Absolutely

Yes absolutely

Yes. Eugene needs the housing

Yes. It would add housing.

Sure. I don't see why not.

Yes. Would have more people living Downtown

More people stacked in downtown will mean more business for businesses. (Not too fond of the design, though)

Yes, it brings regular people back into downtown

Yes!

Yes! Why have an empty building? Let's utilize it!

Yes

Yes. More people living downtown to make it a more lively place.

Absolutely. Increasing housing downtown will translate into more foot traffic for the area's businesses. I remember when nobody went downtown and shops were all boarded up. Downtown Eugene has come a long way in the last decade, but there is still room for improvement.

Yes. I'm surprised how few apartments appear downtown

I think so. But there still needs to be homes available that are priced comfortably. Instead most efforts are on high end apartment housing (Gordon Lofts and the waterfront project) or college apartments (thrown up quickly all over town (and often substandard such as the ones on Olive and Willamette built by a Southern company). We are not all going to live in apartments. This is at least thoughtfully designed.

Yes.

Yes - Increased housing , good design

Yes. More folks living in the community and thriving is a GOOD thing.

Yes. I think more residential space downtown is helpful for activity and public safety. I also think additional start-up/incubator space is important especially as we emerge from covid protocols. And getting rid of a large vacant building is a plus overall.

Yes. We absolutely need more people living in our city center. A bustling urban core will improve the livability of our entire region.

Yes.

I don't agree with artificially depressing market prices which in the long run helps no one including those it intends to help. I wish the city council would focus on jobs, the economy and generating prosperity which is the only long term solution to the problems we have in Eugene. Without this focus I believe all efforts to support less fortunate are doomed to fail and we'll continue to lead the nation in homelessness and an underachieving economy.

With mix use, businesses on ground floor it has great potential.

Yes! It would be a huge, positive contribution to add this many residents to downtown.

No. Convert the old Downtown Center instead of tearing it down and installing a new building on that site.

Bringing more people to the area outside of normal business hours (8-5 Mon-Fri). Hopefully people will be more invested in taking good care of their home community.

yes

Yes it would. More people living in downtown would help create a more vibrant feel and helps fill a vacuum that is currently being filled by homeless.

No. another high rise building in the downtown area? It's ugly, too big and does not fit in with the ideas of Eugene as a walkable, enjoyable place to spend time.

It will if it ends up actually creating some affordable housing. It will not if it is constructed as another soon-to- be- projects site like the 13th & Olive monster that left no room at the sidewalk and no trees.

Absolutely! This project complements existing buildings like the SVDP and senior housing nearby.

Only if most units are designated low income

no, it adds even more people to the downtown area without mitigating traffic flows.

YES

Not unless the rent was affordable to single people living alone!

Yes. Empty buildings drag the energy down - "broken windows". Any housing is a good thing.

I don't think so. I don't think the affect would necessarily be negative, but it does look like just another big box. A smaller scale Capstone.

I think mixed and low income housing units will be great anywhere in Eugene, downtown seems like a convenient place as well. Although the parking situation might be tricky for some. I know some lower income individuals utilize LTD, but not everyone does and parking downtown is expensive, so I hope you address that in the way of subsidies or dedicated parking for those residents.

Not in favor of high raise contruction

Yes. The working class need to be able to live in the city where they work.

Yep. Eugene needs more affordable multifamily housing.

Yes.

Absolutley.... and I really hope it can go forward. The sooner the better.

Will anybody be able to afford to live here?

Yes. People.

Yes! Affordable housing is important to the city and its citizens. Downtown residences will help businesses. Proximity to LTD will promote ridership and access around town.

Yes

Yes.

Yes, please do more projects like this.

Yes

Yes, the increased housing density helps a thriving downtown. Glad to see there will be retail space below.

Yes.

Depends

More positively than a vacant building, but are we willing to take risks ever?

Yes

I think as written it will only serve to further gentrify the area and create more parking headaches for the city. It's a fantastic start, though!

I think so

no. it should be mixed low and middle income(\$70000-\$100000). in my opinion. it would attract different crowd then it is now. Bringing housing options to downtown is needed.

absolutely. more people living here would provide some vitality to downtown

Absolutely

No. It doesn't begin to address the reasons why businesses and residents are leaving the area.

Yes I think that it will have a tremendous positive impact in bringing more energy and diversity to downtown. The building is conveniently located to some of the best amenities that Eugene has to offer. I hope that the influx of downtown residents will help the local businesses as well

NO, Not in the least. Continue to add to the problem keep throwing gas on the fire the City Council is Clueless.

Yes, it will offer not only homes but art, retail, business, and opportunity to the area.

I believe it would if the apartments are mixed income. I think it would offer an opportunity for more people to live in downtown who aren't college students. Might be a nice chance for long term housing for single professionals and families to live closer to downtown.

I believe it might create more of a market for the small markets and grocers in the area, which would improve the neighborhood.

Yes, more people living downtown means a more vibrant downtown.

I hope so, though I do have concerns about the proximity of the LTD downtown bus station and the overlapping current issues of homelessness, loitering, drug use, etc. that will tend to detract from the experience for residents (especially families/young children, elderly). Also, parking seems inadequate.

Yes

Yes, that building has stood idle for too long and this could positively contribute to revitalization of downtown.

Only if properly secured. The city needs to take a much harder stance against anarchists and addicts. I would never consider living downtown and rarely go anymore.

Absolutely

Yes, we certainly need more housing in the community.

Definitely. Helping startup companies with below-market rent is really needed as part of the ecosystem development work happening in the community.

Yes! We need more affordable housing in town and this is prime real estate. With all of the commercial improvements downtown it seems very practical to have housing for people downtown to patronize and work at the businesses.

Possibly, but only if you provide adequate parking facilities for all the residents - we don't need more on-street parking!

It could - if it were significantly more affordable. The projection for the price of the "affordable housing" units is outrageously high. I live in an apartment complex down the street and pay considerably less for a nice one-bedroom. I could not afford to live in the "affordable" units, despite having a stable full-time job of many years.

As it stands, this project will only further the lack of actually-affordable housing in the area, and contribute to the housing crisis we have been suffering under for many years.

No. Low income housing in the downtown area will further block any attempt at revitalization of the area (in case anyone ever actually attempts that). I'm really not sure why what should be the most vibrant and profitable part of town has been freely handed over to vagrants and vandals already, let alone why we would add to the issue. It's like Eugene is allergic to a middle class and tourism. Visit Eugene-maybe your kid will step on a drug needle! Exciting!

Yes, if planning also consider some of the issues above.

Definitely.

Yes. But there still needs to be better security or ways to keep people safe downtown.

I believe it would, if it is properly managed. But often times the facility is built, handed off to a management company, and the entire operation takes a nose dive because the folks in charge view it as a job and not as a community stewardship.

Yes

Absolutely. There is a dire need for affordable housing for people who do not have kids and are not university students. With increased participation in downtown "life" by residents; local businesses are boosted and opportunities for predatory street behavior will find less traction.

No!!! It is totally out of proportion and shape for the area . Just another anonymous rectangular box.

Yes, it would add a good mix of people and business to downtown.

yes

more people living downtown is good.

No information readily available about anticipated traffic (human, bike, auto) for maximum occupancy; and the accommodations for design.

Positively

Yes

Yes!

Yes!

Yes!

No. This project is a dead giveaway of EUG taxpayer moneys and now property to a favored and (assumed) corrupt developer. Why can't EUG manage competitive proposals for development, like starting with a Replacement City Hall???

It could

definitely, if the apartments are rented and the building managed well. there would need to be an onsite manager.

Yes

Yes.

Yes

Yes9

Yes

Yes, I think so.

yes definitely

Potentially...with changes mentioned above to help attract tenants.

Yes.

Absolutely NOT. Why doesn't include the corner one story building? A way to embellish this important and historic corner within the City? Buildings over 2-3 stories need to make a statement about their height and their relationship with the sky. If the developer is seeking subsidy from the City the City should require imaginative design, a statement and something that speaks to architecture not just another developer building. This proposal is like someone describing a framed poster which is the right color hung behind the couch and calling it ART. Developers love coming to Eugene because if they have a good story Eugene will accept anything. Example might be the large housing project developed a few years back in downtown Eugene. WE CAN DO MUCH BETTER than what has been presented, sell or give this solution to another City.

Yes. The Montgomery Project will contribute positively to the Downtown.

We want people to live Downtown, not just work there. Plus-- Affordable housing opens up opportunities for people. Finally, I think The Montgomery will engender a sense of belonging to a community.

Yes, bring more affordable units into downtown as well as activating the pedestrian realm.

Yes, the gentrification in Eugene is out of control

Yes! The art would make it lovely and it Heliodoro house people who need housing

Yes! we desperately need the affordable housing



Not sure if this particular project of another high rise housing development in an area that already has a concentration of other somewhat similar, and other proposed building projects in the downtown core areas would benefit the city

No. There will still be homeless people in downtown. We need to get them off the streets and into safe housing.

unsure-- it depends on the tenants to some extent and the quality of support services that will be provided

No. It's too large.

If profit is the driving force then this is a great bet. If this housing is meant to be a response to the incredibly unaffordable market, or to demonstrate any kind of concern for the un/underhoused, then it is a complete failure. What does it mean to contribute positively to Downtown Eugene? According to the people begging for money to sustain any kind of livelihood? According to business owners? Or consumers and tourists who want a feel good experience? Who are you trying to appeal to? Does it matter in the end? What would the city council actually need to hear in order to turn down this singular offer?

No! Eugene needs public spaces! So many of our unhoused neighbors are criminalized strictly because they are house less!

Yes, if run by a combination of low income people and BIPOC communities. We do not need more housing for the wealthy run by the wealthy. We need people off the street with their dignity intact!

No. There is little or no return on the public investment. Honestly, it is ridiculous--if the City Council were my money managers--they would be fired. They are giving away assets for no return--a few apartments for 80% of AMI? When the cost of living is going to go up with another high percentage of luxury lofts going into downtown? Give me a break. The City Managers office thinks the people are fools. I hope they are not right.

Not at all.

No.

Yes. We should keep working on the egalitarian truth of populations. Also, the continuing enrichment of life space by developing mixed use environments.

#### Q4. Is there anything else you'd like City Council or the development team to consider regarding this proposal?

As we move toward a post-Covid world, it is likely that there will be more opportunity for remote work. The conference room is great for this regard. But I do worry that it might end up facilitating the building to lean more toward student housing (like 13th & Olive nearby, or any of the American Campus Communities apartments) instead of housing for young professionals and older.

Ensure that restaurants or coffee shops may utilize the sidewalk. Eugene is a patchwork of uninviting monolithic buildings that have no relationship to the public except for the few people who may work in them. Creating a lively space downtown with many things to do and spaces to be is vital for the overall health of the city. Make it easy for people walking by to come and go with shopping or food and drink.

No, but I would like to reiterate my support for this project to be developed as sustainably as possible. If a more environmentally-conscious development comes with a steeper price tag, I'm sure that there is voter support for the city to spend additional money should that be necessary.

No, but please do more of these type of projects!

This is pretty damn exciting!

not at this time

Continue to invest in solutions that get housing to people camping in tents, even if it's transitional housing like conestoga huts.

It seems that we have tried a few versions of the incubator units. The ones across the street from The Dining Room haven't ever taken off. Why? What makes these on Willamette unique and primed for success? How many years will we be piloting those on 8th plus these too letting the vacancy set the tone for downtown? The brand new beautiful micro-units in the Market District expansion are a recent example of this retail concept which shows an extremely blatant example of the best our city has to offer...and unfortunately sit empty. I'd read up more fully on this, because perhaps it's a hole in our system to have incubator units, but on first glance this is a huge missed opportunity to safely light up a very public space, that sounds like a shortcut. When we welcome community members "home" downtown via LTD every day or guests to downtown, the street level of 1059 (Willamette & 11th side) makes a difference. Using this moment to do our best to activate it with vibrant business or activity is the Eugene I'd be proud of...and if you can show that those storefronts have a solid chance at being around 10+ years you'd have me sold.

Support and engage the tenants as well as nearby businesses and neighbors to become community supporters. Stressing "buy local", neighborhood pride and opportunity.

Yes. Lower the target income for the set asides, and do away with any amount of "market" rentals. Leave the most expensive rentals for those at 80%, and set aside the rest for those making 50% or less. Then, reduce the police budget and re-invest this money in creating low and mixed income housing. Place a tax on parking lots within city limits to encourage more development.

Please make all areas accessible for all people, wheelchairs, and those with a service companion.

Please make sure that we are building affordable housing that is desirable and what people actually want. The fact that the housing market is a disaster in Eugene doesn't mean that people making 80% of AMI should have to live in a shoebox. If you can go to those folks and get feedback that they are really wanting \$900/month studios in downtown, then go ahead and build them, but don't build something no one wants to live in because people need a place to live. These units are meant to last 35 years - I'd rather put fewer units in this building and not have them all vacant in 10 years because they're too small and expensive to be worth renting at any time other than the height of a housing crisis.

No

No

While this is a step in the right direction, we need low-income housing.

Please consider the city's housing crisis when evaluating this proposal

Ensure equity in units and mix of residents randomly

Either use this building or rent the unused building in the Springfield mall for the Eugene City Hall.

The council should find as many ways to positively support this important downtown project

Let's get it going, we need to push and encourage these opportunities. Delays and set-backs only add to the notion of how unfriendly the city is to development and business.

Less emphasis on LEED - which doesn't mean anything to most people - and more emphasis on natural systems (ventilation/carbon off-sets/solar/stormwater mitigation/etc) or things the community can relate to. How/what is the energy use, do you get an EV service, is there natural ventilation? How are people going to control their own space?

Units for households with incomes up to 60% of Area Median Income (AMI)

We need more transitional and entry level and low income housing for unhoused folks! Please add more units dedicated to low income in this project.

This proposal is great - very thoughtful and I can tell that the proposers care about our community. I'd like the City Council and development team to consider WHY there aren't other similar projects in progress or planned for the still numerous underutilized parcels throughout downtown.

No

I'd like to learn more about what is referred to as "support services" to meet tenants' needs.

No

Please maintain an open, less industrial aesthetic.

Please make sure that "affordable" housing is TRULY affordable. \$1400 a month for a one bedroom unit is NOT affordable. Although only one submission was received, it's wonderful that it is a team of local designers, developers and nonprofit agencies - in comparison to other projects in the recent past, I think this is a team and proposal that truly has the city's best interests at heart.

Specific materials. Should be real, ideally natural materials on facades.

It's ridiculous not to have more parking. I don't believe that the area parking garages are under utilized at all -- I worked nights in that area and had a lot of trouble finding off street parking.

1. Ditch the car storage.

2. Add secure bike parking and make it available to the public.

3. It's too few units. Time for Eugene to grow up.

4. Median income in the next 'hood over from downtown is less than \$25k. Consider requiring at least half of the so-called affordable units to reach down to 50% of AMI.

Adding more buildings like this. Also maybe should consult with low income housing institute (lihi) in seattle because they have been doing this for years.

Frankly, having a limit on the time period that the "affordable" units must remain "affordable" is devastating for the city's future livability. So, the affordable units expire after 20, 30, 35 years--then what? Won't we still need affordable housing then? This puts us on a trajectory to continue to need to build more and more affordable housing, elsewhere and otherwise, neverendingly chasing our tail. Just have affordable units that must stay affordable!

Are apartments that are for families of 4 appropriate for multi-generational families (young adults caring for elderly parents) - i.e., is the additional room nursery size or appropriate for multiple adults?

Stop wasting my money

I just love it and want more like it! I'd LOVE to see the next project focus on housing for native people like the Nessika Illahee project in Portland.

Yes green green energy and disconnecting from EWEB and NWnatural- making building carbon neutral in their design.

Making them less hideous and more as ethically pleasing by making the inhabitants feel empowered by living there.

Please require a public restroom that does not require purchase to visit inside or adjacent to the retail spaces so that I and others like me will feel comfortable shopping there.

No

Divide the low income housing into tiers, setting aside some for low/no income, <40% of median, and <80% of median income. Social services needed by the people with the lowest income.

I would like to make sure that the homeless residents of Eugene get priority status if they apply.

The city should make this a viable as they can and promote more downtown housing buildings.

Repurpose existing buildings!

Where is everyone going to park? I know when people look to the future they never want to think about cars but REALLY, who wants to never be able to leave town? We don't even have a bus to the airport anymore and trains are unreliable.

Sooner the better

Our housing crisis is severe in part due to lack of truly affordable housing. My partner makes 80% of the AMI and he has a master's degree. Most low-income but essential workers (bus drivers, nurses, bartenders) make below 80% of the household AMI, and therefore would be priced out of this option despite the great location to jobs, transit, services, and entertainment. Poor people deserve to live in places they can enjoy working, living in, and playing in too.

Further, because the other units are going for market rate and that will continue to increase until we enact something like a rent cap— we should be setting aside even more truly affordable housing units as area median income is likely to increase too, but not at the rate renting rates are.

Bike parking & e-vehicle charging outside?

Thank you!

Get it done. Please don't delay the decision or second guess, we need city leader ship to swiftly make this project happen. Has there been thought of including a parking ramp so as to not overwhelm the downtown parking situation? Also it would be good to have bike racks which are locked and secured.

More like this and even more progressive measures insure housing security for all.

Some parking will be necessary.

No

Do more of them downtown please!

Please forget about the mixed usage (though I know that is an economic incentive) and provide what we need for the homeless. Too many and more every day due to housing, mental illness.... Mixed use housing should be in neighborhoods not in a sleazy downtown area.

Please focus more on music. Studies have shown that a music city is a very successful city in term of return on investment in increased tourism dollars, increased tax dollars and created jobs. Lets build on our music heritage and existing music infrastructure in this strategic location. Expand your creative mind.

You won't know until you try it! You will probably see more involvement from people who live downtown as more people are doing it.

Yes a homeless shelter would be great get all of these homeless people out of our parks off our sidewalks out of our backyards make our place is safe again without us having to worry about if our kids go to the park or they're going to step on a needle because you let them live in the parks

We need significantly more low income housing.

Please add a few low income units to the building.

I believe that more spaces should be made available to victims of DV.

How will the lower income units differ from the regular priced units?

Make actual affordable housing. Not this joke

I would also suggest some focus or qualifier to eliminate students. Maybe PhD candidates make sense but I think you want this building to have community, to have residents who feel invested in Eugene in the long term, to help those who maybe don't have a path through college. This should not be the cheap deal for every undergrad who wants their own one bedroom doesn't want to pay market rent and qualifies because they don't have any income...

I think some green space should be considered for pets. I see there's a pet courtyard in the documents but I'm not sure if that would really be a place where you could take your dog to go to the bathroom. I'm pretty sure the sidewalks on that block don't have any grass either so some sort of grass nearby would help people with dogs.

Just the importance of green-spaces (they are disappearing in Eugene, esp. the DWT core) & the value pets can have for people even in the low-income scale & in transition.

Make it actually affordable for Eugene's general population instead of the rich.

Should be developed as a community Land Trust governed by resident cooperative. People should have opportunities to rent-to-own and build equity. What can be adopted from this model?

<https://web.sas.upenn.edu/sociospatialclimate/events/viaverde/>

I think the plan for cost needs to be reevaluated. Doing half at 80% AMI, being \$1049 per month for a single bedroom is steep. As a student, there's no way I'd be able to afford living there without taking out even more loans. Even if I was working full-time (which most students can't) at minimum wage, I'd barely be able to afford my other bills or have any money left for myself per month. Students are a massive part of the rental market in and near downtown Eugene, and the market is unaffordable as is. If you're going to have low-income housing options, you need to look at minimum wage to assess what low-income is. Not area median income. I lived downtown as a student and there is nothing affordable about it.

I strongly support investing in redeveloping this space and moving forward to bring more residents to downtown -- and include affordable housing.

Design to add people without cars. The most important thing we can do here is encourage density to meet our climate goals and build a walking culture downtown.

I think the rent needs to be reevaluated. The market value for rent in Eugene is inflated. I make a little less than the median salary in Eugene and \$1500 a month for rent would take nearly 1/2 of my paycheck. I get that the rent is supposed to be no more than 1/3 of gross income but gross income should not be used to make rent determinations. It should be net income or a close approximation. That would allow those making 80% of median to pay around \$700 per month and those making median to pay around \$1100 per month. When rent takes nearly 1/2 of net income, there is hardly opportunity to save money to move up and out of one's financial situation.

With the current state of the 11th Ave bike lane, it will be quite challenging to enter and exit the building on bike from 11th Ave. If at all possible, there should be a way for cyclists to enter and exit from Willamette (either instead or in addition to an entrance via 11th).

Since the city owns the property I think they should partner with another company or agency that has a more realistic view of what affordable is for current population including seniors and domestic violence survivors. I also then the facade of the building should be built with a more stepped back approach so it won't feel so much like it is looming over downtown.

I'd like to see more housing in Downtown Eugene. This is a nice start.

The lede for this survey suggests that only 1 proposal was received during the RFP period. Are we doing something wrong? No one wants to invest in downtown Eugene? Seems that the city should have received more submissions. Is that cause for reflection of some kind? Regardless, it doesn't seem responsible to take the first (only) option that comes to the table.

I'd also like to see council/the developers consider how to make rent more reasonable. Maybe I don't understand the math, but I'm not sure how the development team arrived at their \$1050 number based on 30% of 80% of AMI.  $1050 / (31500 / 12) = 40\%$ , not 30%, and that's individuals at the top end of the low-income cutoff. That percentage only grows for individuals making less than 80% of AMI. Seems like "affordable housing" should be topping out closer to \$800.

And \$2.60+/sqft in rent at market rate is insane compared to other "up and coming mid-sized cities", especially for a space < 600 sqft. Out of state investors and transplants seem to be driving up housing costs while local incomes are priced out, growing our already best-in-the-nation homeless population. I make over six figures myself between running two local businesses, and I could never swallow paying \$1600/mo for a single bedroom.

Is this proposal just lining someone's pockets on the assumption that seniors with PERS incomes will fill these units? What gives?

Don't let anything like 18th and Olive ever happen again!

We need more affordable housing!!!!

When student housing went up downtown, it made it feel cramped and shady. The only access to sunshine during the day is when the sun is directly overhead. I find it to be depressing and claustrophobic to be by the high rise student housing and always try to avoid those streets.

I am hoping that this project will not be more of the same.

Theoretically the proposed project sounds good. HOWEVER, the plan for the "Affordable" one bedrooms at a cost of \$1,059 is NOT affordable for someone earning \$31,000! After taxes, someone earning that annual amount has a 2 week paycheck of a little under \$1000, so the whole paycheck and then some would go entirely for rent. That is over 50% of someone's disposable income. You must understand this simple math equation and stop calculating a person's income by their annual gross income because it does not help someone live month by month. People will still be struggling and most likely be evicted and become homeless because they can't sustain paying that much money every 4 weeks.

It's great - thank you!



Below are my complete comments:

### 1. Overall Impression

After a thorough reading of the full proposal, I found the presentation a cynical exercise in how to shape a development proposal for maximum personal profits, rather than maximum civic benefits for the residents of Eugene. I found it very disheartening.

### 2. Affordable Housing

To obtain the multiple financial benefits--free land, waived fees and taxes, tax benefits from Opportunity Zone designation--the developer has been required to provide 50% of units as affordable housing. The developer has chosen to provide the de minimus to satisfy this requirement: 50% small studios at 80% AMI. As defined in proposal, 80% AMI is affordable to those earning (rounded) \$40,000 annually, and described by developers as "middle-income housing" when referencing another development. After the city spent scarce Federal funds to buy the building for the explicit purpose of creating affordable housing--this project of 50% market rate and 50% at 80% AMI, from a poor person's point of view, feels insulting.

According to Eugene's "Housing Affordability Infographics" of 2017, 14% of residents have a household income between \$35,000 and \$49,999 (approximately 80% AMI), a category that already has a surplus of nearly 5,000 units. But 42% of Eugene households can't afford any rentals. These are folks earning between \$0 and \$35,000 per year--where there is a lack of at least 13,500 housing units.

These are our neighbors who are the most cost-burdened and likely to become homeless. This is the real affordable housing need that must be our focus: those at 30% AMI or below. None of them--elderly single women, persons living with disabilities, essential workers--could afford the (rounded) \$1000 per month rents, because most don't even earn that amount. Why are we not providing for the nearly 50% of our neighbors without adequate housing with all of the benefits being given to developers?

Also, the "affordability" goes away little by little and then all at once with rent raises and a 30 year expiring lease. Let's at least require no rent raises and the affordability in perpetuity.

### (continued) 3. Support Services

As a selling point, the developers tout the provision of "support services" that "addresses the need of all residents."

First, let's be clear, persons who are earning, or have access to the approximately \$70,000 to \$100,000 per year needed for the market rate units, or the \$40,000 per year for the "affordable" units, are not in need of support services. They already have jobs/assets, housing, and presumably access to health care.

Second, the discussion of support service inclusion in proposal is shameful gaslighting. According to the proposal, only \$6,000 per year will be allocated for "resident services" and a matching \$6,000 for "case management"--not even close to the realistic numbers needed. A clear statement as to developers true priorities can be found in the next line item: \$21,000 annual expenditures for advertising/marketing.

### 4. Special Needs Component: Domestic Violence Survivors

Setting aside 10 units for DV survivors is another bit of creative gaslighting.

I am a domestic violence survivor and for almost two years attended a support group at Womenspace. With the exceptions of survivors still living with their abuser, or financially supported by a new partner--not one woman, including myself, would ever be able to afford any of the units being proposed. It is not logically possible to fulfill the "special needs" component of this project by waving the DV flag.

And the "targeted support services" for DV survivors? It's just empty words with no specificity except it will exist for only two years and will be provided by Womenspace (not a favorite of many of us). This is gross pandering and non-responsiveness to the real needs of survivors.

(continued) 5. Open/Outdoor Space

The downtown area is woefully lacking in open chill space. This project needs to plan for open space--and preferably space that can be shared with the downtown community (think, the Amazon Corner shared space). The inclusion of a pet space and a "pet grooming station" is a non-needed gimmick (and there is a pet grooming business three blocks away). The whole first floor needs to be reconfigured (without some of the money-making commercial spaces) to create an outdoor space that can be an asset both for the neighborhood as well as the occupants of the building. Include benches, a water feature, planter vegetable beds and a BBQ.

6. Meeting Room and Incubator Retail Space

These sound suspiciously like the fraudulent WeWork enterprise. These should be eliminated in the reworking of the first floor. Again, the focus on this development needs to be on the tenants, not profits.

7. Inside Common Spaces

The goal of multiunit buildings is use every opportunity to create a community among the occupants. To do so, three components are needed: a large, sunny lobby for daily greetings and causal pick-up conversations; an adjacent large multi-purpose room for community meetings/movies/celebrations; and smaller spaces tucked away on each floor with patios for more intimate spaces to stretch legs and horizons.

None of these needs are met in the current design: the lobby is too small, there is no multi-purpose space, and the "clubhouse" is ok but too small for any large group activity--but should be replicated on each floor for intimate gatherings and a place to feel a breeze.

8. Parking

Parking is already in short supply in the downtown area. By creating only 20 parking spaces for 129 housing units, the Montgomery will be exacerbating an already difficult urban problem. However, if the building housed 100% of residents at 30% or less AMI, the elimination of all parking spaces would make sense--because most of us living at 30% AMI do not own cars. Another good reason to build for the nearly 50% of us in dire need of affordable housing!

(continued) Final Thoughts

I can hear it already: "But it won't pencil out!" From reading the proposal, this is not believable: written in is a "12% rate of return"(which may be larger) and a rather high cost per unit (\$309). A profit margin of 3 or 4% will still be healthy.

Besides, we honestly have no choice but to be in a new era of social responsibility where investors trade a little more social impact for a little less return. Case in point, even though I am a poor person, I spent my own money creating a space in my backyard for a homeless person to live in a Conestoga. I am currently figuring out how to attach a restriction to my deed so my property can be affordable in perpetuity. This may not "pencil out," but this is the least I can do for the privilege of being part of my community.

As to the property in question: we have so few opportunities to help the truly needy in our city--let's use this opportunity to create a real "model" and help the least of us.

Yes, consider what the average working class citizen here actually makes for a living. Most people don't make a living wage these days, but at least aren't as detached from reality as you appear to be. Take a pay cut and help the working class for once in your life.

Any construction downtown should have easy, open flow between ground floor and outdoors, inviting public access (retail, food, art). I hate the student housing on Olive (I forget the exact boundaries of that construction, partly because I now choose other streets to walk on)--I had thought it would be a good addition to downtown, but it's bland and unappealing at best.

Please go back to the drawing board. We need to address this differently. My 30 year old couldn't afford that rent level on his full time job. I

I would recommend pulling together community partners and the U of O school of architecture,

Come up with a more creative option that could serve our community in a great manner.

Security to protect businesses and residents from street people.

I would love to live down town but there are very little pet friendly and affordable options available

The 19 parking spaces for cars are easy and visible aspects of the project but the bike parking area is hidden away- make bike parking MUCH more central and easy to use, see, and find.

Perhaps can be run by St Vinny's and be strictly low income housing which there is not enough of

If this isn't actually affordable than I'd rather not see it happen.

Please be sure to adequately enforce how things done where the building meets the right-of-way, that is, the sidewalks, bike parking, etc. I'm still confused by the weird plastic sidewalks around the 13th & Olive project.

My husband and I are looking forward to selling our home and moving to downtown Eugene. We plan to keep one car and so will need to be able to park nearby. Additionally, we will want to be able to easily get groceries; so, this location appears to be a good one for us. I wish there were more two bedroom units because many of our friends are in the same situation; some sleep in separate rooms now and others want to have room for an office and/or hobbies in their downsized space. I think the City will be smart to consider the needs of older people in its planning generally.

For what period of time will the developer maintain the amenities described? How will rent control be enforced? What unit in the city government will be responsible for monitoring the project over an EXTENDED period of time and ensure rent restrictions are enforced? How long can a renter stay- indefinitely???? How do you assume that rent controlled residents will move up and out to release space for others? Are the economics of the building sufficient to maintain the physical structure, replacement of appliances/plumbing/electrical/ interior painting? What STRONG STRONG oversight will be provided by the City to ensure that this won't look like the HORRIBLE Capstone blocks with no set-back, and inferior build out??  
need more projects like this to increase housing density - preferably downtown or within 1 mile of city center.

I have some questions about protection for vulnerable women and seniors in any downtown location. The LTD station and library are both assets to these groups, but also attract a population that can be a challenge at times.

I fully support this project and others that increase housing choices in or near downtown.

Keep it real and accountable on the commitments regarding mixed use, affordability, etc.

Taller buildings, rather than urban spread outward. Better use of acreage.

Stop enabling homeless people to be lazy homeless people !?

As many lower income spaces as possible while still feasible

Don't require first floor commercial. It's obviously difficult to fill those spaces these days.

No

Consider a restaurant space or two mixed in instead of just generic retail.

Solicit other developers proposals

Don't be cheap and do the minimum. Parking underneath for residents.

no

We need additional parking in downtown. It is time to take your head out of the sand and own up to it. if the city has zero parking plans because they are behind the electric car sharing / no one is going to drive in the future, then come out and say it and let the voters decide. Parking is crucial to any and all developments (believe it or not)

No

Just more housing in general downtown that is not student housing.

A park within walking distance for kids and seniors.

Take your time, do it right. Exterior block design does not make or community greener. You should have green space on the ground level and roof top

I personally think the proposed willamette facing facade is ugly. I think the whole thing should look like the proposed facade on 11th

I support denser housing in the city core but there are a lot of creative ways to include more parking and the appearance of this building does not reflect the PNW style that I cherish about Eugene. It looks like LA or SF.

More units for the elderly

No more first floor Retail space. Fewer people are shopping in person. Look at the number of empty first floor required retail spaces in the city. Have gym -yoga-pool, recreational room and gathering/meeting space for residents .

Please do similar in west Eugene!

Offices for social services, senior services, mental health. Post office extension as in Hiron's.

Ensure contract with Womenspace has very clear responsibility outlined. My experience is that the service provider flakes out and begins providing less services a couple years into these agreements due to staff turnover and loss of historical knowledge of the agreement. Please have scheduled update meetings monthly to ensure residents are receiving services as required.

Consider the livability of the project as a whole. Thinking about the design, amenities, and location - is this facility a space you'd live in or wish for someone you love to live in?

I worked in downtown Eugene off and on for total of 10 years and have lived in Eugene 65 years. I've seen lots of changes. Returning vibrancy to the downtown area is important. Safety is the biggest concern for residents considering living in the downtown area.

The fact that extraneous steps like these are necessary is partly responsible for the housing crisis in which we currently find ourselves.

Revise the project to make the majority of units market rate units.

Try to work with the NIMBYites to show how this will be to their advantage, too. Avoid another us-them confrontation in Eugene.

Build more like this if it succeeds.

I'm curious if this building qualifies for the percent for art requirement. If not, I hope that artists will be fairly compensated.

EV charging stations

Nope, other than making it bigger. We need more housing
Just get it done.
Trees, green
Don't take too long to complete the work. Perhaps the work could be completed floor by floor so that as each floor is completed, people could begin to move in. In particular, I'm thinking of very low-income people who don't have affordable housing right now.
Secure bike storage for residents, would be amazing
Build up, not out.
No
Do more of these! Stop approving of any high-income/luxury/student-only housing and start insisting that all housing of over 10 units in size within the city limits be mixed-income. This includes in the neighborhoods. We desperately need more mixed-income, high-density housing.
Would be great if if application approvals weren't automatically denied based on blemishes of renters history, and based more on recent status/history of employment and housing.
Street setback. Architectural variety to set standards of beauty and style, not create ugly blocks.
This would be a great addition to our community! Lots of spaces for work and shopping while making accessible housing!
Off street parking. RG article mentions "garage doors", but article and this website does not mention how many parking spaces will be available.
Not thinking of anything right now.
Thank you for embarking on this important project.
Aesthetics matter!!
One or two rooms in the space available for the public to rent/book for a day. To host things like hack-a-thons, AA, DnD, whatever the community wants.
Safeguards to insure quality of facility is maintained.
A gym and hot tub for the residents.
See above
I'm very skeptical. Whenever "affordable housing" is mentioned it never really is affordable to the lower and middle income people. I make \$60,000, but can't afford over \$1000 in rent and still save and recreate properly. I also think that much housing downtown will create too much people and auto congestion. It looks far too large for downtown.
I can't believe Womanspace allowed you to specifically use its name and say 10 units will be dedicated to victims of domestic violence. NOW everyone knows this! How safe will those women and other residents feel if they think the abusers might come into the building to find them?? It would have been better to say "We're partnering with a local social service agency, who will utilize 10 units for its clients."
We need a greater density of less than market rate rental housing
Do your best to clean up the downtown area and make it feel more welcoming. When I attended meetings in the downtown Eugene area, I did not feel safe because of the people lying around on the sidewalks and in the back alleys.
I'm curious to see what type of retail applicants apply for the spaces. Downtown isn't lacking for mini marts, but I think a sundries store might do really well in this type of building.
I like the effort to meet LEED guidelines.
The "affordable" part of this proposal is based on the average area income rather than minimum wage or poverty line. It feels like a sneaky way to exclude people who need housing - and can't afford it already. Perhaps that's been addressed in your 63 page document. If so, it needs to be communicated well without needing to read 63 pages of documentation.
Part of affordability will be utilities, I would hope that part of the focus on LEED certification and sustainability would include geothermal heating/cooling, solar panels on the roof to assist with electricity needs, and solar/alternative water heating as much as is possible.
The flat and simple west facade (facing Willamette Street) may have historic precedence for department store construction, but seems cold for residential works. Any way to provide awnings and at least mitigate the direct west window exposure?
Do this. We need more affordable housing.
Not crazy about the cladding on 11th Street.
Grant them MUPTE and Urban Renewal funds - we need more housing, particularly downtown. This will be great for people who want to live near transit. The building is currently unused, so anything is better than nothing.
please no housing units on the ground floor (for the sake of residents' privacy) - first floor should be commercial or social services
Building Height Limits downtown.
Just think about population growth in general. Just how big is too big?
Make it bigger - more units.
no
Thanks for doing it!

Not sure how but it would be great to be able to apply for these apartments as a local before nonlocals as we have been searching for affordable housing for awhile.

More housing is so needed and such a good thing, especially mixed income. Keep up these projects as more housing is sorely needed especially when many projects and policies to aid in additional housing have been blocked by the NIMBY mentality.

No natural gas please!

Solar power roof? Rooftop garden?

Ignore the Nimbys and Build Absolutely Nothing Anywhere Near Anyone (BANANA) folk.

Why the 63 units that will be overpriced?

I think we should consider various levels of subsidy - i.e. is there a reason to do 50% of units at 80% or is the subsidy better used to target a smaller number of units at deeper affordability? Should be intentional about that choice.

Get it done quickly!

It's a shame there isn't another proposal, not because this one is bad, but because two proposals would help highlight opportunities and deficiencies in both. However, with the property vacant as long as it has been, I think it's preferable to move forward than to see additional bids.

Who owns the building currently? If it's the city, we should be able to get a fair market rate for the property and not need to offer a bunch of tax breaks to get this done.

Please see my answer to # 3

Parking

Please move forward! We desperately need new housing, especially lower than market rate housing.

What is the occupancy of that existing, ugly 13th Avenue complex? It would make sense to use that for low income housing instead of letting it stagnate and building something new, yes? Please reply: lewis2064@comcast.net

Security. Downtown needs to feel safer.

More design elements. This will basically be the gateway to Downtown Eugene if you are coming in from 11th. Make it look welcome and inviting and not cheap and cold.

Give it up...

As I said in #2, find a way to add trees to the area. Even if you don't do it right on the site itself, maybe you can take some of your sweet tax break money and use it to beautify the surrounding areas with trees and greenery.

I'd like them to approve it and get going!

If this project is truly meant to benefit the community then most of the units should be able to be accessed by low income folks; that's what's missing in our community !

Downtown is pretty cheap and gross. If this is done, make it pretty!

Maximize storage in the units. Will there be a manager working in the lobby to deter potential bad actors downtown?

Although the plan is to emulate the old Montgomery Ward building, I don't think the solid tan color of the rendering is very interesting or attractive. I think the south facade is more interesting.

I don't think that the project should get a MUPT exemption. Those tax exemptions have been abused in the past and developers sell the building before the exemption is over and then the taxes never get collected. We need all the tax revenue we can get to fund important community services (e.g. homelessness, mental health, education, etc.)

Lower density more landscaping

Create more affordable housing. Pricing housing at market rate is heinous when that market rate is inaccessible to the working class.

We need more affordable multifamily housing in many other places in Eugene too.

It is important the the council NOT push for excessive retail. We have a lot of vacant retail space as it is - and will have for some time, until downtown thrives once again. Demanding or requiring too much retail will sink the project for the developer and take with it all of the good that could be provided in housing options.

Helping the homeless population should be this cities #1 priority. It is difficult watching new buildings go up while the tent neighborhoods continue to grow.

This kind of mixed income building is exactly what is needed.

More public safety efforts to counteract the increasing amount of crime and related livability issues

The use of cross-laminated timber, recycled building materials.

Certainly this project requires demolition of the current historic structure. Eugene has a pattern of removing these old buildings. Why not build at the old county site downtown next to the booming 5th street market area? Not sure why the city purchased a historic structure just so they can demolish it.

Please refer to question 1

Eliminating any cooperation with private companies.

No

Consider spending the money on creating free, safe housing for the city's unhoused populations.

Green spaces



create some area for \$100,000 paycheck people. Looks like in Eugene priority garbage spreading people on street and Low income people.

Adding more units

Adding more housing like this helps make downtown a neighborhood which brings with it intangible benefits it currently lacks — people care about a place differently when they live there rather than only work or shop there

What is the ROI and value proposition for the tax paying, productive families in the community that represent hope for this city? What has this proposal done for us?

Clean up downtown

Keep it affordable but make sure it's done right. The massive apartments around 11th/13th and Olive proved to be a disaster. Besides being massive eyesores, they were very poorly built (I think to the point that lawsuits were involved barely after people had moved in). Affordability and quality should not be mutually exclusive.

Affordable rent. I hope there's middle ground between high downtown one bedroom/studio rental rates and those of us who fall just above the low income threshold, which is relatively low for singles.

As a domestic violence survivor, I would ask the Council not to underestimate the potential for violent incidents to occur. If it becomes known in the community that victims are housed there, their violent partners may target the building for stalking or other menacing behaviors which could include gun violence or other threats. This could endanger other residents or business owners. Security needs to be a legitimate consideration for this building if these units are used for this type of shelter, which is needed in the community.

No

I believe the city of Oshkosh, Wisconsin has one these buildings that is used on their downtown main street. It'd be interesting to hear from other cities their successes and challenges

Clean up downtown! If you actually care about people, don't let the worst of us have over our economic and entertainment centers.

No, you folks have it covered

Please engage further with the business community on workforce housing.

Parking for sure and communication to community members about this new living opportunity. Oh! No student housing!!!

Consider making all of the units "affordable" and lower the rates considerably so that local residents of average means can actually afford to live there. It is insulting to see the city develop "affordable" housing that is so unaffordable for regular people.

Consider designing more housing/buildings in a "brutalist" architectural style. I strongly dislike the number of newer buildings around town that have cheap/unsightly/complex facades, and would prefer to see the city spending money on serving local residents, not decorating buildings with unnecessary designs.

Yes. I would like every member of the City Council to resign.

Will special attention be paid to physical needs of senior citizen tenants? What about the noise from the bus station? Will sound easement technology be needed for tenants in building?

Will windows open? How will it be heated/cooled?

\*\*\*I don't live/work in downtown, but before the pandemic, I frequently spent time in downtown (shops, concerts, library, LCC classes).

I like the mix of different pricing levels. I hope it's not floor by floor, compartmentalizing economic levels, but more distributed. Careful selection of the developer and management agent, to ensure the property has a chance at successfully integrating into the downtown area.

Please consider including disabled+disabled seniors to have options available for housing. They need it most and are suffering on our streets.

Nuts and Bolts: Laundry and garbage disposal? Bike parking? Cleaning of community areas? Problem tenants?

How does the building top meet the sky? How about a little more three-dimensionality?

ADA access.

Do not give an exemption for set back requirement. Require underground parking - do not increase street parking. no exemption to ideal setback.

We need a project like this downtown.

Consider a higher percentage of lower-income slots

Solar panels, electric car charging stations, and rainwater and greywater recycling systems.

People will complain about MUTPE. But even though it is probably not really true that "but for" MUTPE, this development would not happen, I believe that there still is a risk for any developer to develop in downtown, and they should get something for it. MUTPE seems like a good tool.

No more MUTPE giveaways to any single sourced proposals!

How about using some or all of the Comcast settlement and on going taxes (Comcast) for great fiber optic cable and extend it beyond just the downtown. I suppose my comments will not make it beyond the local trash folder

solar panels on the roof (built into the roof garden!) Yes, it will be built to Leed specs but that is minimal, you can and should do more

No

Great location

Not specifically

not at this time

Is there any green space nearby...a park, for example? (Added selling points for city dwellers...)

No.

If you want to be a partner with the City then the City should become one of the owners and press for better.

I will be impressed if the development actually achieves all of the social and environmental goals set out in the proposal. I would like the city to hold the developer to these promises if it does receive the \$1.1 million in public funds.

It looks like a great proposal- almost too good - very idealistic. I wonder why there was only 1 proposal?? Is this developer a very unusual socially responsible company that really wants to help our city at a reasonable cost?

How do you address the issues of safety for the residents referred by Women's Space and the other residents living in the building?

How will the residents be integrated throughout the housing units?

Will there be a security system to access the residential portion of the building

Please consider the needs of everyone in the community, not just middle-income earners. We desperately need housing for people who DO NOT HAVE IT.

Don't block the sunshine on the street like the newer LCC buildings do!

Consider housing first policies that provide truly affordable, sustainable and supportive opportunities to house those who are actually homeless rather than giving a token 10 units to people in need. Give the entire building to people who need housing.

I am happy to meet about ALTERNATIVES.

See above

Yes, I'd like them to reject it. This property should be an Indigenous youth center or low income student housing for those working and attending Lane Community College. Honestly, you all at the City Manager's office have to stop giving away my assets, our community assets, in "deals" like this one to your pals. It is gross and people are becoming increasingly upset. I pay Lane taxes--and a lot of them (over 10K)--and that money is going where I do not want it to go--into the pockets of the richest people in Eugene. Stop it.

he City of Eugene's plan to privatize 1059 Willamette should be rejected and rethought. The City is poised to gift the downtown lot and building, along with millions of dollars in tax breaks and outright cash transfers, to a few wealthy, white men. In 2021, the City of Eugene should not proceed with any plans by which public resources and unceded Kalapuyan land are privatized. This proposal epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification, in the name of so-called "affordable housing," which is not at all affordable (studios starting at \$1000 per month), in a city with the highest per capita homeless population in the nation.

This land should remain public.

Please don't consider my not living in Eugene as being unfamiliar with or not loving of Eugene!.... .....I've lived in Eugene over 20 of the 50 years I've lived in Eugene/Springfield and have conceived/created many innovative projects in Eugene for >/than 15 years'-worth more time. I have been very active in Eugene's arts scene and in numerous projects in landscape and building design and remodel. I've always taken an exceedingly keen interest in the import of Eugene's historic and natural places, large and small, and in their continuing adaptation to changing times.

Encourage physical opportunities for this project's inhabitants to personalize their dwellings. Explore possibilities for small outdoor spaces.

(No subject)

5034598607@mms.att.net <5034598607@mms.att.net>

Wed 4/7/2021 12:00 PM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [A](#)]

Dear Ms. DeSouza;

Hello.

I'm providing my downtown Eugene 1059 Willamette (former LCC) site survey through you, please.

I vote for 'high rise' office tower development only.

I'm stating 19 to 31 floor high, beautiful architecture.

Good sight lines without blocking the 'sacred' Skinner/Spencer butte views.

A solid corporate supported hotel such as Marriot, at least 11 floors, should be in the mix.

I strongly embrace the for profit development only in the citie's downtown core.

Frankly, I'm beyond mad with Eugene's focus providing unending social welfare housing.

Enough is enough with maintaining Eugene's extreme socialist only model.

This said, being fully aware of city code and back room agreements.

Thank you for the time reading my statement.

I was a resident in Eugene for many years finding it necessary to leave. I found the Seattle community infinitely more willing to truly balance economics with the narrow minded.

Sincerely,

Gershon Pressman

gprebgershon18@gmail.com

## Old LCC Center Opportunity

Andrew Zielinski <apzielinski62@gmail.com>

Sat 4/3/2021 9:50 AM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [△](#)]

Hey Amanda,

I'm writing after just reading the article mentioning the city's endeavour into the old LCC building for affordable housing and retail space below. I love the idea and also have some creative ideas for the spaces below the housing.

My colleagues and I actually toured the space on Willamette last year, to see about using it for a multi-use creative space for everyone, like a more public service version of a maker space. It feels even better to know that the building will be a healing home for people now, with retail and other spaces below.

What I am suggesting is a community collaboration and creation center as one of the shops or a section of this new building.

People with ideas, mother's and daughters, can go in with an idea and come out with a plan. A hobby or a million dollar idea, either has a space to be facilitated and cultivated. We have a young non profit called Dream Beam with this kind of mission. I would love to chat with you this upcoming week about collaboration and opportunities that would help us build an even more amazing community here in Eugene.

Please let me know what works for you, or give me a call anytime during business hours at (925) 963 2025

Thank you for your time, and have a great weekend!

Best,  
Andrew

## Montgomery Ward building

Craig Gibons <craig.gibons@multco.us>

Wed 4/7/2021 3:34 PM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [A](#)]

I noticed the news about the potential housing project in the old MW building at 11th and Willamette. The project is to be called the Montgomery. Thank you for that nod to the city's history, so much of which was destroyed by urban renewal.

And just for the record, the old Eugene City Hall/fire station was kitty corner from the building on the southwest corner of the intersection.



--

**Craig Gibons**

Executive Director

**Tax Supervising &  
Conservation Commission**

Cell Phone: 541 520 5445



## 1059 Willamette

Marty Wilder <martyfwilder@gmail.com>

Sat 4/10/2021 5:18 AM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [△](#)]

Hello Amanda,

I just heard about the survey for the redevelopment of the old LCC building downtown. And it is closed. I am really sorry that the outreach for this survey did not reach me as this is something I feel strongly about.

We don't need mixed income housing downtown. Even if ALL the apartments were for 80% AMI, the City is missing the obvious. What we need is shelter for the homeless!!

I am a father and a public school teacher and most of the time, I haven't really had the bandwidth to keep abreast of city matters. During the pandemic, I have devoted what resources I have towards re-imagining policing in Eugene as part of the Ad Hoc Committee on Police Policy. After spending seven months diving deep into local and nationwide policy and learning all I can about public safety, I have found that in Eugene, everything points back to the crisis of unhoused people in Eugene.

There was a point many months ago that I went to the City Council site and looked at the agenda. I laughed when I saw the issue of homeless sweeps alongside the issue of what to do with 1059 Willamette side by side on the agenda. I mean, how obvious can it be?

Think about it without dollar signs blocking the view for a minute. The bus station is a hub for unhoused people. We have a crisis on our hands and the repeated cry is "Where can they go?" Let's say you put a nice new apartment complex right there. To make the apartments sell, what's going to happen? They are going to call the cops to get all those "despicable" homeless people off the front porch. This needs to stop!

We need a shelter. We need a downtown crisis center. We need an ongoing 24/7 resource station. 1059 Willamette is perfectly stationed to be that location. City of Eugene, wake up. Do the right thing by the people who need you most. Keep that public building public. Instead of putting all your money into policing and court systems, invest in CARE.

Can we still put the brakes on this project/deal? We really have to. It's just the wrong thing to do on so many levels.

How do I get on the list for public comment on Monday at the City Council meeting?

Flabbergasted,  
Marty Wilder

**1059 williamette**

ersyla <ersyla@gmail.com>

Sat 4/10/2021 5:48 AM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [A](#)]

Amanda D'Souza at [adsouza@eugene-or.gov](mailto:adsouza@eugene-or.gov)

Dear Ms. D'Souza,

A friend of mine has alerted me to the wrong decision that the city has come up with. This city and the entire country needs much more relief for poor people. Please do what you can to push for a Homeless shelter or affordable housing which to my mind is less than \$1000 for a single bedroom. Thanks for your help this important matter during these dire times.

Ersyla nellajoy

## 1059 Willamette

Otis Haschemeyer <otis.hasch@gmail.com>

Mon 4/12/2021 9:06 AM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [A](#)]

To Amanda D'Souza,

I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation.

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTE, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank you,

Otis Haschemeyer  
Ward 1

## 1059 Willamette

Matthew Yook <matthewyook@gmail.com>

Mon 4/12/2021 9:43 AM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [A](#)]

To Amanda D'Souza,

I appreciate some of the ideas but reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation.

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTE, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank You,  
Matthew Yook  
He/Him/His

## 1059 Willamette

Moon <magicmoon458@yahoo.com>

Mon 4/12/2021 9:44 AM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [A](#)]

To Amanda D'Souza, I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification. The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation. The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTE, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants. Thank you,



## 1059 Willamette

river <riverroars@yahoo.com>

Mon 4/12/2021 9:49 AM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [△](#)]

To Amanda D'Souza, I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification. The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation. The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTE, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants. Thank you,

[Sent from Yahoo Mail on Android](#)

## 1059 Willamette

Audrey Scully <scullya@my.lanecc.edu>

Mon 4/12/2021 9:53 AM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [A](#)]

To Amanda D'Souza,

I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation.

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTE, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank you,

## 1059 Willamette

Mahindra Kumar <kumar303mk@gmail.com>

Mon 4/12/2021 9:54 AM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [A](#)]

To Amanda D'Souza,

I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation.

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTE, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank you,

Best,

Mahindra

## 1059 Willamette St

Vickie M Nelson <vnelson42@gmail.com>

Mon 4/12/2021 9:54 AM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [A](#)]

To Amanda D'Souza,

Let's reject the current 1059 Willamette proposal. It will lead to more gentrification in our downtown area.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation.

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTE, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank you,

Vickie Nelson

Ward 1

942 Van Buren St, Eugene, OR 97402

## 1059 Willamette

Justin Filip <jus\_filip@yahoo.com>

Mon 4/12/2021 9:55 AM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [△](#)]

To Amanda D'Souza, I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification. The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation. The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTE, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants. Thank you for your consideration,

Justin Filip  
Eugene, OR

[Sent from Yahoo Mail on Android](#)

## 1059 Willamette

Candice Yemaya <raisedplanet@gmail.com>

Mon 4/12/2021 9:56 AM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [△](#)]

To Amanda D'Souza,

I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation.

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTE, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank you,

Candice King

Housing Liaison, Homes for Good LC Housing Navigator Meetup

Economic Policy Analyst

Culture Critic



## 1059 Willamette

Yola Gómez <yolaleligogo@gmail.com>

Mon 4/12/2021 10:00 AM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [A](#)]

To Amanda D'Souza,

I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation.

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTE, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank you,

Sent from my iPhone

## 1059 Willamette

itscolin81 <itscolin81@gmail.com>

Mon 4/12/2021 10:00 AM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [A](#)]

To Amanda D'Souza,

I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation.

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTE, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank you,

Colin Moran  
Eugene, OR

## 1059 Willamette

mara mclaine <maggiemclainecares@gmail.com>

Mon 4/12/2021 10:03 AM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [△](#)]

To Amanda D'Souza,

I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation.

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTE, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank you,  
Mara Lopez McLaine

## 1059 Willamette

Nicholas Chase <onecallednick@gmail.com>

Mon 4/12/2021 10:06 AM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [A](#)]

To Amanda D'Souza,

I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation.

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTE, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank you,

## 1059 Willamette

Elizabeth Utterback <elizabeth.utterback@gmail.com>

Mon 4/12/2021 10:11 AM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [△](#)]

To Amanda D'Souza,

I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation.

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTE, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank you,

Elizabeth

## 1059 Willamette

rachel pore <racpore@gmail.com>

Mon 4/12/2021 10:14 AM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [A](#)]

To Amanda D'Souza,

I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation.

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTE, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank you,



## 1059 Willamette

Stacie Keen <stacie.keen@gmail.com>

Mon 4/12/2021 10:22 AM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [A](#)]

To Amanda D'Souza,

I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation.

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTE, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank you, Stacie keen

## 1059 Willamette

Andy Darnall <to.andy.darnall@gmail.com>

Mon 4/12/2021 10:41 AM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [A](#)]

To Amanda D'Souza,

I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation.

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTF, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank you,

Andy Darnall

Sent from my iPhone

## 1059 Willamette

Patrick Decelles Jr. <pdecellesjr@gmail.com>

Mon 4/12/2021 10:41 AM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [A](#)]

To Amanda D'Souza,

I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation.

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTE, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank you,

Patrick DeCelles Jr.

## 1059 Willamette Should Remain Public

Rob Fisette <rob.fisette@gmail.com>

Mon 4/12/2021 10:48 AM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [A](#)]

To Amanda D'Souza,

I have concerns about the current 1059 Willamette proposal which I was unable to properly reflect in the survey prepared by the city. I understand that the city is pursuing \$3.5m in funding through the American Rescue Act for land acquisition for shelter and housing for the unhoused. Here is this publicly owned resource right in our neighborhood. This land should be developed directly into public housing with public ownership maintained for low-income housing.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month with even that modest 'affordability' sunsetting after some number of years to allow maximum profit), in a city with the highest per capita homeless population in the nation.

It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification. Public resources must remain public, not be transferred to private interests while the public is starved.

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTE, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank you,  
Rob Fisette, Ward 2

## 1059 Willamette

Briana Pierce <pierce.briana@gmail.com>

Mon 4/12/2021 10:51 AM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [△](#)]

To Amanda D'Souza,

I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation.

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTE, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank you,

Briana Pierce

--

*For my part I know nothing with any certainty, but the sight of the stars makes me dream.*

— Vincent Van Gogh

## 1059 Willamette

Daniel Liev Williams <citizenliev@gmail.com>

Mon 4/12/2021 10:57 AM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [A](#)]

To Amanda D'Souza,

I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation.

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTE, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank you,

Daniel Liev Williams



## 1059 Willamette

Xia <dreamstar0302@gmail.com>

Mon 4/12/2021 10:57 AM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [A](#)]

To Amanda D'Souza,

I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation.

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTE, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank you,  
Xia Wang

## Equity and housing for lower working class

Mysti Frost <mystifrost@yahoo.com>

Mon 4/12/2021 10:59 AM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [A](#)]

To Amanda D'Souza,

Re: 1059 Willamette housing project.

I understand the need for housing in our city. At this point, any housing is better than no housing right? Well, maybe not so right after all. I see the appeal and lure our city planners feel when approached by a developer with a good deal. But I urge you and our city to please negotiate better terms and conditions. I earn 20\$ an hours, more than so many folks in our community and I can barely make the rent at \$1000. If it's true that these studios are going to "low" income individuals, I ask that you all take a closer look at what low income is and who these studios truly are being built for.

We are all so tired of the same deal being made in the name of "low income housing". When clearly it's not low income! What do we have to do?! What? Please tell me what we have to do to make this right?

I reject the current 1059 Willamette. Please do the same under the current proposal.  
Thank you for your time Amanda.

Thank you,  
Mysti Frost

Sent from my iPhone

## 1059 Willamette

Lisa Altonen <alienlisa@hotmail.com>

Mon 4/12/2021 10:59 AM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [A](#)]

To Amanda D'Souza, I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification. The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation. The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTE, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants. Thank you, Lisa Altonen

## 1059 Willamette

Donald Schneider <dons4th@gmail.com>

Mon 4/12/2021 11:04 AM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [△](#)]

To Amanda D'Souza,

I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation.

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTE, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank you,  
Donald Schneider  
President, Maslow's Mission  
CEO, Charles Edward Enterprises, LLC

## 1059 Willamette

Pamela Krause <pamela\_krause5@yahoo.com>

Mon 4/12/2021 11:04 AM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

Cc: P K <pamela\_krause5@yahoo.com>

[EXTERNAL [△](#)]

.To Amanda D'Souza, I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification. The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation. The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTE, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants. PLEASE and Thank you,

Look at Our Neighbors in the area...the ones truly visible, most vulnerable and without shelter for so long, and consider: will these dwelling units serve and provide soundly for them?

I dont think so. If you know otherwise, please let me know asap.

Pamela Krause  
541 799 8902

[Sent from Yahoo Mail on Android](#)

## 1059 Willamette

Sylvia Titterington <sylviatitterington@gmail.com>

Mon 4/12/2021 11:17 AM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [A](#)]

To Amanda D'Souza,

I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation.

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTE, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank you,

Sylvia

Sent from my iPhone



## 1059 Willamette

D. Riddle <aqua4fun@hotmail.com>

Mon 4/12/2021 11:19 AM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [A](#)]

To Amanda D'Souza,

I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation.

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTE, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank you,

Sent from [Mail](#) for Windows 10

## 1059 Willamette

Laoni Davis <fanny.echo1@gmail.com>

Mon 4/12/2021 11:21 AM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [A](#)]

To Amanda D'Souza,

I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation.

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTF, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank you,  
Laoni Davis

## Re: 1059 Willamette proposal

Lin Woodrich <linwoodrich3@outlook.com>

Mon 4/12/2021 11:29 AM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [A](#)]

To Amanda D'Souza,

I reject the current 1059 Willamette proposal.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation.

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTE, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank you,

Lin Woodrich

Sent from [Mail](#) for Windows 10

## 1059 Willamette

Sara Lamog <saralamog@gmail.com>

Mon 4/12/2021 11:44 AM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [A](#)]

To Amanda D'Souza,

I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation.

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTF, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank you,

sara

(she/her/hers)

enviado desde mi iphone

## 1059 Willamette

Christian Campos <camposc@uoregon.edu>

Mon 4/12/2021 11:50 AM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [△](#)]

To Amanda D'Souza,

I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification. That is not what the Eugene community is about.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation.

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTE, free land, Trump Opportunity Zones, all of these "incentives" should NOT be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank you,

Campos,Christian.

## 1059 Willamette

dstrahan <dstrahan@aol.com>

Mon 4/12/2021 11:55 AM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [△](#)]

To Amanda D'Souza,

I reject the current 1059 Willamette proposal. It supports overpriced housing while accelerating gentrification.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation.

Let's talk about truly low income housing rates!

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTE, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank you,

David Strahan  
Hopeon Wheels Strahan  
Nightingale Public Advocacy

Sent via the Samsung Galaxy Note8, an AT&T 5G Evolution capable smartphone



## Housing Development

Ryan Moore <ryan.l.m1988@gmail.com>

Mon 4/12/2021 11:55 AM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [A](#)]

Hello Amanda,

Happy Monday, I hope you are well. I know you are likely getting several E-mails from concerned community advocates about the 1059 Willamette proposal and I hope the discussion is remaining respectful. I wanted to add my voice to the request to look for any possible alternatives that would create a deeper (and more permanent) level of affordability than the current proposal. I understand if we are already too far along in the process to consider changes but if it is at all possible, I think this is an extremely important issue to the community and that it merits further community input.

Please let me know if I can be at all helpful to you in this process, and thank you for all of your hard work!

-Ryan Moore

## Public Comment: 1059 Willamette, Proposal by deChase Miksis +Edlen & Co

Max Rink <mrink@frontier.com>

Mon 4/12/2021 11:57 AM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [△](#)]

Dear Amanda D'Souza,

My name is Max Rink and I am a resident of Eugene, Ward 3.

I am writing today to express my opposition to the proposal tendered to the City of Eugene by 'deChase Miksis + Edlen & Co.'.

I believe this proposal amounts to a plan to transfer valuable public land, millions of dollars in tax breaks, and over a million dollars in cash outright to a handful of already wealthy, white men in exchange for little to no benefit for the residents of Eugene.

Despite the claims of the City of Eugene's 1059 Willamette Housing Development Plan, I do not believe this project will have any meaningful impact on the availability of truly affordable housing in Eugene or other vital community resources that are currently lacking.

On October 12<sup>th</sup>, 2020, Mayor Vinis issued a proclamation on Indigenous Peoples Day which she stated was "... one step on the path to replacing harmful historic untruths with truth about displacement, genocide and loss, resilience and belonging. Indigenous People's Day pushes against erasure ..." as well as "... We are inspired by local and regional Indigenous people who continue to fight against the systemic racism and injustices inflicted the United States government. We are committed to improving our City's actions that pursue a higher quality of life and well-being for our Indigenous communities." and "As Mayor, I stand with city leadership for inclusivity and the recognition of past harm and offer our commitment to work towards change..."

I feel strongly that if the City accepts the one private, for profit proposal they received for 1059 Willamette they will be turning their back on their 'commitment to work towards change' in the systemic racism and injustices inflicted not just by the federal government of the US but also the State of Oregon and City of Eugene.

Throughout the protests and other actions for racial justice that took place locally and nationally last year (as well as the innumerable protests that preceded them in the years, decades and centuries before) it was made clear that the type of public to private wealth transfer currently being proposed is nothing more than a continuation of the injustices the City claims it wishes to leave behind. Should this transfer take place it would be yet another contemporary instance of the type of land theft and displacement of marginalized populations that was once excused by the racist, white supremacist principles of Manifest Destiny, and by the Doctrine of Discovery before that.

The City has claimed repeatedly that they want to hear feedback from the community on how they can better promote justice and well-being for our communities Black, Indigenous and People of Color. One of the things that I have heard many times from many BIPOC community members is the wish for a fully functional BIPOC-led, multi-cultural center in Eugene, for which 1059 Willamette seems like an ideal location. Yet there is no mention of this in the City's plans or the current proposal.

The City has claimed repeatedly that homelessness is a problem they wish to solve with urgency and humanity and acknowledged repeatedly that we have an affordable housing crisis here that is a major factor in Eugene having the highest per capita rate of

homelessness in the entire United States. I cannot see how adding 65 housing units, each no larger than a studio or 1 bedroom, at estimated rents of \$1000/mo will do anything significant to alleviate these crises.

In sum, I believe this proposal is exactly the type of boilerplate that if enacted will contribute heavily to the same type of de facto racialized gentrification I have already seen unfold first-hand in places such Emeryville and San Francisco, CA, where lofts for a wave of affluent tech workers pushed long-term, poor, low-income, and even mid-income, disproportionately BIPOC community members out of whole neighborhoods or even the entire city, while their developers and financiers made handsome profits at public expense.

Thank you for your attention.

Sincerely,

Max Rink

## 1059 Willamette

Steve Kimes <stevekimes@gmail.com>

Mon 4/12/2021 11:58 AM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [A](#)]

To Amanda D'Souza,

I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation.

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTF, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank you,

Steve Kimes  
Eugene Mennonite Church

Sent from my iPad

## 1059 Willamette

Pam Garrison <pamgarrison13@gmail.com>

Mon 4/12/2021 12:01 PM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [A](#)]

To Amanda D'Souza,

I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation.

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTF, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank you,

Pam

## 1059 Willamette

Elizabeth Grant <beeegrant@gmail.com>

Mon 4/12/2021 12:13 PM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [△](#)]

To Amanda D'Souza,

I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation.

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTE, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank you,  
Elizabeth Grant

Sent from [Mail](#) for Windows 10



## 1059 Willamette

Thomas Brown <TAWB2007@hotmail.com>

Mon 4/12/2021 12:30 PM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [A](#)]

To Amanda D'Souza,

I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation.

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTE, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank you,  
Thomas Brown

## 1059 Willamette

Amanda Brown <amandalynnb@gmail.com>

Mon 4/12/2021 12:46 PM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [A](#)]

To Amanda D'Souza,

I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation.

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTE, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank you,  
Amanda Brown

## 1059 Willamette

Gail Karuna-Vetter <gailatthekaruna@gmail.com>

Mon 4/12/2021 12:55 PM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [A](#)]

To Amanda D'Souza,

I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation.

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTE, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank you,  
Gail Karuna-Vetter

## 1059 Willamette

Leo Havens <leohavens@yahoo.com>

Mon 4/12/2021 12:58 PM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [△](#)]

To Amanda D'Souza,

I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation. My rent is 1200 for 800 square foot house!

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTE, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank you,

Sent from my iPhone

[Sent from Yahoo Mail for iPhone](#)

## 1059 Willamette

Drea Smith <werkdrea@gmail.com>

Mon 4/12/2021 1:00 PM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [A](#)]

To Amanda D'Souza,

I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation.

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTE, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank you,

Sent from my iPhone

## 1059 Willamette

Robin Edwards <unnecessarychemistry3@gmail.com>

Mon 4/12/2021 1:41 PM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [A](#)]

To Amanda D'Souza,

I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation.

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTE, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank you,

Sent from my iPhone



## 1059 Willamette

Gyl Elliott <yoginigyl@gmail.com>

Mon 4/12/2021 2:20 PM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [A](#)]

To Amanda D'Souza,

I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation.

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTE, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank you,  
Gyl Elliott  
Eugene resident

## 1059 Willamette

Angela M <ameador\_72@msn.com>

Mon 4/12/2021 3:04 PM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [△](#)]

To Amanda D'Souza,

I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation.

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTE, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank you,  
Angela

## 1059 Willamette

Leigh Galbraith <galbraith@gmail.com>

Mon 4/12/2021 3:11 PM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [A](#)]

To Amanda D'Souza,

I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation.

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTE, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank you,  
Leigh

## 1059 Willamette

Eleanor Soleil <eleanorsoleil@icloud.com>

Mon 4/12/2021 3:56 PM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [A](#)]

To Amanda D'Souza,

I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation.

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTE, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank you,

Eleanor Soleil

## 1059 Willamette

Ethan Klein <ejklein12@gmail.com>

Mon 4/12/2021 6:37 PM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [A](#)]

To Amanda D'Souza,

I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation.

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTE, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank you,  
Ethan Klein

Sent from my iPhone

## 1059 Willamette

Geoffrey Gordon <ggordon1987@gmail.com>

Mon 4/12/2021 10:02 PM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [A](#)]

To Amanda D'Souza,

I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation.

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTF, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank you,

Dr. Geoffrey Gordon, Eugene resident  
Sent from my iPad

## 1059 Willamette

Sue Barnhart <suebarnhart2@gmail.com>

Tue 4/13/2021 8:32 AM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [A](#)]

To Amanda D'Souza,

I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation.

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTF, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank you,



## 1059 Willamette

Penny R <penny\_royale@riseup.net>

Tue 4/13/2021 9:32 AM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [A](#)]

To Amanda D'Souza,

I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation.

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTF, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank you,  
Erin Grady

---

**From:** Andrew Otis Haschemeyer <otishaschemeyer@me.com>  
**Sent:** Monday, April 12, 2021 4:15 PM  
**To:** \*Eugene Mayor, City Council, and City Manager <MayorCouncilandCityManager@eugene-or.gov>  
**Subject:** 1059 Willamette

[EXTERNAL ⚠]

Mayor and City Council:

In response to your request for public input, I've written this article and posted on Medium. I urge you to reject your current proposal and seek further proposals that include Land Back to Indigenous people, or ownership by those excluded from the political and economic processes of Eugene and Oregon.

If you need help, I'm sure I can find someone to help you in your initial outreach.

<https://otishaschemeyer.medium.com/carrots-sticks-and-white-supremacy-in-eugene-oregon-11a484fd5d90>

---

**From:** Leahjo Carnine <leahjocarnine@gmail.com>  
**Sent:** Tuesday, April 13, 2021 8:59 AM  
**To:** \*Eugene Mayor, City Council, and City Manager <MayorCouncilandCityManager@eugene-or.gov>  
**Subject:** Please do not privatize 1059 Willamette!

[EXTERNAL 

Dear Mayor and City Council members,

I am a homeowner and resident in Ward 7, a healthcare provider and a concerned citizen of Eugene. I'm writing today to express my concern with the City's plan to privatize 1059 Willamette.

The City of Eugene's plan to privatize 1059 Willamette should be rejected and rethought. The City is poised to gift the downtown lot and building, along with millions of dollars in tax breaks and outright cash transfers, to a few wealthy, white men. Amidst the housing crisis we are experiencing, the City of Eugene should not proceed with any more plans by which public resources are privatized. This proposal epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification, in the name of so-called "affordable housing" --- which is not at all affordable. I implore you to not privatize both 1059 Willamette or the Steam Plant building with its three acres of riverfront-- using massive government handouts of PUBLIC resources. The City works for the public, not private enterprise.

Thank you for considering,

Leah Jo Carnine, PA-C  
Ward 7

## 1059 Willamette

erika.lincango@yahoo.com <erika.lincango@yahoo.com>

Wed 4/14/2021 11:39 AM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [△](#)]

To Amanda D'Souza, I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification. The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation. The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTE, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants. Thank you,

[Sent from Yahoo Mail on Android](#)

## 1059 Willamette

Gonz <gonz\_1986@live.com>

Fri 4/16/2021 8:17 AM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [A](#)]

To Amanda D'Souza,

I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation.

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTE, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank you  
Juan Gonzalo Serrano

## 1059 Willamette

CLIFF GRAY <darkgray@aol.com>

Sat 4/17/2021 2:40 PM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [A](#)]

To Amanda D'Souza,

I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation.

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTE, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank you,

Sent from my iPhone

## This is public resource theft, not affordable housing!

Leonard Higgins <leonard.higgins@visionthread.org>

Mon 4/26/2021 11:46 AM

To: VINIS Lucy K <LVinis@eugene-or.gov>; SEMPLE Emily <ESemple@eugene-or.gov>; KEATING Matt <MKeating@eugene-or.gov>; ZELENKA Alan <AZelenka@eugene-or.gov>; YEH Jennifer K <JYeh@eugene-or.gov>; CLARK Mike <MClark@eugene-or.gov>; EVANS Greg A <GEvans@eugene-or.gov>; SYRETT Claire M <CSyrett@eugene-or.gov>; GROVES Randy B <RGroves@Eugene-or.gov>; MEDARY Sarah J <SMedary@eugene-or.gov>; **\*Eugene Mayor, City Council, and City Manager** <MayorCouncilandCityManager@eugene-or.gov>; D'SOUZA Amanda M <ADSouza@eugene-or.gov>  
[EXTERNAL [A](#)]

To Mayor Vinis, Councilor Semple, City Councilors, and City Manager Medary,

In a year of increased vulnerability and increased need, we have asked you to treat our unhoused citizens with dignity and care. We ask you to allocate resources and funds to affordable housing and services that create true public safety. We write to you as a growing alliance of community members and organizations aware of the intersections between racial justice, land justice, housing justice, climate justice, and the need to block conversion of public resources into the pockets of those who already have adequate resources. We demand that you:

1. Reject the current development proposal for 1059 Willamette. It does not provide affordable housing, doles out public resources to a privileged few.
2. Use the public property at 1059 Willamette to support the development of Community Land Trust or Community-Owned Housing with pro-BIPOC, pro-disabled, pro-houseless, pro-poor, pro-queer, and pro-trans covenants.
3. Reallocate 90% of Community Safety Initiative Funds (all but the 10% earmarked for Fire and Emergency Services) to provisions of shelter and housing for people who are in poverty, BIPOC, of targeted social status, survivors of domestic violence, and climate refugees.
4. Solicit comprehensive community input to establish anti-racist and anti-discriminatory policies regarding the disposition of city-controlled Real Property and resources.

The development proposal put forth by deChase Miksis/Edlen LCC includes \$10M worth of public subsidy from the City of Eugene, including a transfer of the publicly held property at 1059 Willamette, valued at \$6.8M; a \$1.1M direct payment (through the Downtown Urban Renewal District, generated by taxpayers city-wide); and a ten-year property tax exemption valued at \$2M.

In exchange for this \$10M in public assistance, deChase Miksis/Edlen LCC proposes to build units that are supposedly "affordable"—however they propose studios—that is, housing for individuals, not families—to rent for nearly \$1000/month. We know this is not affordable housing for the people of Eugene who actually need housing.

According to a City webpage, 32% (roughly 50,000 residents) of Eugene households live on a household income of less than \$25K/year, most of whom can afford only \$625/month or less. The City has identified a 13,500 unit deficit of rentals affordable to the 50,000 people in this income



category. This is the population we need to use public resources to support housing for, not \$1,000/month studio apartments. The City has actually identified a 4,800 unit surplus of rentals available to those who can afford \$1000/month.

Rather than help create affordable and accessible housing that Eugene so desperately needs, this development project will accelerate gentrification and homelessness. The numbers don't line up. Eugene needs to subsidize actual and permanent affordable housing for our marginally-housed and working-class community members. Granting public subsidies for general housing that doesn't meet the needs of working class, marginally-housed Eugenians is trickle-down economics, with a negative return. We have decades of proof that this never works for those at the bottom.

Furthermore, Eugene is founded on Indigenous Dispossession, Black Exclusion, and Racialized Labor Exploitation. To stop further perpetuation of these harms, the City must proactively seek means for redress in all its dealings, most certainly where the transfer of public land is at stake. Nothing in the City's November 2020 request for proposals, nor in the deChase Miksis/Edlen proposal, addresses Indigenous Dispossession and Black Exclusion. Rather, the proposal would donate publicly-held Real Property to a for-profit corporation controlled by white men. This is unacceptable.

We urge you to use the resources at your disposal to address the needs that will create true public safety in our city; to reallocate 90% of the CSI budget to housing, to reject the development proposal for 1059 Willamette and instead use the property to support the development of Community Land Trust (or otherwise community-owned) housing for our most exploited communities.

Sincerely,  
Leonard Higgins  
2640 McMillan St  
503-505-4100

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**From:** Celeste Boom <greyguardian@gmail.com>  
**Sent:** Monday, April 26, 2021 11:46 AM  
**To:** VINIS Lucy K <LVinis@eugene-or.gov>; \*Eugene Mayor, City Council, and City Manager  
<MayorCouncilandCityManager@eugene-or.gov>  
**Subject:** Reject the privatizing urban renewal development proposal

[EXTERNAL ⚠]

Hello, my name is Celeste Boom and I am writing from ward 7.

Amidst a year of uprisings against police violence, the people of Eugene have urged the City to address the housing crisis and allocate resources and funds to affordable housing and institutions that create true safety.

I am writing today to ask that you reject the current urban renewal development proposals for 1059 Willamette and the Steam Plant at the riverfront. The 1059 Willamette development proposal put forth by deChase Miksis/Edlen LCC includes \$10M worth of public subsidies from the City of Eugene. In exchange for this \$10M in public assistance, deChase Miksis/Edlen LCC proposes to build units that are supposedly “affordable”—however they propose studios—that is, housing for individuals, not families—to rent for nearly \$1000/month. We know this is not affordable housing for the over 50,000 people of Eugene who actually need housing. This proposal will not provide the affordable housing that our city needs. I advise that you use the property at 1059 Willamette to support the development of Community Land Trust or Community-Owned Housing for marginalized residents.

Additionally, please reallocate 80% of Community Safety Initiative Funds (currently earmarked for police, courts, jails, and enforcement) to provisions of shelter and housing for the unhoused. Our City needs housing, not more funds for policing. **Don't hand this problem to the private sector and pretend like you fixed it.**

Sincerely,  
Celeste Boom

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**From:** Leahjo Carnine <leahjocarnine@gmail.com>

**Sent:** Monday, April 26, 2021 11:39 AM

**To:** VINIS Lucy K <LVinis@eugene-or.gov>; \*Eugene Mayor, City Council, and City Manager <MayorCouncilandCityManager@eugene-or.gov>; SYRETT Claire M <CSyrett@eugene-or.gov>

**Subject:** A healthcare provider's plea for affordable housing, not handcuffs

[EXTERNAL 

Hello Mayor, Council person Syrett, and all of you serving on City Council. Thank you for your service. My name is Leah Jo Figueroa Carnine and I am writing from ward 7 as a community member and a healthcare provider in downtown Eugene. I am joining with so many other Eugenians, including my patients and much of my healthcare community to ask that you address the housing crisis and allocate resources and funds to affordable housing and institutions that create true safety-- rather than more resources for police! To begin, I am writing today to ask that you reject the current urban renewal development proposals for 1059 Willamette and the Steam Plant at the riverfront. I work in downtown Eugene, serving many marginally housed or unhoused Eugenians, and my patients -- as well as the 50,000 Eugenians who most need housing--- will far from benefit from these proposed developments. The 1059 Willamette development proposal put forth by deChase Miksis/Edlen LCC includes \$10M worth of public subsidies from the City of Eugene. In exchange for this \$10M in public assistance, deChase Miksis/Edlen LLC proposes to build units that are supposedly “affordable”--however they propose studios—that is, housing for individuals, not families—to rent for nearly \$1000/month. We know this is not affordable housing for the over 50,000 people of Eugene who actually need housing. This proposal will not provide the affordable housing that our city needs. I advise that you use the property at 1059 Willamette to support the development of Community Land Trust or Community-Owned Housing for marginalized residents. Of utmost importance, please reallocate 80% of Community Safety Initiative Funds (currently earmarked for police, courts, jails, and enforcement) to provisions of shelter and housing for the unhoused. Our City needs housing, not more funds for policing. This is truly close to my heart, as I am in direct contact with so many people who have had negative or harmful experiences with police-- especially those who are poor, working class, people of color or unhoused. These negative interactions create complex trauma responses for my patients, and it is my duty to advocate for them by saying please listen to what so many of us have been calling on you to do since the summer, and reallocate the rest of the CSI budget to housing and prevention services, not police! Thank you. Sincerely,

Leah Jo Figueroa Carnine, PA-C

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**From:** Tyler Stewart <wylertay@icloud.com>  
**Sent:** Monday, April 26, 2021 11:41 AM  
**To:** \*Eugene Mayor, City Council, and City Manager <MayorCouncilandCityManager@eugene-or.gov>  
**Cc:** Katrina Stewart <katrinavstewart@icloud.com>  
**Subject:** A plea to for true low income housing and redirecting CSI funding

[EXTERNAL 

Greetings,

This is Katrina and Tyler Stewart from Ward 2 in South Eugene.

Given the year of violence and injustices by police nationwide that have been brought into the light, the citizens of Eugene have urged the City to address the housing crisis and allocate resources and funds to affordable housing and institutions that create true safety. We need true thriving for our poor and houseless citizens.

We ask that you reject the current urban renewal development proposals for 1059 Willamette and the Steam Plant at the riverfront.

The 1059 Willamette development proposal put forth by deChase Miksis/Edlen LCC includes \$10M worth of public subsidies from the City of Eugene. In exchange for this \$10M in public assistance, deChase Miksis/Edlen LCC proposes to build units that are supposedly “affordable”—however they propose studios—that is, housing for individuals, not families—to rent for nearly \$1000/month. We know this is not affordable housing for the over 50,000 people of Eugene who actually need housing. This proposal will not provide the affordable housing that our city needs. I advise that you use the property at 1059 Willamette to support the development of Community Land Trust or Community-Owned Housing for marginalized residents.

For reference, ~30% of the Eugene population earns ~\$24K a year or less. At this level, affordable housing is actually \$600 a month, NOT \$1000 a month (which these proposals denote as affordable housing). We need substantially more housing that is truly low income.

Additionally, please reallocate 80% of Community Safety Initiative Funds (currently earmarked for police, courts, jails, and enforcement) to provisions of shelter and housing for the unhoused. Our city needs housing, not more funds for policing.

Thank you for hearing us out and your attention to our beloved city.

Katrina and Tyler Stewart  
Ward 2  
South Eugene

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**From:** Ethan Klein <ejklein12@gmail.com>

**Sent:** Monday, April 26, 2021 12:55 PM

**To:** VINIS Lucy K <LVinis@eugene-or.gov>; \*Eugene Mayor, City Council, and City Manager  
<MayorCouncilandCityManager@eugene-or.gov>

**Cc:** SEMPLE Emily <ESemple@eugene-or.gov>; SYRETT Claire M <CSyrett@eugene-or.gov>; CLARK Mike  
<MClark@eugene-or.gov>; YEH Jennifer K <JYeh@eugene-or.gov>; ZELENKA Alan <AZelenka@eugene-or.gov>;  
KEATING Matt <MKeating@eugene-or.gov>; EVANS Greg A <GEvans@eugene-or.gov>; GROVES Randy B  
<RGroves@Eugene-or.gov>; MEDARY Sarah J <SMedary@eugene-or.gov>

**Subject:** Resident Concern About Downtown Development

[EXTERNAL 

Hello, my name is Ethan Klein and I am writing from Ward 1.

Amidst a year of uprisings against police violence, racism, housing inequality and climate change, the people of Eugene have urged the City to address the housing crisis and allocate resources and funds to affordable housing and institutions that create true safety.

I am writing today to ask that city leadership rejects the current urban renewal development proposals for 1059 Willamette and the Steam Plant at the riverfront. The 1059 Willamette development proposal put forth by deChase Miksis/Edlen LLC includes \$10M worth of public subsidies from the City of Eugene. In exchange for this \$10M in public assistance, deChase Miksis/Edlen LLC proposes to build units that are supposedly “affordable”—however they propose studios—that is, housing for individuals, not families—to rent for nearly \$1000/month. We know this is not affordable housing for the over 50,000 people of Eugene who actually need housing. This proposal will not provide the affordable housing that our city needs. I advise city leadership to use the property at 1059 Willamette to support the development of Community Land Trust or Community-Owned Housing for marginalized residents.

Additionally, I ask that 80% of Community Safety Initiative Funds (currently earmarked for police, courts, jails, and enforcement) be reallocate towards provisions of shelter and housing for the unhoused. Our City needs housing, not more funds for policing.

Thank you.

Best,  
Ethan Klein  
Ward 1 Resident



## Say NO to 1059 Willamette: this is public resource theft, not affordable housing!

Martha M. Bryson <marthab1955@me.com>

Mon 4/26/2021 12:20 PM

To: VINIS Lucy K <LVinis@eugene-or.gov>; SEMPLE Emily <ESemple@eugene-or.gov>; KEATING Matt <MKeating@eugene-or.gov>; ZELENKA Alan <AZelenka@eugene-or.gov>; YEH Jennifer K <JYeh@eugene-or.gov>; CLARK Mike <MClark@eugene-or.gov>; EVANS Greg A <GEvans@eugene-or.gov>; SYRETT Claire M <CSyrett@eugene-or.gov>; GROVES Randy B <RGroves@Eugene-or.gov>; MEDARY Sarah J <SMedary@eugene-or.gov>; **\*Eugene Mayor, City Council, and City Manager** <MayorCouncilandCityManager@eugene-or.gov>; D'SOUZA Amanda M <ADSouza@eugene-or.gov>  
[EXTERNAL [A](#)]

RE: Proposal at 1059 Willamette

To Mayor, Councilors, and City Manager,

Amidst a year of uprisings against police violence, the people of Eugene have urged the City to address the housing crisis and allocate resources and funds to affordable housing and institutions that create true public safety. We write to you as a growing alliance of community members and organizations aware of the intersections between racial justice, land justice, housing justice, climate justice, and the need to end corporate welfare. We demand that you:

1. Reject the current development proposal for 1059 Willamette. It is corporate welfare. It does not provide affordable housing.
2. Use the property at 1059 Willamette to support the development of Community Land Trust or Community-Owned Housing with pro-BIPOC, pro-disabled, pro-houseless, pro-poor, pro-queer, and pro-trans covenants.
3. Reallocate 90% of Community Safety Initiative Funds (all but the 10% earmarked for Fire and Emergency Services) to provisions of shelter and housing for people who are in poverty, BIPOC, of targeted social status, survivors of domestic violence, and climate refugees.
4. Solicit input toward an inclusive process to establish anti-racist and anti-discriminatory policies regarding the disposition of city-controlled Real Property and resources.

The development proposal put forth by deChase Miksis/Edlen LCC includes \$10M worth of public subsidy from the City of Eugene, including a transfer of the publicly held property at 1059 Willamette, valued at \$6.8M; a \$1.1M direct payment (through the Downtown Urban Renewal District, generated by taxpayers city-wide); and a ten-year property tax exemption valued at \$2M.

In exchange for this \$10M in public assistance, deChase Miksis/Edlen LCC proposes to build units that are supposedly "affordable"--however they propose studios—that is, housing for individuals, not families—to rent for nearly \$1000/month. We know this is not affordable housing for the people of Eugene who actually need housing.

According to a City webpage, 32% (roughly 50,000 residents) of Eugene households live on a household income of less than \$25K/year, most of whom can afford only \$625/month or less. The



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Rather than help create affordable and accessible housing that Eugene so desperately needs, this development project is likely to accelerate gentrification and homelessness. The numbers don't line up. Eugene needs to subsidize actual and permanent affordable housing for our marginally-housed and working-class community members. Granting public subsidies for general housing that doesn't meet the needs of working class, marginally-housed Eugenians is trickle-down economics, with a negative return. We have decades of proof that this never works for those at the bottom.

Furthermore, Eugene is founded on Indigenous Dispossession, Black Exclusion, and Racialized Labor Exploitation. To stop further perpetuation of these harms, the City must proactively seek means for redress in all its dealings, most certainly where the transfer of public land is at stake. Nothing in the City's November 2020 request for proposals, nor in the deChase Miksis/Edlen proposal, addresses Indigenous Dispossession and Black Exclusion. Rather, the proposal would donate publicly-held Real Property to a for-profit corporation controlled by white men. This is unacceptable.

We urge you to use the resources at your disposal to address the needs that will create true public safety in our city; to reallocate 90% of the CSI budget to housing, to reject the development proposal for 1059 Willamette and instead use the property to support the development of Community Land Trust (or otherwise community-owned) housing for our most exploited communities.

Sincerely,

Martha Bryson  
1350 CHARNELTON STREET  
EUGENE OR 97401

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**From:** Andrew Otis Haschemeyer <otishaschemeyer@me.com>  
**Sent:** Tuesday, April 27, 2021 9:43 AM  
**To:** \*Eugene Mayor, City Council, and City Manager <MayorCouncilandCityManager@eugene-or.gov>  
**Subject:** 1059 Willamette and Corruption

[EXTERNAL ⚠]

I've written a longer article that I'd like to draw your attention to: <https://otishaschemeyer.medium.com/corruption-or-ignorance-in-eugene-city-council-d7f9e45301ee?sk=d5ad465acce632b08f900554df515b11>

The points are these:

1. This is an investment that will result in a capital loss of \$3Million dollars. I feel this potentially opens the door to a class action lawsuit. No investment professional would advise investing toward a capital loss.
2. The presentation of One Proposal by City Staff points to corruption in the City Manager's Office.

I hope you will read my longer article if you do not understand these points. I also suggest we begin to make moves toward solutions to corruption in the City Manager's office.

All best, Otis Haschemeyer

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**From:** Scott Rogers <scottr@eugenechamber.com>

**Sent:** Tuesday, April 27, 2021 12:30 PM

**To:** \*Eugene Mayor, City Council, and City Manager <MayorCouncilandCityManager@eugene-or.gov>

**Subject:** Support for 1059 Willamette Project

[EXTERNAL 

April 27, 2021

**RE: Support for 1059 Willamette Project**

Dear Mayor and Council Members:

This Wednesday, City Council will have a work session to review the RFP that was submitted for 1059 Willamette Street. This site, located in our downtown core, has long been in need of redevelopment.

This proposed project uses CDBG funds which requires that at least 51% of the housing units be affordable to households earning 80% of area median income. The other 49% of the units will be rented at market rates.

This proposal met and/or exceeds all of the goals laid out in the RFP.

There was broad support from everyone on the review committee to recommend council support the proposal. Further, there was no opposition to the project brought up during the review process by the public.

At last night's City Council meeting there was some opposition to the proposal from homeless advocates, as they felt the rent rate was too high for low-income people. This is despite the fact that it meets the 80% of median income threshold outlined by the requirements in the RFP.

This proposal brings much needed housing to our community, provides for low income and workforce housing, contains designated units for Women's Space, ground floor commercial space to support street level vibrancy, and 24-hour activation of downtown.

The fact is, we're in a housing crisis and the community desperately needs clear leadership that prioritizes people and housing over special interests and delay.

It was determined through Envision Eugene that our community will need to accommodate approximately 15,000 new homes within our urban growth boundary (UGB) by 2032.

This proposed project brings 129 much needed housing units to downtown Eugene. We encourage you to express your support for the project at 1059 Willamette Street that helps with our community's housing shortage and positively impacts the downtown economy.

Sincerely,

Scott Rogers

--

Scott Rogers

*Pronouns: He/Him/His*

Director of Business Advocacy

Eugene Area Chamber of Commerce

Cell: (541) 720-2028

## Say NO to 1059 Willamette: this is public resource theft, not affordable housing!

Xia <dreamstar0302@gmail.com>

Tue 4/27/2021 5:01 PM

To: VINIS Lucy K <LVinis@eugene-or.gov>; SEMPLE Emily <ESemple@eugene-or.gov>; KEATING Matt <MKeating@eugene-or.gov>; ZELENKA Alan <AZelenka@eugene-or.gov>; YEH Jennifer K <JYeh@eugene-or.gov>; CLARK Mike <MClark@eugene-or.gov>; EVANS Greg A <GEvans@eugene-or.gov>; SYRETT Claire M <CSyrett@eugene-or.gov>; GROVES Randy B <RGroves@Eugene-or.gov>; MEDARY Sarah J <SMedary@eugene-or.gov>; **\*Eugene Mayor, City Council, and City Manager** <MayorCouncilandCityManager@eugene-or.gov>; D'SOUZA Amanda M <ADSouza@eugene-or.gov>  
[EXTERNAL [A](#)]

RE: Proposal at 1059 Willamette

To Mayor, Councilors, and City Manager,

Amidst a year of uprisings against police violence, the people of Eugene have urged the City to address the housing crisis and allocate resources and funds to affordable housing and institutions that create true public safety. We write to you as a growing alliance of community members and organizations aware of the intersections between racial justice, land justice, housing justice, climate justice, and the need to end corporate welfare. We demand that you:

1. Reject the current development proposal for 1059 Willamette. It is corporate welfare. It does not provide affordable housing.
2. Use the property at 1059 Willamette to support the development of Community Land Trust or Community-Owned Housing with pro-BIPOC, pro-disabled, pro-houseless, pro-poor, pro-queer, and pro-trans covenants.
3. Reallocate 90% of Community Safety Initiative Funds (all but the 10% earmarked for Fire and Emergency Services) to provisions of shelter and housing for people who are in poverty, BIPOC, of targeted social status, survivors of domestic violence, and climate refugees.
4. Solicit input toward an inclusive process to establish anti-racist and anti-discriminatory policies regarding the disposition of city-controlled Real Property and resources.

The development proposal put forth by deChase Miksis/Edlen LCC includes \$10M worth of public subsidy from the City of Eugene, including a transfer of the publicly held property at 1059 Willamette, valued at \$6.8M; a \$1.1M direct payment (through the Downtown Urban Renewal District, generated by taxpayers city-wide); and a ten-year property tax exemption valued at \$2M.

In exchange for this \$10M in public assistance, deChase Miksis/Edlen LCC proposes to build units that are supposedly "affordable"--however they propose studios—that is, housing for individuals, not families—to rent for nearly \$1000/month. We know this is not affordable housing for the people of Eugene who actually need housing.

According to a City webpage, 32% (roughly 50,000 residents) of Eugene households live on a household income of less than \$25K/year, most of whom can afford only \$625/month or less. The

City has identified a 13,500 unit deficit of rentals affordable to the 50,000 people in this income category. This is the population we need to use public resources to support housing for, not \$1,000/month studio apartments. The City has actually identified a 4,800 unit surplus of rentals available to those who can afford \$1000/month.

Rather than help create affordable and accessible housing that Eugene so desperately needs, this development project is likely to accelerate gentrification and homelessness. The numbers don't line up. Eugene needs to subsidize actual and permanent affordable housing for our marginally-housed and working-class community members. Granting public subsidies for general housing that doesn't meet the needs of working class, marginally-housed Eugenians is trickle-down economics, with a negative return. We have decades of proof that this never works for those at the bottom.

Furthermore, Eugene is founded on Indigenous Dispossession, Black Exclusion, and Racialized Labor Exploitation. To stop further perpetuation of these harms, the City must proactively seek means for redress in all its dealings, most certainly where the transfer of public land is at stake. Nothing in the City's November 2020 request for proposals, nor in the deChase Miksis/Edlen proposal, addresses Indigenous Dispossession and Black Exclusion. Rather, the proposal would donate publicly-held Real Property to a for-profit corporation controlled by white men. This is unacceptable.

We urge you to use the resources at your disposal to address the needs that will create true public safety in our city; to reallocate 90% of the CSI budget to housing, to reject the development proposal for 1059 Willamette and instead use the property to support the development of Community Land Trust (or otherwise community-owned) housing for our most exploited communities.

Sincerely,

Sent from my iPhone

## Say NO to 1059 Willamette: this is public resource theft, not affordable housing!

Mahindra Kumar <kumar303mk@gmail.com>

Tue 4/27/2021 5:10 PM

To: VINIS Lucy K <LVinis@eugene-or.gov>; SEMPLE Emily <ESemple@eugene-or.gov>; KEATING Matt <MKeating@eugene-or.gov>; ZELENKA Alan <AZelenka@eugene-or.gov>; YEH Jennifer K <JYeh@eugene-or.gov>; CLARK Mike <MClark@eugene-or.gov>; EVANS Greg A <GEvans@eugene-or.gov>; SYRETT Claire M <CSyrett@eugene-or.gov>; GROVES Randy B <RGroves@Eugene-or.gov>; MEDARY Sarah J <SMedary@eugene-or.gov>; **\*Eugene Mayor, City Council, and City Manager** <MayorCouncilandCityManager@eugene-or.gov>; D'SOUZA Amanda M <ADSouza@eugene-or.gov>  
[EXTERNAL [A](#)]

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Sincerely,

Mahindra

## Say NO to 1059 Willamette: this is public resource theft, not affordable housing!

Pamela Krause <pamela\_krause5@yahoo.com>

Tue 4/27/2021 5:36 PM

To: VINIS Lucy K <LVinis@eugene-or.gov>; SEMPLE Emily <ESemple@eugene-or.gov>; KEATING Matt <MKeating@eugene-or.gov>; ZELENKA Alan <AZelenka@eugene-or.gov>; YEH Jennifer K <JYeh@eugene-or.gov>; CLARK Mike <MClark@eugene-or.gov>; EVANS Greg A <GEvans@eugene-or.gov>; SYRETT Claire M <CSyrett@eugene-or.gov>; GROVES Randy B <RGroves@Eugene-or.gov>; MEDARY Sarah J <SMedary@eugene-or.gov>; **\*Eugene Mayor, City Council, and City Manager** <MayorCouncilandCityManager@eugene-or.gov>; D'SOUZA Amanda M <ADSouza@eugene-or.gov>  
Cc: P K <pamela\_krause5@yahoo.com>

[EXTERNAL [A](#)]

RE: Proposal at 1059 Willamette

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My Script follows in support of this detailed Plea.

i am not in greatest in-need-of-shelter AND the Cost of a U

**JANUARY 1**

**FRIDAY**

*New Year's Day*

Life, even the hardest  
life, is the most  
beautiful, wonderful,  
and miraculous  
treasure in the world.

**-PITIRIM SOROKIN**

nit would be 50+% of my income...Not Functional!!

NO. THIS IS NOT RIGHT. CEASE and Refigure a Helpful Option, please.

Sincerely,

Pamela Krause

[Sent from Yahoo Mail on Android](#)

## Say NO to 1059 Willamette: this is public resource theft, not affordable housing!

CLIFF GRAY <darkgray@aol.com>

Tue 4/27/2021 6:23 PM

To: VINIS Lucy K <LVinis@eugene-or.gov>; SEMPLE Emily <ESemple@eugene-or.gov>; KEATING Matt <MKeating@eugene-or.gov>; ZELENKA Alan <AZelenka@eugene-or.gov>; YEH Jennifer K <JYeh@eugene-or.gov>; CLARK Mike <MClark@eugene-or.gov>; EVANS Greg A <GEvans@eugene-or.gov>; SYRETT Claire M <CSyrett@eugene-or.gov>; GROVES Randy B <RGroves@Eugene-or.gov>; MEDARY Sarah J <SMedary@eugene-or.gov>; **\*Eugene Mayor, City Council, and City Manager** <MayorCouncilandCityManager@eugene-or.gov>; D'SOUZA Amanda M <ADSouza@eugene-or.gov>  
[EXTERNAL [A](#)]

RE: Proposal at 1059 Willamette

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Sincerely,

Sent from my iPhone



## Say NO to 1059 Willamette: this is public resource theft, not affordable housing!

Margaret Smith <margaretrsmith@gmail.com>

Tue 4/27/2021 6:31 PM

To: VINIS Lucy K <LVinis@eugene-or.gov>; SEMPLE Emily <ESemple@eugene-or.gov>; KEATING Matt <MKeating@eugene-or.gov>; ZELENKA Alan <AZelenka@eugene-or.gov>; YEH Jennifer K <JYeh@eugene-or.gov>; CLARK Mike <MClark@eugene-or.gov>; EVANS Greg A <GEvans@eugene-or.gov>; SYRETT Claire M <CSyrett@eugene-or.gov>; GROVES Randy B <RGroves@Eugene-or.gov>; MEDARY Sarah J <SMedary@eugene-or.gov>; **\*Eugene Mayor, City Council, and City Manager** <MayorCouncilandCityManager@eugene-or.gov>; D'SOUZA Amanda M <ADSouza@eugene-or.gov>

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Sincerely,

Margaret Smith

**From:** zondie zinke <zondiez@hotmail.com>

**Date:** April 27, 2021 at 7:44:17 PM PDT

**To:** "\*\*Eugene Mayor, City Council, and City Manager" <MayorCouncilandCityManager@eugene-or.gov>

**Subject:** RE: 1059 Willamette, letter from NAACP, BSWC, CALC, 350, et al.

[EXTERNAL [△](#)]

To Mayor, Council, and City Manager,

Attached you'll find the letter I referenced during public forum last night signed by over a dozen local organizations. You'll note that most of the organizations who have signed onto the letter represent people who are systemically marginalized.

When I look at the composition of the City's Evaluation Committee for this project, I see no representation of marginalized people and marginalized points of view. In light of this omission, I hope you will give particular weight to the perspectives relayed in this letter. Such structural omissions perpetuate systemic racism and other discriminations. I believe this letter provides a foundation for correction.

Where the City's Committee approves of the current proposal, you'll find the organizations signing here wholeheartedly do not. We look forward to alternatives.

Sincerely,

Zondie Zinke  
w/Decriminalize Homelessness



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Submitted by:

NAACP

Lane East Asian Network (LEAN)

Community Alliance of Lane County (CALC)

BIWOC Rising (Black Indigenous Women of Color Rising)

Black Sex Worker Collective

Cooperation Eugene

350 Eugene

Eugene DSA

SURJ (Standing Up for Racial Justice)

Solidarity Not Cops

Neighborhood Anarchist Collective

Human Rights, Human Stories

Transponder

Stop The Sweeps Network

ESSN (Eugene-Springfield Solidarity Network; provisionally approved pending procedural completion; signed by J. Linda Peterson, ESSN JwJ Secretary)

*Prominent Members of Latine Communities:*

Juan Carlos Valle

Patricia Toledo Robbins

Silverio Mogart

Yolanda M. Gómez

*Prominent Members of Indigenous Communities:*

Sandra Shotridge

Erika Lincango

Jane Ch'áak





## Say NO to 1059 Willamette: this is public resource theft, not affordable housing!

Michelle Hsu <hsuscherle@gmail.com>

Tue 4/27/2021 8:26 PM

To: VINIS Lucy K <LVinis@eugene-or.gov>; SEMPLE Emily <ESemple@eugene-or.gov>; KEATING Matt <MKeating@eugene-or.gov>; ZELENKA Alan <AZelenka@eugene-or.gov>; YEH Jennifer K <JYeh@eugene-or.gov>; CLARK Mike <MClark@eugene-or.gov>; EVANS Greg A <GEvans@eugene-or.gov>; SYRETT Claire M <CSyrett@eugene-or.gov>; GROVES Randy B <RGroves@Eugene-or.gov>; MEDARY Sarah J <SMedary@eugene-or.gov>; **\*Eugene Mayor, City Council, and City Manager** <MayorCouncilandCityManager@eugene-or.gov>; D'SOUZA Amanda M <ADSouza@eugene-or.gov>  
[EXTERNAL [A](#)]

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Sincerely,  
Michelle Hsu  
Ward 3

## Say NO to 1059 Willamette: this is public resource theft, not affordable housing!

Juniper Garey <juniper.daisy.forever@gmail.com>

Thu 4/29/2021 2:10 AM

To: VINIS Lucy K <LVinis@eugene-or.gov>; SEMPLE Emily <ESemple@eugene-or.gov>; KEATING Matt <MKeating@eugene-or.gov>; ZELENKA Alan <AZelenka@eugene-or.gov>; YEH Jennifer K <JYeh@eugene-or.gov>; CLARK Mike <MClark@eugene-or.gov>; EVANS Greg A <GEvans@eugene-or.gov>; SYRETT Claire M <CSyrett@eugene-or.gov>; GROVES Randy B <RGroves@Eugene-or.gov>; MEDARY Sarah J <SMedary@eugene-or.gov>; **\*Eugene Mayor, City Council, and City Manager** <MayorCouncilandCityManager@eugene-or.gov>; D'SOUZA Amanda M <ADSouza@eugene-or.gov>

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J. G.

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Brennan McGee <breathingismagic@gmail.com>

Thu 4/29/2021 1:46 PM

To: VINIS Lucy K <LVinis@eugene-or.gov>; SEMPLE Emily <ESemple@eugene-or.gov>; KEATING Matt <MKeating@eugene-or.gov>; ZELENKA Alan <AZelenka@eugene-or.gov>; YEH Jennifer K <JYeh@eugene-or.gov>; CLARK Mike <MClark@eugene-or.gov>; EVANS Greg A <GEvans@eugene-or.gov>; SYRETT Claire M <CSyrett@eugene-or.gov>; GROVES Randy B <RGroves@Eugene-or.gov>; MEDARY Sarah J <SMedary@eugene-or.gov>; **\*Eugene Mayor, City Council, and City Manager** <MayorCouncilandCityManager@eugene-or.gov>; D'SOUZA Amanda M <ADSouza@eugene-or.gov>  
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Sent from my iPhone

## Say NO to 1059 Willamette: this is public resource theft, not affordable housing!

rachel pore <racpore@gmail.com>

Thu 4/29/2021 5:09 PM

To: VINIS Lucy K <LVinis@eugene-or.gov>; SEMPLE Emily <ESemple@eugene-or.gov>; KEATING Matt <MKeating@eugene-or.gov>; ZELENKA Alan <AZelenka@eugene-or.gov>; YEH Jennifer K <JYeh@eugene-or.gov>; CLARK Mike <MClark@eugene-or.gov>; EVANS Greg A <GEvans@eugene-or.gov>; SYRETT Claire M <CSyrett@eugene-or.gov>; GROVES Randy B <RGroves@Eugene-or.gov>; MEDARY Sarah J <SMedary@eugene-or.gov>; **\*Eugene Mayor, City Council, and City Manager** <MayorCouncilandCityManager@eugene-or.gov>; D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [△](#)]

RE: Proposal at 1059 Willamette

To Mayor, Councilors, and City Manager,

Amidst a year of uprisings against police violence, the people of Eugene have urged the City to address the housing crisis and allocate resources and funds to affordable housing and institutions that create true public safety. We write to you as a growing alliance of community members and organizations aware of the intersections between racial justice, land justice, housing justice, climate justice, and the need to end corporate welfare. We demand that you:

1. Reject the current development proposal for 1059 Willamette. It is corporate welfare. It does not provide affordable housing.
2. Use the property at 1059 Willamette to support the development of Community Land Trust or Community-Owned Housing with pro-BIPOC, pro-disabled, pro-houseless, pro-poor, pro-queer, and pro-trans covenants.
3. Reallocate 90% of Community Safety Initiative Funds (all but the 10% earmarked for Fire and Emergency Services) to provisions of shelter and housing for people who are in poverty, BIPOC, of targeted social status, survivors of domestic violence, and climate refugees.
4. Solicit input toward an inclusive process to establish anti-racist and anti-discriminatory policies regarding the disposition of city-controlled Real Property and resources.

The development proposal put forth by deChase Miksis/Edlen LCC includes \$10M worth of public subsidy from the City of Eugene, including a transfer of the publicly held property at 1059 Willamette, valued at \$6.8M; a \$1.1M direct payment (through the Downtown Urban Renewal District, generated by taxpayers city-wide); and a ten-year property tax exemption valued at \$2M.

In exchange for this \$10M in public assistance, deChase Miksis/Edlen LCC proposes to build units that are supposedly "affordable"—however they propose studios—that is, housing for individuals, not families—to rent for nearly \$1000/month. We know this is not affordable housing for the people of Eugene who actually need housing.

According to a City webpage, 32% (roughly 50,000 residents) of Eugene households live on a household income of less than \$25K/year, most of whom can afford only \$625/month or less. The



City has identified a 13,500 unit deficit of rentals affordable to the 50,000 people in this income category. This is the population we need to use public resources to support housing for, not \$1,000/month studio apartments. The City has actually identified a 4,800 unit surplus of rentals available to those who can afford \$1000/month.

Rather than help create affordable and accessible housing that Eugene so desperately needs, this development project is likely to accelerate gentrification and homelessness. The numbers don't line up. Eugene needs to subsidize actual and permanent affordable housing for our marginally-housed and working-class community members. Granting public subsidies for general housing that doesn't meet the needs of working class, marginally-housed Eugenians is trickle-down economics, with a negative return. We have decades of proof that this never works for those at the bottom.

Furthermore, Eugene is founded on Indigenous Dispossession, Black Exclusion, and Racialized Labor Exploitation. To stop further perpetuation of these harms, the City must proactively seek means for redress in all its dealings, most certainly where the transfer of public land is at stake. Nothing in the City's November 2020 request for proposals, nor in the deChase Miksis/Edlen proposal, addresses Indigenous Dispossession and Black Exclusion. Rather, the proposal would donate publicly-held Real Property to a for-profit corporation controlled by white men. This is unacceptable.

We urge you to use the resources at your disposal to address the needs that will create true public safety in our city; to reallocate 90% of the CSI budget to housing, to reject the development proposal for 1059 Willamette and instead use the property to support the development of Community Land Trust (or otherwise community-owned) housing for our most exploited communities.

Sincerely,

## Say NO to 1059 Willamette: this is public resource theft, not affordable housing!

Patrick Matthew Farr <pmfarr@email.arizona.edu>

Fri 4/30/2021 4:55 PM

To: VINIS Lucy K <LVinis@eugene-or.gov>; SEMPLE Emily <ESemple@eugene-or.gov>; KEATING Matt <MKeating@eugene-or.gov>; ZELENKA Alan <AZelenka@eugene-or.gov>; YEH Jennifer K <JYeh@eugene-or.gov>; CLARK Mike <MClark@eugene-or.gov>; EVANS Greg A <GEvans@eugene-or.gov>; SYRETT Claire M <CSyrett@eugene-or.gov>; GROVES Randy B <RGroves@Eugene-or.gov>; MEDARY Sarah J <SMedary@eugene-or.gov>; **\*Eugene Mayor, City Council, and City Manager** <MayorCouncilandCityManager@eugene-or.gov>; D'SOUZA Amanda M <ADSouza@eugene-or.gov>  
[EXTERNAL [A](#)]

RE: Proposal at 1059 Willamette

To Mayor, Councilors, and City Manager,

Amidst a year of uprisings against police violence, the people of Eugene have urged the City to address the housing crisis and allocate resources and funds to affordable housing and institutions that create true public safety. We write to you as a growing alliance of community members and organizations aware of the intersections between racial justice, land justice, housing justice, climate justice, and the need to end corporate welfare. We demand that you:

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Sincerely,

Sent from my iPhone

## 1059 Willamette

Ashley Carr <ashleycarr89@icloud.com>

Fri 4/30/2021 10:40 PM

To: D'SOUZA Amanda M <ADSouza@eugene-or.gov>

[EXTERNAL [△](#)]

To Amanda D'Souza,

I reject the current 1059 Willamette proposal. It epitomizes and perpetuates settler colonialism and white supremacy, while accelerating gentrification.

The city should not give free land and subsidies in the name of so-called "affordable housing" where the proposed units are not at all affordable (studios for nearly \$1000 per month), in a city with the highest per capita homeless population in the nation.

The city should reject this process and call a roundtable on projects that support equity and anti-racism. Urban Renewal District Funds, MUPTE, free land, Trump Opportunity Zones, all of these "incentives" should not be used for private development projects, but for the creation of innovative projects with diffuse and lasting community benefit, such as a Community Land Trust with anti-racist covenants.

Thank you,

*Sincerely,*

Ashley Carr



*Mental Health Therapist*



*OAMCD - Black Communities Collective Board Chairperson*



*Willamette Racism Response Network - co-founder*

*P.S. No act of kindness, no matter how small, is ever wasted.*

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**From:** 350EUG Coordinator <coordinator@350eugene.org>  
**Sent:** Sunday, May 09, 2021 5:53 PM  
**To:** \*Eugene Mayor, City Council, and City Manager <MayorCouncilandCityManager@eugene-or.gov>  
**Subject:** Updated comment on 1059 Willamette Project

[EXTERNAL ⚠]

May 7, 2021

Mayor and City Councilors, City Manager;

We are writing to clarify our position on the 1059 Willamette St. project.

We know that how we build our housing is an important piece of climate strategy that increases density in our city center where public transport and resources can be within walking distance, offering a smaller carbon footprint for those who choose to live there, or for those who cannot afford a car and rely on public transport.

Choosing to focus on urban density also protects our Urban Growth Boundary and thus our farmland and food security that will be crucial as California continues to experience long term drought.

Since signing onto the letter circulated in opposition to the project at 1059 Willamette St., we have had an opportunity to gather more specific information and understanding of the project and now see that 51% of the units are put aside for affordable housing. This type of private/public partnership that includes requirements for affordable units is an important step in creating more equitable opportunities for the 42% of Eugene community members who could not afford the 1,000.00/month quoted in the letter as the proposed rate for a studio apartment.

In particular we applaud the agreement to offer 10 units to Womanspace to support their clients in need of affordable housing.

We support a project that will offer 51% of units as either studio apartments for \$681.00 a month and units that can house more than one person for \$778.00 a month, the rate for qualification for affordable housing in Eugene per city website.

If our current understanding is correct, we do not oppose this project. It would be very helpful if the city could publicize more specifics on major projects funded in part with public monies on its website so that the information we need is available to the public.

Thank you all for your continued challenging work to create a path forward where all Eugene community members can live and thrive, no small task.

Sincerely,  
350 Eugene



TECHNOLOGY  
ASSOCIATION  
OF OREGON

Technology Association of Oregon  
2009 Elk Avenue  
Eugene, OR 97403

City of Eugene  
101 West 10th Avenue, 2nd Floor  
Eugene, OR 97401

Dear Eugene City Councilors,

Technology Association of Oregon (TAO) is statewide a non profit membership organization that supports a vast network of tech and tech-enabled companies across Oregon.

In Lane county the tech sector contributed \$284 Million in payroll in 2019. In 2020, the tech sector was one of the least impacted by COVID-19 and over the next ten years, the Oregon Employment Department projects 20% tech sector growth in Lane County.

Without a substantial increase in workforce housing and a vibrant downtown, we will not be able to meet the growing talent demands of our tech sector.

TAO strongly **SUPPORTS the 1059 Willamette redevelopment** proposal.

The proposed project would positively impact our community and downtown in a number of ways:

- Offer a rare opportunity for mixed income housing for market rate and affordable units that are vital to meet the growing demands of the tech sector.
- Establish a model for mixed income housing downtown that would pave the way for future projects and attract future investors, companies relocating to the valley, transplants from other Metro regions and support current population housing affordability needs.
- Offer innovative support service partnerships to elevate tenant quality of life.

On behalf of The Technology Association of Oregon, we urge you to support the 1059 Willamette redevelopment project as a critical vote to invest and revitalize our community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sally Bell'.

Sally Bell, Vice President and Executive Director  
Technology Association of Oregon, Southern Willamette Valley  
503-929-3700

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**From:** Morgan Mann (momann) <momann@cisco.com>  
**Sent:** Sunday, May 23, 2021 5:24 PM  
**To:** \*Eugene Mayor, City Council, and City Manager <MayorCouncilandCityManager@eugene-or.gov>  
**Subject:** In Support of the 1059 Willamette Street Project

[EXTERNAL 

Hello City Leaders,

My name is Morgan Mann. I am a resident of Eugene, and the Chief Operating Officer of Cisco Systems Security Business Group. Cisco employs thousands of technical and non-technical people in high wage jobs to deliver world class information security products. I would love to see more residents of Eugene employed in these types of high paying jobs working for small local companies and large global organizations. This will only happen if there is a reason for aspiring young people to stay here and establish careers. As a resident of Eugene, I feel we are letting down our community and those less advantaged by ignoring the need for affordable housing in downtown and making it a center for job creation and technology.

I support the project at 1059 Willamette. It's the right thing to do for our community. Saying no – again – to programs that make Eugene more competitive and provide opportunity for those getting started in their professional life is the wrong policy approach.

Thank you for considering my voice.

Regards,

Morgan Mann  
Vice President / COO  
Cisco, Security Business Group

(847) 778-4855  
[momann@cisco.com](mailto:momann@cisco.com)



---

**From:** Mike Staszak <mike@staszakpt.com>  
**Sent:** Sunday, May 23, 2021 8:28 AM  
**To:** \*Eugene Mayor, City Council, and City Manager <MayorCouncilandCityManager@eugene-or.gov>  
**Subject:** 1059 Willamette Project

[EXTERNAL ⚠]

To the Mayor, City Manager and City council,

I am writing this email as a downtown business owner in support of the 1059 Willamette project. I have decided to write this because most of the people who participate in opinions on downtown projects are the small minority in opposition. Housing, including subsidized housing is something greatly needed in our downtown area.

I urge you to not weigh any decision heavily on the volume on letters in opposition, this does not represent the majority of opinions of our community, they come from the vocal minority that should not decide the future of our downtown development.

Thank you,

~~~~~  
Michael Staszak, PT  
Staszak Physical Therapy & Wellness Center  
Evolve Fitness Studios  
488 E 11th Ave Ste 150A  
Eugene, OR 97401  
(541) 505-8180 phone  
(541) 505-7134 fax

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**From:** Michele Zimba <michelezimba@hotmail.com>  
**Sent:** Friday, May 21, 2021 5:59 PM  
**To:** \*Eugene Mayor, City Council, and City Manager <MayorCouncilandCityManager@eugene-or.gov>  
**Subject:** Redevelopment of 1059 Willamette

[EXTERNAL ⚠]

To whom it may concern:

I would like to voice my support for the re-development of 1059 Willamette Street.

Over and over again, evidence-based research has shown that when people have stable, decent, and accessible homes that they can afford, they are better able to find employment, achieve economic mobility, perform better in school, and maintain improved health. Access to affordable housing has wide ranging, positive impacts.

It has been reported that building affordable rental homes generates sales and other taxes, as well as additional local government revenues. Additionally, local businesses benefit as demand for their products and services are necessary to provide residents with needed resources, from food to fuel, restaurants to recreation and so much more, spurring even more local development and job creation.

Affordable housing like that proposed at 1059 Willamette, located near public mass transit can help low-income residents without vehicles, access better jobs, escape food deserts, and more easily reach critical community services.

I strongly support this re-development proposal since affordable housing contributes to significant improvements for the individual residents, as well as positive economic impacts, including increases in local purchasing power, job creation and new tax revenues for our city.

Sincerely,  
Michele Zimba





May 19, 2021

Adam Wendt, CEO  
Trifoia  
1203 Willamette St. Suite 100  
Eugene OR 97401  
[adamw@trifoia.com](mailto:adamw@trifoia.com)

To: Eugene Mayor, City Council, and City Manager

**RE: 1059 Willamette housing project letter of support**

This letter expresses my support and confidence in the housing project and proposed developer for the old LCC Downtown building at 1059 Willamette.

I have operated my business, Trifoia, in downtown Eugene for over 20 years. We have between 25 and 30 employees and bring about 4.5 million dollars of revenue to our local economy each year. I have seen many changes in downtown Eugene over the past few years, from new businesses and upgraded storefronts to fiber connectivity. Of all the changes, the old LCC property at 1059 Willamette has been a missed opportunity. It has sat vacant for more years than I can remember, even though several good ideas have been floated to make use of the space.

I have read the details about the proposed housing development at 1059, and I am familiar with the developer, deChase Miksis. I moved my business into a property deChase Miksis developed at 1203 Willamette about three years ago. My experience working with Mark Miksis and his partners during the negotiation of our lease and leasehold improvements was pleasant and fair. I have come to appreciate Mr. Miksis as a civic-minded fellow. He grew up in Eugene, he cares about this town, and he cares about the people who live and work here. If he is involved in the project, I know he will keep the best interests of our community in mind as decisions are made.

In addition to supporting the developer, I am also in support of affordable housing in the downtown core. As a business owner, I am frequently recruiting talent from the UO and around the country. Affordable housing is a significant concern, and we need to do more to make it a reality. I would prefer affordable housing rather than people sleeping on the streets and in their cars. If 51% of the units will be affordable, then I am 100% in favor of the project.

In closing, rather than letting this vacant building continue to rot at the heart of our city, let's make use of it for our community. Housing is something we need. I understand that the rents may be in the \$800 to \$1200 range, which is higher than what we are all used to but much lower than the cost of living in many other cities like Eugene. The more we can do to develop this building and ensure it "pencils" out for everyone involved, the better.

Sincerely,

Adam Wendt, CEO  
[adamw@trifoia.com](mailto:adamw@trifoia.com)

May 24, 2021

Mayor and City Councilors  
City of Eugene  
Eugene, OR

RE: 1059 Willamette Street  
Support of Housing

Dear Mayor and City Councilors:

Please support this housing project. Sometimes it is that simple. We absolutely need these 129 new housing units in our Downtown.

Decades of opposition to housing of any type (i.e., too big, too small, too tall, wrong occupants, wrong neighborhood, not here, not there) has put us right where we are right now, with an incredible housing shortage.

I am certain you do not need me to list the details of this project (i.e., 51% of the units meet the affordable housing criteria, units for Womenspace, local jobs, property taxes, mixed income, a vacant building in our Downtown revitalized, etc.). All any of us needs to know is that **more doors are more doors**. Eugene needs housing, not more opposition to it, or negative consequences of the opposition.

You have all supported increased housing over the years through agreement on code amendments and other mechanisms to clearing the way for development of residential units. Please let this be another of your supportive vote for housing.

Thank you for considering these remarks.

Sincerely,  
Schirmer Consulting, LLC

A handwritten signature in black ink, appearing to be 'CS' or similar initials, enclosed within a circular loop.

Carols Schirmer  
Principal

**From:** Gina Dhom <coachgina@windermere.com>  
**Sent:** Monday, May 24, 2021 1:15 PM  
**To:** \*Eugene Mayor, City Council, and City Manager <MayorCouncilandCityManager@eugene-or.gov>  
**Subject:** 1059 Willamette

[EXTERNAL 

Hello! I am writing in support of the proposed project at 1059 Willamette. I am a business owner and Eugene resident.

Thank you for your consideration.

Gina

The City purchased the 1059 Willamette site with \$500,000 in federal CDBG funds, which require the property to be redeveloped as 51% affordable housing.

- This redevelopment process must happen via a public, competitive RFP process. The RFP outlining the City's goals for this project has been available since fall 2020.
- 51% of all units in the proposed 1059 Willamette project meet these affordable housing requirements. The project proposes 129 new housing units total.
- 66 units will be available at 80% Area Median Income or below. This is \$894/month for a studio apartment, serving a 1-person household earning \$39,200/year. One local occupation group earning this wage is a preschool teacher.
- Other market-rate downtown studio apartments currently rent for \$1,000 or \$1,200. This reflects the high-demand and low availability of 1- and 2-person housing and the demand for housing near frequent transit and active transit corridors (which can eliminate the cost of owning a vehicle for transportation).
- The development has 10 units set aside for Womenspace's use to support survivors of domestic violence. On-site support services are also being provided.
- The total City funds supporting the development of 127 housing units at 1059 Willamette is \$1.1M. Of this total, \$700,000 is funding from the Downtown Urban Renewal fund, and \$400,000 is from the Gordon Loft's payment into the Downtown's MUPTE affordable housing fund. These funds can only be used for the construction of affordable housing.
- Rents for this project were determined using the 2020 CDBG income calculations. To qualify as "affordable," housing costs plus utilities must be under 30% of monthly income (i.e., not cost-burdened).



**GINA DHOM, Broker**

541-513-5299 | CoachGinaD.com

**Windermere Real Estate/Lane County**

1600 Oak Street | Eugene, Oregon 97401

"Let's do this together!"



---

**From:** Jon Kubu <jon@nulia.com>

**Sent:** Monday, May 24, 2021 1:04 PM

**To:** \*Eugene Mayor, City Council, and City Manager <MayorCouncilandCityManager@eugene-or.gov>

**Subject:** 1059 Willamette redevelopment

[EXTERNAL ⚠]

Dear Mayor and Council members,

I am writing to express my support for the redevelopment of the 1059 Willamette property into mixed use housing.

I believe this project is important for bringing additional housing, especially affordable housing, to the downtown area.

As a leader and co-founder of a business downtown, a vibrant downtown life is essential to the well being of Eugene. Providing housing is important to this effort.

Please support this effort.

Best regards,

**Jon Kubu**

VP | GM Nulia Solutions

m: +1.541.513.7290

e: [jon@nulia.com](mailto:jon@nulia.com)





-----Original Message-----

From: Philip Farrington <farringtoncpd@gmail.com>

Sent: Monday, May 24, 2021 1:03 PM

To: \*Eugene Mayor, City Council, and City Manager <MayorCouncilandCityManager@eugene-or.gov>

Subject: Support for 1059 Willamette affordable housing project

[EXTERNAL 

Dear Mayor, City Council and staff:

Please accept this letter as a note of support for the proposed redevelopment of the relic Montgomery Ward/former LCC downtown building as proposed by deChase/Edlen team.

As a former member of the Downtown Eugene, Inc. board of directors, long-time worker downtown, and resident of a near-downtown neighborhood, I well remember when downtown was marked by "the pits." With lots of hard work and heavy lifting by the public and private sectors, those pits are now gone and have been replaced with more vibrant uses that serve the community.

The long-vacant property at 1059 Willamette serves as an above-ground version of the last remaining pit downtown. If it were cheap and easy to renovate or remove and replace that building with more beneficial uses, it would have been done by now. But that is not the case. The building has problems with mold, asbestos, outdated wiring and building systems, and does not meet current seismic or building codes.

The proposal before you may not be perfect, but it is certainly better than the alternative that has marred downtown for a generation, and will meet numerous community objectives:

- \* providing much-needed housing downtown that couldn't be more transit-supportive being across the street from LTD's downtown transit center;
- \* blending incomes in a single residential development;
- \* providing units set-aside for victims of domestic violence, and targeted services supporting this vulnerable community of need;
- \* creating in-fill development that fits with the scale of other nearby downtown; and
- \* establishing ground-floor uses that will activate the streetscape.

The proposal was made by a very skilled development team - and the only ones that have been able to respond to the RFP and put forth a coherent plan for redevelopment!

Opponents have mischaracterized rents for the workforce housing component of the project, not mentioning that the numbers are both inflated and include the owner-provided utilities to affordable housing units that comprise more than half of those in the project. Others have disparaged the design as not having enough ornamentation or architectural flair.

Please don't let an ideal of perfection be the enemy of the good. We saw that in the initial concepts for city hall: something that meets every whim ends up being unaffordable, infeasible and we would be left with something - or nothing - and thereby fail to achieve our community goals and objectives. I urge you to support this project and do the heavy lifting it took to get downtown Eugene out of the pits. Don't leave us with one more.

Phil Farrington

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Phil Farrington

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**From:** La Perla Pizzeria <LaPerlapizzeria@live.com>

**Sent:** Monday, May 24, 2021 3:36 PM

**To:** \*Eugene Mayor, City Council, and City Manager <MayorCouncilandCityManager@eugene-or.gov>

**Cc:** QUICK-WARNER Brittany (SMTP) <brittanyw@eugenechamber.com>; Scott Rogers  
<scottr@eugenechamber.com>

**Subject:** 1059 Willamette

[EXTERNAL ⚠]

Mayor and City Council,

My name is John Barofsky and I am contacting you in regards to the proposed development at 1059 Willamette. As a planning commissioner as well as being a member of the CDBG and affordable housing trust fund advisory committees I have seen firsthand much of the process that has gone into developing the plan for the 1059 site. The public input process has been robust and the need for housing in the downtown core is an outcome that has been at the core of Envision Eugene as well as many other council goals. I urge you to support the plan going forward and I would also like to commend staff on their hard work in this process.

Thanks John Barofsky

---

**From:** Liz Cawood <liz@cawood.com>

**Sent:** Monday, May 24, 2021 2:38 PM

**To:** \*Eugene Mayor, City Council, and City Manager <MayorCouncilandCityManager@eugene-or.gov>

**Subject:** Support for 1059 Willamette

[EXTERNAL ⚠]

Mayor and Councilors,

We are in a housing crisis that makes it very, very difficult for households earning up to 80 percent AMI to find something they can afford. The project at 1059 Willamette will be a first for the city: a mixed-income project that offers 51% of all units at 80% AMI or below. We should be embracing this project with open arms. Those who oppose it likely don't have full information about the project. As you know, some in our community regularly provide disinformation about our housing situation and encourage others to say "no."

I ask you to do the right thing based upon the facts:

- The City purchased the building with \$500,000 in CDBG funds, requiring the redevelopment at 51% affordable housing.
- A competitive RFP happened through a public, competitive process. Only one proposal was received. It proposed 129 units with 66 being for households with incomes up to 80% AMI.
- The development sets-aside 10 units for Womenspaces' use to help people experiencing domestic violence.
- City funds to support the development can only be used to build affordable housing.

The development team – deChase Miksis and Edlen & Co. – offers extensive, relevant experience with projects throughout the Northwest. Plus, their design fits nicely into the scale of nearby historic buildings, and will create a beautiful place for people to call home in a projected that will be LEED certified. Our City is fortunate that the developers responded to the RFP with a well-reasoned proposal to provide much needed housing, improve our downtown and move our community forward.

The City has invested considerable staff time in going through the RFP process to define parameters for the project. This development meets them.

As a nearby property owner, I fully support this proposal.

Let's move forward and provide much needed affordable housing.

Thank you.

**Liz Cawood**, APR, President  
541.484.7052, Ext. 1



1200 High Street, Suite 200  
Eugene, OR 97401  
[Facebook](#) | [CAWOOD.com](http://CAWOOD.com)

May 24, 2021



**Please Support 1059 Willamette Street Affordable Housing Project**

Dear Mayor and City Council Members:

We write to you today to ask you for your support for the proposed 1059 Willamette Street mixed-income housing project, a first of its kind opportunity for our community. The Chamber is actively working to encourage and support our community's efforts to create more affordable housing options for every segment of our growing community and this project helps accomplish this goal.

The Eugene Area Chamber of Commerce represents over 1,200 businesses across the full spectrum of business and industry. Our members know that a vibrant downtown with a mix of affordable and market rate units is crucial in recruiting a high-quality workforce and for new business growth. This project represents a thoughtful approach to redevelopment and supports our initiatives to expand housing and employment in downtown.

Recently, there has been a lot of misinformation about this project spread through the community, and that it is truly sad. It is our intent to counter this misinformation by presenting the facts regarding this project to you and the public.

The project proposal before you from deChase Miksis and Edlen & Co with Cornerstone Community Housing has been publicized to the community in one form or another since January 2020. Since that time numerous public meetings have occurred in an open and transparent fashion outlining the city's desire for affordable downtown redevelopment and the expectations of the developer. The developer in this instance has met or exceeded all the elements required in the Request for Proposals document (RFP).

Additional facts regarding this project, include:

- The City purchased the 1059 Willamette site with \$500,000 in federal CDBG funds, which require the property to be redeveloped as 51% affordable housing. The RFP submitted by deChase Miksis and Edlen & Co meets this requirement.
- This redevelopment process was conducted through a public, competitive RFP process. The RFP outlining the City's goals for this project has been available since fall 2020.
- The CDBG funding source dictates that at least 51% of the units must be affordable for and leased to households earning 80% of the Area Median Income (AMI) or below. The remaining 49% of the units would be leased at market rate rents.
- 66 units will be available at 80% Area Median Income or below. This is \$894/month for a studio apartment, serving a 1-person household earning \$39,200/year. One local occupation group earning this wage is a preschool teacher. Other market rate units in downtown are renting between \$1,000.00 to \$1,200.00 a month.

- The development has 10 units set aside for Womanspace's use to support survivors of domestic violence. Critically needed on-site support services are also being provided.
- The total City funds supporting the development of 127 housing units at 1059 Willamette is \$1.1M, not the \$10M as claimed. Of this total, \$700,000 is funding from the Downtown Urban Renewal fund, and \$400,000 is from the Gordon Loft's payment into the Downtown's MUPTC affordable housing fund.

This project is a great opportunity to utilize the CDBG funds we have available to increase the housing supply for incomes between 60-100% of the AMI. In conversations with local housing experts, we have learned that households making 80% AMI here in Eugene are having an increasingly difficult time find affordable housing options and this project helps alleviate this segment of missing housing.

In closing, this project represents an incredible opportunity to build desperately needed affordable housing coupled with market rate, and retail space. Further, this project aligns with City's downtown redevelopment plans. This project is in a prime location and is situated close to transportation and employment with all the benefits city life has to offer. Please support the 1059 Willamette Street project.

Sincerely,



Brittany Quick-Warner, President & CEO  
Eugene Area Chamber of Commerce

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**From:** Gary Wildish <gwildish@chambers-gc.com>

**Sent:** Monday, May 24, 2021 2:16 PM

**To:** \*Eugene Mayor, City Council, and City Manager <MayorCouncilandCityManager@eugene-or.gov>

**Subject:** 1059 Willamette St.

[EXTERNAL 

Good afternoon all. I support the proposed redevelopment at 1059 Willamette St. We have done a lot down town and we need to continue our efforts. This proposed project can provide for the housing demand in the City's Core. I like the idea of mixed use and Down Town is a perfect place for such a development. Its time to help his property add to the revitalization in Down Town. The Cities economic support is the only way this project will happen. Thanks for all you folks do, Gary Wildish





May 24, 2021

Dear Mayor, City Manager, and City Council;

Downtown Eugene Inc. ("DEI") is submitting this letter in support of the redevelopment of 1059 Willamette St. as proposed by deChase Miksas.

The mission of DEI is to help lead the long-term effort to ensure a prosperous and beautiful downtown. We believe that downtown housing is key to this mission. It's time to reinvest in our downtown to foster an environment of safety, livability and to support a sense of vibrancy.

Downtown Eugene contains the largest employment density. Young professionals desire walkable, urban, amenity-rich, and environmentally conscious housing options supported by downtown living. A robust supply of downtown housing can have significant positive effects on an employer's ability to attract and retain talent. That talent retention and urban infill directly benefit the entire community through increased property taxes and patronage of downtown restaurants and retailers. Dense urban living is also a means of preventing urban sprawl and supporting sustainable, environmentally friendly housing solutions.

The project proposal for 1059 Willamette is an excellent example of an effective mixed-income housing option for our community. Projects of this nature, and indeed any project working within the confines of the urban core, are highly complex and cost-prohibitive without supportive funding through the City.

This project has been vetted with the community through a competitive RFP process. Please honor that process and move forward with the project as it was originally intended.

Sincerely,

Claire Barnum  
Executive Director, Downtown Eugene Inc.

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**From:** John Doty <johndoty1@comcast.net>  
**Sent:** Monday, May 24, 2021 2:13 PM  
**To:** \*Eugene Mayor, City Council, and City Manager <MayorCouncilandCityManager@eugene-or.gov>  
**Subject:** 1059 Willamette Street

[EXTERNAL 

Mayor and Council,

I encourage you to support the proposal for the redevelopment of 1059 Willamette by the development team led by deChase Miksis and Edlen & Co.

This proposed project would provide a housing opportunity that is currently rare in our community, targeted to households earning up to 80 percent AMI.

John Doty  
Ward 8

Sent from [Mail](#) for Windows 10

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**From:** Scott Rogers <scottrogerspnw@gmail.com>  
**Sent:** Monday, May 24, 2021 3:59 PM  
**To:** \*Eugene Mayor, City Council, and City Manager <MayorCouncilandCityManager@eugene-or.gov>  
**Subject:** Please Support 1059 Willamette Street Project

[EXTERNAL ⚠]

May 24, 2021

Dear Mayor Vinis and Members of City Council,

I write to you today and hope that you will continue to support and move forward with the 1059 Willamette Street Affordable Housing project.

I am a longtime housing advocate and I currently serve on the Affordable Housing Trust Fund Committee and the Eugene Springfield NAACP Housing Committee. I am advocating in support of this project as an individual and not for the above-mentioned committees.

This project represents a step forward in downtown revitalization and will provide desperately needed workforce and affordable housing options. Further, this project calls for street level amenities which will improve the livability of downtown.

I was happy to hear that ten units will be dedicated to women who have suffered from abuse and domestic violence with incorporated support services. This wonderful service is unfortunately very much needed, and we know the incidence of domestic violence has only increased during the social isolation of the pandemic.

We need new affordable housing built now, if we continue to wait, we will never build the necessary housing units to give everyone in our community a safe place to sleep. Housing is a human right, and we need to keep building affordable units, starting today.

Thank you for your service, your time, and your consideration.

Sincerely,

Scott Rogers  
Resident, Ward 6

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**From:** Amanda Walkup <awalkup@hershnerhunter.com>  
**Sent:** Monday, May 24, 2021 4:01 PM  
**To:** \*Eugene Mayor, City Council, and City Manager <MayorCouncilandCityManager@eugene-or.gov>  
**Subject:** The Montgomery - in support

[EXTERNAL ⚠]

I am a local downtown business owner and am writing in support of The Montgomery development.

Eugene is in a housing crisis. As you know, The Montgomery is set up to have 66 rental units available at 80% of Eugene's median income, including ten units set aside for survivors of domestic and intimate partner violence through Womenspace. In addition, the development will include 63 units that will be available at market rate.

There has been some criticism that the entire development isn't set up for low income housing and/or that private developers are involved with the project. The reality is that this development is challenging, given the specific restrictions and limits placed by the various sources of funding. Notably, the City only received one response to a well-advertised RFP, which given today's construction and real estate market is telling about how attractive this type of arrangement is and the viability of other alternatives. The development team is made up of local and Oregon-based private businesses as well as a local non-profit whose mission is focused on providing affordable housing.

Simply, Eugene is facing a housing crisis for both low income and those whose income can support unsubsidized housing. The development of The Montgomery addresses both of these groups as well as provides needed housing for survivors of IPV/DV associated with Womenspace. This is a great opportunity to have for-profit and non-profit companies work together to address Eugene's problems while also providing housing in Eugene's downtown that can support other downtown businesses such as restaurants, coffee shops and gyms. To reject this development solely because its detractors claim that this project isn't the complete solution is being short sighted about the immediate need for housing for all income levels in Eugene, including those qualifying for the lower cost units.

Thank you for your consideration of this project.

Amanda Walkup

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**From:** Rob E. Bennett <rebennett@downtownac.com>  
**Sent:** Monday, May 24, 2021 4:02 PM  
**To:** \*Eugene Mayor, City Council, and City Manager <MayorCouncilandCityManager@eugene-or.gov>  
**Subject:** Support for downtown housing

[EXTERNAL ⚠]

Dear Mayor, City Manager, and City Council;

Recently I was made aware that the redevelopment on 1059 Willamette St. may be at risk of moving forward. This was extremely discouraging news. We are at a tipping point in our downtown where livability and safety are at grave risk.

Saturday night, the Newberry Child Care Center on Willamette St. was severely vandalized. The front window was smashed in with a sidewalk metal utility plate spewing shattered glass inside the building where children play (pictures attached).

It is my firm belief that a densely populated downtown is a key component in helping deter crimes such as the one suffered by the Newberry this past weekend. The creation of a more livable and inviting downtown begins with housing. We need to create a neighborhood downtown. Space where people live and foster an environment of natural accountability to dissuade acts of violence and crime.

For Eugene to remain competitive economically, the City must invest in our downtown. Downtown investment will ensure increased safety, sense of place, culture, and quality of life. Residential density in the downtown core is a key component in creating vibrancy and sustaining amenities and services such as restaurants and retail, not to mention the property tax value that benefits the entire community.

Urban infill construction is prohibitively expensive and difficult. Due to construction costs and the complexities of staging and building in an urban zone, building or redeveloping in the downtown core is impossible without incentives. **This is why I urge City Council to move forward with the redevelopment plan as submitted by deChase Miksas.** The \$1.1M earmarked by the City to support this project are conservative and reasonable as well as necessary to bring forth more housing downtown.

Sincerely,

Rob E Bennett

Downtown Athletic Club



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**From:** Sherry Schaefer <sherry.schaefer.jkhq@statefarm.com>  
**Sent:** Monday, May 24, 2021 4:02 PM  
**To:** \*Eugene Mayor, City Council, and City Manager <MayorCouncilandCityManager@eugene-or.gov>  
**Subject:** 1059 Willamette

[EXTERNAL ⚠]

May 24, 2021

Honorable Mayor, City Council, and City Manager:

The Downtown Eugene Merchants (DEM) Board asks for your support of the proposed development project for 1059 Willamette.

Providing more housing options, in the downtown core, helps both the public and businesses. All merchants were impacted by the pandemic but food service were particularly hard hit. Of those remaining, long term stability is not guaranteed. More residents means more consumer activity.

The proposed project is well thought out and offers options to a broad group of people. Of the total 129 units, 66 will be available at 80% Area Median Income or below. To date, Eugene has not created a mixed income housing project for this segment of the population. Doing so provides a path for those in subsidized affordable housing, earning more than 60% AMI, who can't afford market rate housing. Providing 10 units for Women's Space is a bonus.

Thank you for your consideration of this important project.

Sincerely,

Jen Bell, Co-Chair DEM

Sherry Schaefer, CO-Chair DEM



The Honorable Lucy Vinis  
Mayor of Eugene  
101 West 10th Avenue, 2nd Floor, Eugene, OR 97401

May 24, 2021

Dear Mayor Vinis and Eugene's City Council Members:

I am writing in regard to property purchased by the City of Eugene at 1059 Willamette Street using funds for the purpose of creating affordable housing.

At Love for Lane County, I represent a collective of local church leaders and church volunteers that serve as a triage and respite center for some of the communities most vulnerable, as well as a partner to over one hundred and twenty nonprofit agencies in Lane County.

It is times like this that I ponder whether or not a letter from the faith community is of any value. While serving in my first seven months at Love for Lane County, I've received both warm embraces as well as significant cautious gazes.

I've heard the reoccurring echo reverberating through social media, written in the Eugene Weekly (<https://www.eugeneweekly.com/2021/04/15/where-would-jesus-sleep/>), and mentioned within coffee shops. Questions like, "... but where is the church?" or "who would Jesus house?" or "will the real church please stand up?"

So, here we are — stripped of any titles, beyond the borders of denomination, race, social status, and economic privilege. At Love for Lane County we have two goals, (1) to serve our community and (2) to love like Jesus.

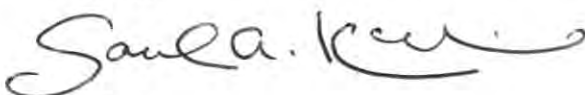
Mayor Vinis and members of City Council, we need some significant sparks of encouragement in community redevelopment and housing. **All of us long to heal.**

Our community, our frontline workers, our case managers, and our pastors are working around the clock praying, serving, and reaching out to the most vulnerable. Your vote in favor of funding this project shows us that you hear us -- and that we're better together. United and not divided.


It's time for a trail of answered prayers to follow us wherever we go -- to rebuild what devastated us, to revive our economy, and to heal the brokenhearted and bandage up their wounds. It starts with small steps and it starts today.


Please join me in supporting the Affordable Housing Project at 1059 Willamette.


Sincerely,



Sarah Koski  
Executive Director, Love for Lane County

541-653-8537 

sarah@loveforlanecounty.org 

www.loveforlanecounty.org 

PO Box 23452 | Eugene, OR | 97402 

## Support for 1059 Willamette + Downtown Housing

Kaarin Knudson <kaarinknudson@gmail.com>

Mon 5/24/2021 4:31 PM

To: VINIS Lucy K <LVinis@eugene-or.gov>; YEH Jennifer K <JYeh@eugene-or.gov>; KEATING Matt <MKeating@eugene-or.gov>; ZELENKA Alan <AZelenka@eugene-or.gov>; CLARK Mike <MClark@eugene-or.gov>; EVANS Greg A <GEvans@eugene-or.gov>; SYRETT Claire M <CSyrett@eugene-or.gov>; SEMPLE Emily <ESemple@eugene-or.gov>; GROVES Randy B <RGroves@Eugene-or.gov>; MEDARY Sarah J <SMedary@eugene-or.gov>  
Cc: D'SOUZA Amanda M <ADSouza@eugene-or.gov>; FIFIELD Anne E <AFifield@eugene-or.gov>

[EXTERNAL [A](#)]

Dear City Councilors, Mayor and City Manager:

Better Housing Together supports the full continuum of housing solutions to meet community needs.

With this goal in mind: **We would like to see dozens of new housing projects move forward in Downtown**—projects of all types and serving all income levels.

**We support the 1059 Willamette project and we hope the City Council will take swift action to move it forward.**

The 1059 Willamette project could be Eugene's first example of a majority Affordable, mixed-income housing project in Downtown. More Affordable and market-rate housing units are badly needed in Downtown, and we are thrilled that both Womenspace and Cornerstone Community Housing are working with a local, experienced development team on this proposal.

**Who earns 80% AMI?** A local preschool teacher. A couple earning minimum wage. A mom with a clerical degree. A young EMT. Nonprofit staff and social service case workers.

**Who needs smaller market-rate housing?** The many one- and two-person household in our community with no appropriate, available housing options. Anyone seeking to downsize and make their current home available to a different household. Eugene already has more single-person households than families with kids at home—we need to increase our small footprint housing options. Downtown is the perfect place for smaller, car-free, energy-efficient, higher-density housing like what the 1059 project proposes.

We ask that you clearly communicate the strengths of the 1059 Willamette proposal, as well as the City's role in supporting it, and act to move this project forward immediately.

Kind regards,  
Kaarin Knudson

—  
Kaarin Knudson, AIA  
Founding Director, Better Housing Together



May 24, 2021

Eugene Mayor, City Councilors, and City Manager  
**City of Eugene, City Manager's Office**  
101 West 10<sup>th</sup> Avenue, 2<sup>nd</sup> Floor  
Eugene, OR 97401

**Via Email:** [mayorcouncilandcitymanager@eugene-or.gov](mailto:mayorcouncilandcitymanager@eugene-or.gov)

RE: 1059 Willamette Project

Dear Eugene Mayor, City Councilors, and City Manager:

I am writing to express my support for the proposed 1059 Willamette affordable housing project.

I am a Eugene native and am a civil engineer with KPFF, an esteemed engineering firm. Over the past several decades, I have seen the challenges facing our residents due partly to the lack of supportive permanent housing. The project at 1059 Willamette Street will fill a gap for the City of Eugene.

Our community households that earn slightly over 60% AMI (Area Median Income) have few rental options. The majority of "affordable housing" units in Eugene are targeted at 60% AMI, or below. The housing that would be available at 1059 Willamette would allow working people in our community, such as preschool teachers, the chance to have the security to live without fear of being homeless. The location of the 1059 Willamette project is also ideal for this income group. There is a proven demand for housing near active transit corridors, reducing or eliminating the need to own a car.

The funding mechanism is currently in place, using CDBG funds, Downtown Urban Renewal funds, and the MUPTE Affordable Housing funds. The \$1.1 million budget has been allocated and resourced to support the 127 housing units via a competitive RFP process. Rarely do funding mechanisms and budgets align and I urge the City of Eugene to seize this opportunity to provide this specific type of housing so needed in our community.

I encourage you to move forward with the proposed development and help create a better downtown and greater Eugene.

Sincerely,  
KPFF Consulting Engineers

A handwritten signature in blue ink, appearing to read 'Matt Keenan'.

Matt Keenan, PE  
Associate and Civil Engineer  
[Matt.keenan@kpff.com](mailto:Matt.keenan@kpff.com)  
541-510-9322

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**From:** Jenny Ulum <julum@ulum.com>

**Sent:** Monday, May 24, 2021 4:22 PM

**To:** \*Eugene Mayor, City Council, and City Manager <MayorCouncilandCityManager@eugene-or.gov>

**Subject:** 1059 Willamette Project

[EXTERNAL 

Dear Mayor Vinis, City Councilors and City Manager Medary:

I am excited to see the proposal for redeveloping the property at 1059 Willamette St. As a downtown property owner, I know how important it is to have occupied buildings contributing to the health and safety of our downtown. To convert that long-vacant building into housing is a win-win. Downtown advocates have long maintained that bringing more residents downtown is key to a vibrant, successful city center. In particular I appreciate the mix of affordable and market-rate housing and the set-aside for survivors of domestic violence. I hope this project receives your support to move forward. Thank you!

Jenny Ulum  
Ward 3