



Eugene City Council

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www.eugene-or.gov

EUGENE CITY COUNCIL AGENDA

January 22, 2018

7:30 p.m. CITY COUNCIL MEETING
Harris Hall, 125 East 8th Avenue
Eugene, Oregon 97401

Meeting of January 22, 2018;
Her Honor Mayor Lucy Vinis Presiding

Councilors

Mike Clark, President
Greg Evans
Emily Semple
Jennifer Yeh

Betty Taylor, Vice President
Chris Pryor
Claire Syrett
Alan Zelenka

7:30 p.m. CITY COUNCIL MEETING
Harris Hall, 125 East 8th Avenue

1. PUBLIC FORUM

***Mayor:** The Public Forum is an opportunity for individuals to speak to the City Council on any city-related issues except for those items which have already been heard by a Hearings Official or are on tonight's agenda as a public hearing.*

Each person will have three minutes to speak. When you come to the podium, please give your name, city of residence, and, for Eugene residents, your ward if known. The timer and lights indicate the time you have to speak. The red light indicates the end of three minutes.

Mayor closes Public Forum and asks for comments from the City Council.

2. CONSENT CALENDAR

(Note: Time permitting, action on the Consent Calendar may be taken at the 5:30 p.m. work session.)

- A. Approval of City Council Minutes**
 - December 11, 2017, Meeting
 - December 13, 2017, Work Session
- B. Approval of Tentative Working Agenda**
- C. Approval of Funding for Housing Affordable to Low-Income Persons**
- D. Adoption of Resolution Approving a Low-Income Rental Housing Property Tax Exemption for Emerald Village Eugene, Located at Railroad Boulevard and North Polk Street, Eugene, Oregon. (SquareOne Villages/Applicant.)**
- E. Adoption of Resolution Approving a Low-Income Rental Housing Property Tax Exemption Renewal for Mac McDonald, Located at 1013-1086 Bennett Street and 2340-2342 Compton Street, Eugene, Oregon. (St. Vincent de Paul Society of Lane County, Inc./Applicant)**
- F. Adoption of Resolution Approving a Low-Income Rental Housing Property Tax Exemption Renewal for Ross Lane Apartments, Located at 2640-2652 Ross Lane and 550-556 Helen Street, Eugene, Oregon. (St. Vincent de Paul Society of Lane County, Inc./Applicant)**
- G. Appointment to Police Commission**
- H. Initiation of Land Use Codes Changes to Implement Legislation Related to Secondary Dwellings**

City Council President: I move to approve the items on the Consent Calendar.

Call for vote.

3. WORK SESSION: Intergovernmental Relations and 2018 Legislative Update

Adjourn.

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

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.

For more information, contact the Council Coordinator at 541-682-5010,
or visit us online at www.eugene-or.gov.

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Public Forum

Meeting Date: January 22, 2018
Department: Central Services
www.eugene-or.gov

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

ISSUE STATEMENT

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

SUGGESTED MOTION

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

FOR MORE INFORMATION

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

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Approval of City Council Minutes

Meeting Date: January 22, 2018
Department: Central Services
www.eugene-or.gov

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

ISSUE STATEMENT

This is a routine item to approve City Council minutes.

SUGGESTED MOTION

Move to approve the following minutes: December 11, 2017, Meeting and December 13, 2017, Work Session.

ATTACHMENTS

- A. December 11, 2017, Meeting
- B. December 13, 2017, Work Session

FOR MORE INFORMATION

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

MINUTES

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

December 11, 2017
7:30 p.m.

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

Councilors Absent: Greg Evans

Mayor Vinis opened the December 11, 2017, meeting of the Eugene City Council.

1. CEREMONIAL MATTERS

Mayor Vinis read and presented a letter to retiring Police Chief Pete Kerns.

2. PUBLIC FORUM

1. Bonny Bettman McCornack – said City is in violation of its own election law.
2. David Piccioni – spoke in support of elected auditor.
3. Bob Cassidy – appreciated the auditor discussion Council had at its work session.
4. Vernon Campbell – supported efforts to work out parking issues at Edison Elementary School.
5. Sue Wolling – encouraged making SDUs and cottage clusters easier to build and less expensive.
6. Robin Bloomgarden – said the high salary for potential elected auditor shouldn't be a concern.
7. Seth Sadofsky – said there is no simple housing solution; make SDUs and cottage clusters easier.
8. George Brown – spoke in support of city auditor ballot measure.
9. John Thielking – spoke about couchhosting.org office hours and homelessness solutions.
10. Bill Bezuk – owner of Eugene Backyard Farmer, discussed rats and farming community.
11. Patricia Hine – spoke in favor of No New Fossil Fuel Infrastructure Ordinance.
12. Jim Neu – spoke in favor of No New Fossil Fuel Infrastructure Ordinance.
13. Laurie Powell – spoke in favor of No New Fossil Fuel Infrastructure Ordinance.
14. Eliza Kashinsky – spoke in favor of cottage cluster code amendments.
15. Jack Radey – voiced concerns around selection of new police chief.
16. Eric Jones – spoke as part of a community rodent action team to educate residents about rats.
17. Caitlin Bowman – spoke in favor of divestment from U.S. Bank, SDU changes, no new fossil fuels.
18. Kimberly Gladen – supported City efforts to address serious rat problem in the downtown area.
19. Ed McMahon – executive director of Homebuilders Association, said more housing is needed.

Council Discussion

- In favor of grandfathering on-street parking at Edison Elementary.
- There will be an upcoming Missing Middle Housing work session conversation where the issue of SDUs can be addressed.
- Consider appropriate response to the City missing an election notification deadline.

3. CONSENT CALENDAR

- A. Approval of City Council Minutes
 - November 20, 2017, Public Hearing and Meeting
 - November 22, 2017, Work Session

- November 27, 2017, Work Session
- November 27, 2017, Meeting
- B. Approval of Tentative Working Agenda
- C. Approval of Resolution 5212 Annexing Land to the City of Eugene (970 North Park Avenue, Eugene, Oregon, Assessor's Map 17-04-23-24, Portion of Tax Lot 2100).(Watson Development; A 17-9)
- D. Approval of Resolution 5213 Annexing Land to the City of Eugene (2845/2847 Bailey hill Road, Eugene, Oregon, Property Identified as Assessor's Map 18-04-03-00, Tax Lot 4900).(Evans, Russell; A 17-10)
- E. Appointment to Metropolitan Wastewater Management Commission
- F. Appointment of Civilian Review Board Representative to Police Commission
- G. Approval of Transfer of Wastewater Treatment and Pump Station Real Properties from City of Eugene to Metropolitan Wastewater Management Commission
- H. Adoption of Resolution 5214 Acknowledging Receipt of City of Eugene, Comprehensive Annual Financial Report for the Fiscal Year Ended June 30, 2017

Councilor Semple asked to pull Item G from the Consent Calendar.

MOTION AND VOTE: Councilor Zelenka, seconded by Councilor Clark, moved to approve the items on the Consent Calendar minus Item G. **PASSED 7:0.**

Council Discussion

- An Ordinance in 2005 established the sale of the land for the pump station and City Council would have to re-consider the IGR agreement to make any changes for the sale.
- Land in question not developable; currently contains sewage facilities.

MOTION AND VOTE: Councilor Zelenka, seconded by Councilor Clark, moved to approve Item G. **PASSED 7:0.**

4. ACTION: Proposed Modifications to the Metropolitan Wastewater Management Commission Intergovernmental Agreement

Council Discussion

- May be setting a bad precedent to begin accepting some small waste now.
- MWMC would have discretion about whether to accept waste.
- Current design capacity is 277 million gallons a day at peak; the current average is 30-35 million gallons a day.
- Questions asked about impact on water temperature and DEQ permits.

MOTION AND VOTE: Councilor Zelenka, seconded by Councilor Clark, moved to approve the amendment of the Metropolitan Wastewater Management Commission Intergovernmental Agreement. **PASSED 7:0.**

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

5. URBAN RENEWAL AGENCY ACTION: Adoption of Resolution 1084 Acknowledging Receipt of the Annual Financial Report of the Urban Renewal Agency of the City of Eugene for the Fiscal Year Ended June 30, 2017

MOTION AND VOTE: Councilor Zelenka, seconded by Councilor Clark, moved to adopt Resolution 1084 acknowledging receipt of the Annual Financial Report for the Urban Renewal Agency of the City of Eugene for the fiscal year ended June 30, 2017. **PASSED 7:0.**

6. URBAN RENEWAL AGENCY PUBLIC HERAING AND ACTION: Resolution Adopting a Supplemental Budget; Making Appropriations for the Urban Renewal Agency of the City of Eugene for the Fiscal Year Beginning July 1, 2017, and Ending June 30, 2018

1. John Barofsky – offered his perspective on the proposed URA supplemental budget.

Council Discussion

- Concerned that Council did not have enough time to review the supplemental budget before the meeting.

MOTION AND VOTE: Councilor Zelenka, seconded by Councilor Clark, moved to adopt a resolution, consistent with Option two, adopting a Supplemental Budget; making appropriations for the Urban Renewal Agency of the City of Eugene for the fiscal year beginning July 1, 2017, and ending June 30, 2018. **PASSED 6:1**, Councilor Semple opposed.

The Mayor adjourned the meeting of the Eugene Urban Renewal Agency and reconvened the meeting of the Eugene City Council.

7. PUBLIC HERAING AND ACTION: Resolution 5210 Adopting a Supplemental Budget; Making Appropriations for the City of Eugene for the Fiscal Year Beginning July 1, 2017 and Ending June 30, 2018

1. John Barofsky – offered his perspective on the proposed supplemental budget.

Council Discussion

- The marijuana tax listed on the supplemental budget is in reference to the local tax.
- The money set aside for World Championships is carrying over to the next year's budget.
- The transfer to general fund is for ongoing facilities maintenance/capital projects fund not covered by the budget.
- Would appreciate having more time in the future to review the supplemental budget before adopting it.

MOTION AND VOTE: Councilor Zelenka, seconded by Councilor Clark, moved to adopt Resolution 5210 adopting a Supplemental Budget; making appropriations for the City of Eugene for the fiscal year beginning July 1, 2017 and ending June 30, 2018. **PASSED 6:1**, Councilor Semple opposed.

8. UPDATE: Rats

Public Works Director Sarah Medary and Planning and Development Director Denny Braud, gave an update about current efforts to address rat complaints.

Council Discussion

- The City isn't making any less of an effort than it has in the past.
- Backyard farming and composting are likely contributing to the increase in rat population.
- The major problems seem to be in residential areas.
- Grateful for plans for increased public outreach.

9. EXECUTIVE SESSION: Pursuant to ORS 192.660(2)(e) and ORS 192.660(2)(h)

The Council met in Executive Session to discuss the negotiation of a real property transaction and to consult with legal counsel regarding current litigation or litigation likely to be filed.

Mayor Vinis adjourned the Executive Session and reconvened the normal session of the Eugene City Council.

MOTION: Councilor Zelenka, seconded by Councilor Clark, moved to direct the City Manager to obtain Council's approval prior to executing any amendment to the purchase sale agreement regarding the judicial validation condition of closing and to request the County provide the City by the end of January their proposed plan for resolving the legal uncertainties regarding the Butterfly lot.

Council Discussion

- Want to make clear to the public that this motion applies to the City-County land exchange for potential City Hall and County courthouse site.

VOTE: PASSED 7:0.

The meeting adjourned at 9:51 p.m.

Respectfully submitted,

Elena Domingo
Deputy City Recorder

MINUTES

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

**December 13, 2017
12:00 p.m.**

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

Councilors Absent: Greg Evans

Mayor Vinis opened the December 13, 2017, Work Session of the Eugene City Council.

A. WORK SESSION: Downtown Riverfront Redevelopment Project Update

Planning and Development Director Denny Braud, and Public Works Director Sarah Medary, gave an update about the progress towards the redevelopment of the Downtown Riverfront property.

Council Discussion

- Willamette Greenway land use work was integrated into Parks Master Plan work; the purpose is to allow access to the Willamette River through permits.
- Runoff into the river is a concern; stormwater treatment built into the system and volume of flow will be controlled.
- Encourage conversation and collaboration with the University to discuss how the University and downtown can be connected.
- Not finishing all of the crossings in the Quiet Zone is a concern; should not commit to using Urban Renewal funds for initial crossings without identifying dedicated funding for the rest of the project.
- Parks and Recreation System plan indicated that having access to the river is a priority for the community.
- EWEB has agreed to partly fund park operations and maintenance for the next 10 years at the proposed park near the river.
- The River Guides will play advisory role to the Urban Renewal Agency Director.
- Hopeful that inclusionary zoning will get passed before development of the site to ensure housing for all income levels will be included.

B. WORK SESSION: Local Options for Affordable Housing Funding

Housing Opportunities Team Manager Stephanie Jennings presented follow-up information on funding options for affordable housing, including recommendations developed by the Housing Policy Board related to a Construction Excise Tax.

Council Discussion

- Questions raised about the economic impact of the additional tax on the marketplace caused by pricing people out of buying homes.
- Council can decide how to define housing and targeted income levels.
- Money could be used for efforts to help keep people in housing.

- Construction Excise Tax gives Council flexibility in terms of where those dollars get placed and where Council would think they would have the most impact.

MOTION AND VOTE: Councilor Zelenka, seconded by Councilor Clark, moved to extend the Council meeting by five minutes. **PASSED 7:0.**

Council Discussion

- The HPB recommendation is the starting point for the conversation, there are still questions to be answered and council should ensure there is an inclusive opportunity to talk about it.
- Revisited how residential CET revenue must be spent, including affordable housing programs and incentives, home ownership programs, and local affordable housing incentives.
- The CET would only apply to an expansion of living space.

The meeting adjourned at 1:38 p.m.

Respectfully submitted,

Elena Domingo
Deputy City Recorder

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Approval of Tentative Working Agenda

Meeting Date: January 22, 2018
Department: City Manager's Office
www.eugene-or.gov

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

ISSUE STATEMENT

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

BACKGROUND

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

RELATED CITY POLICIES

There are no policy issues related to this item.

COUNCIL OPTIONS

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

CITY MANAGER'S RECOMMENDATION

Staff has no recommendation on this item.

SUGGESTED MOTION

Move to approve the items on the Tentative Working Agenda.

ATTACHMENTS

A. Tentative Working Agenda

FOR MORE INFORMATION

Staff Contact: Beth Forrest

Telephone: 541-682-5882















Staff E-Mail: beth.l.forrest@ci.eugene.or.us










City Council Tentative Agenda


















For January 19, 2018

Meeting Location: Harris Hall, 125 E 8th Avenue, unless otherwise noted








January-2018				
Date	Time	Title	Length (in min)	Department Contact
22-Jan	Monday	 Committee Reports and Items of Interest  Parks and Recreation System Plan Implementation (Work Session)	60	Carolyn Burke, PW
		 Executive Session Pursuant to ORS 192.660(2)(e) & ORS 192.660(2)(h)	30	Sarah Medary, PW
22-Jan	Monday	 Public Forum  Approval of Funding and Use of City Resources for Housing Affordable to Low-Income Persons (Consent Calendar)		Ellen Meyi-Galloway, PDD
		 Resolution Approving LIRHPTE for Emerald Village Eugene (Consent Calendar)		Ellen Meyi-Galloway, PDD
		 Resolution Approving LIRHPTE for Mac McDonald		Ellen Meyi-Galloway, PDD
		 Resolution Approving LIRHPTE for Ross Lane (Consent Calendar)		Ellen Meyi-Galloway, PDD
		 Local Implementation of Legislation Related to Secondary Dwellings		Alissa Hansen, PDD
		 Appointment to Police Commission (Consent Calendar)		Carter Hawley, EPD
		 IGR Process (Work Session)		Ethan Nelson, CS
<i>Expected Absences for 1/22: Councilor Pryor</i>				
24-Jan	Wednesday	 Follow Up to City Council January 10 Motion (Work Session)	60	Glenn Klein, CAO
		 Boundary Expansion for Downtown Riverfront Property Purchase (Work Session and Potential Action)	30	Amanda Noble, PDD
<i>Expected Absences for 1/24: Councilor Pryor</i>				
31-Jan	Wednesday	 Riverfront Update (Work Session)	90	Denny Braud, PDD
<i>Expected Absences for 1/31: Councilor Pryor</i>				

 Work Session	 Action Item	 Public Hearing	 Public Forum	 Consent Calendar Item
 Committee Reports and Items of Interest		 Ceremonial Matters		

February-2018

Date		Time	Title	Length (in min)	Department Contact
10-Feb	Saturday	TBD	Council Goal Setting Session		
<i>Expected Absences for 2/10: Councilor Semple</i>					
12-Feb	Monday	5:30pm	 Committee Reports and Items of Interest  Community Justice & Fire/EMS Ambulance System Update (Work Session)	90	Kristie Hammitt, CS
		7:30pm	 Public Forum  Ceremonial Matters		Regan Watjus, CS
			 Winter Strategies (Work Session)  Rideshare (Work Session)		Rachelle Nicholas, PDD
<i>Expected Absences for 2/12: None</i>					
14-Feb	Wednesday	12pm	 Joint Meeting with Lane County Board Economic Development Recruitment Opportunity (Work Session)		Denny Braud, PDD
<i>Expected Absences for 2/14: None</i>					
20-Feb	Tuesday	7:30pm	 Ordinance Adopting Hazardous Substance User Fees for FY18 (Public Hearing and Potential Action)  Ordinance Providing for Withdrawal of Annexed Properties From Special Districts (Public Hearing)		Joann Eppli, ESF Nick Gioello, PDD
<i>Expected Absences for 2/20: None</i>					
21-Feb	Wednesday	12pm	 Divestment (Work Session)  Community Justice & Fire/EMS Ambulance System Update (Work Session)		Twylla Miller, CS Joe Zaludek, ESF
<i>Expected Absences for 2/21: None</i>					
24-Feb	Saturday	TBD	Council Goal Setting Session		
<i>Expected Absences for 2/24: None</i>					
26-Feb	Monday	5:30pm	 Committee Reports and Items of Interest  Housing Affordability/Missing Middle Housing (Work Session)	90	Terri Harding, PDD
		7:30pm	 Public Forum  Ordinance Providing for Withdrawal of Annexed Properties From Special Districts (Potential Action)		Nick Gioello, PDD
<i>Expected Absences for 2/26: None</i>					
28-Feb	Wednesday	12pm	 Emergency Operations Center (Work Session)	45	Mike Penwell, CS
			 Transportation SDC Methodology Update (Work Session)	45	Mark Schoening, PW
<i>Expected Absences for 2/28: None</i>					

March-2018

Date		Time	Title	Length (in min)	Staff Contact
12-Mar	Monday	5:30pm	 Committee Reports and Items of Interest  5th Street Market Project Update (Work Session) TBD  (Work Session)	45	Michael Kinnison, PDD
		7:30pm	 Public Forum  Ceremonial Matters		
<i>Expected Absences for 3/12: Councilor Evans, Councilor Taylor, Councilor Semple</i>					
14-Mar	Wednesday	12pm	 TBD (Work Session)  TBD (Work Session)		
<i>Expected Absences for 3/14: Councilor Evans, Councilor Taylor, Councilor Semple</i>					

Council Break: March 15 – April 8, 2018

Approved Work Session Polls to be Scheduled:

- Hatton Street Annexation - Councilor Syrett
- C-2 Zoning - Councilor Taylor
- Rest Stop Siting Policy - Councilor Evans
- Hwy 99/Bethel Urban Renewal District - Councilor Evans
- Rats! - Councilor Semple

Follow-Up Work Sessions to be Scheduled:

- \$1 Million Shelter
- Nuisance Codes
- Rental Housing
- Zone of Benefit/Reimbursement District
- Unimproved Roads
- Commercial Setbacks
- Property Leases

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Approval of Funding for Housing Affordable to Low-Income Persons

Meeting Date: January 22, 2018
Department: Planning & Development
www.eugene-or.gov

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

ISSUE STATEMENT

The City Council is asked to approve the use of Federal HOME Investment Partnerships Program (HOME) funds for proposals submitted in response to the Eugene-Springfield HOME Consortium's 2017 Affordable Housing Request for Proposals (RFP). The two proposals recommended for funding include: 1) Market District Commons, construction of a 50-unit apartment building at 6th Avenue and Oak Street by Housing and Community Services Agency (HACSA) and 2) Delta Court Village, new construction of a 22-unit development at 850 and 870 Hunsaker Lane by Cornerstone Community Housing.

BACKGROUND

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

The Eugene-Springfield 2015 Consolidated Plan identified priority needs for five populations including low-income renters, low-income homeowners, people experiencing homelessness, people with special needs, and unemployed/underemployed persons. The 2015 Consolidated Plan establishes a five-year goal to increase the affordable housing supply by 650 units and rehabilitate 350 affordable rental units by 2020. Attachment A provides a summary of the priority needs and affordable housing strategies identified in the 2015 Consolidated Plan.

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

Eugene and Springfield developed a HOME Consortium Intergovernmental Agreement (HOME IGA) to guide the use of HOME funds that was executed in December 2015. A significant change in the HOME IGA was the establishment of the HOME Consortium Governing Board. The Governing Board is composed of the Eugene and Springfield Mayors, one Springfield City Councilor, and one Eugene City Councilor. Councilor Pryor serves on the Governing Board along with Mayor Vinis.

The Governing Board now provides leadership for the HOME Consortium including review and approval of the annual HOME allocation, review of the Request for Proposals, and final decisions for use of HOME funds for development projects based on the decisions of the Evaluation Committee and respective City Councils. This is the second year that Eugene and Springfield are following the new evaluation process established in the HOME IGA for awarding HOME funds.

2017 Affordable Housing Request for Proposals Process

Through the 2017 Affordable Housing RFP, \$1,347,386 in HOME funds were made available for projects in Eugene that addressed the needs of very-low income persons and special needs populations. In addition, applicants could request Eugene System Development Charge exemptions. Allowed proposals included acquisition-rehabilitation and new construction projects, however the RFP prioritized proposals that would add units to the housing supply.

Three proposals were received in Eugene including one acquisition-rehabilitation proposal for 12 units and two new construction proposals totaling 72 units. No proposals were received for projects located in Springfield this year. Collectively, the projects requests total \$1,887,724. As a result, there are only sufficient funds for two projects. Please refer to Attachment B for a map of the three proposed developments in Eugene.

The proposals were reviewed by staff and by an Evaluation Committee according to the following criteria: 1) project concept and design, 2) site feasibility, 3) targeted population and services, 4) cost-benefit, 5) financial feasibility, and 6) organizational experience and performance. In the new evaluation process established in the HOME IGA, the Evaluation Committee makes a recommendation to the applicable City Council and the Governing Board. Four Evaluation Committee members scored and ranked all the proposals: City of Eugene Councilor Chris Pryor; City of Springfield Councilor Sean VanGordon; Isabelle Matthews, who is a representative of the Springfield Community Development Advisory Committee; and Leah Callahan, a real estate analyst at Columbia Bank.

In addition, staff worked with the three Eugene neighborhood associations where the proposed projects are located to inform them about the proposals and identify a representative from each neighborhood to serve on the Evaluation Committee. Kate Perle represented the Santa Clara Community Organization; Dave Hurst represented Jefferson Westside Neighbors; and Pete Knox represented the Downtown Neighborhood Association. City staff and applicants also conducted neighborhood outreach through mailings to adjacent neighbors and presentations to neighborhood associations. Neighbors and meeting attendees expressed general support for all three proposed projects.

The Evaluation Committee members concluded that all three proposals met the expected criteria. The committee scored and ranked the proposals. Market District Commons and Delta Court Village received the highest scores. Community members also had an opportunity to comment on the project through an advertised 30 day written comment period and a public hearing held on January 9th. No public comments were received.

Summary of Proposals

Market District Commons – HACSA requested \$700,000 to build 50 new affordable housing units above first floor commercial on the northwest corner of 6th Avenue and Oak Street in the

Downtown neighborhood. Ten units would be targeted to homeless veterans. HACSA has an Option to Lease the property for 99-years from Lane County. The one and two-bedroom apartments would be for households earning less than 60 percent of AMI. If HOME funds are approved, HACSA plans to seek Low-Income Housing Tax Credits from the state in 2018 to complete the project financing. Please see Attachment C for a map, image and additional information about the proposed site.

Delta Court Village- Cornerstone Community Housing requested \$549,022 to build 22 new affordable housing units at 850 and 870 Hunsaker Lane in the Santa Clara neighborhood. This site is already owned by Cornerstone. Cornerstone received HOME funds in December 2015 for purchase of the site that is partially developed with eight units. The one, two and three-bedroom units would be for households earning less than 60 percent of AMI. If HOME funds are approved, Cornerstone plans to seek Low-Income Housing Tax Credits from the state in 2018 in order to complete the project financing. Please see Attachment D for a map, image and additional information about the proposed project.

Adams Crossing – Liberty Housing Group LLC requested \$638,702 to acquire and rehabilitate a 12-unit apartment building at 932 W. 7th Avenue in the Jefferson Westside neighborhood. The studio, one and two-bedroom apartments would be targeted to low-income veterans as existing residents move out. Please see Attachment E for a map, image and additional information about the proposed site.

Evaluation Committee Recommendation

The Market District Commons proposal had the highest score, Delta Court Village had second highest, and Adams Crossing had the third highest scores. There is sufficient HOME funding for Market District Commons and Delta Court Village. While the Adams Crossing proposal met most criteria, it affects a smaller number of units than the other two projects. The proposed projects expand housing opportunities for special needs populations specifically identified in the Consolidated Plan as groups with significant unmet needs. The projects could not proceed without the requested HOME funds.

The next step is for City Council to consider the projects for HOME funding. If the Council approves the recommended project proposals, final funding decisions and project prioritization will be made by the HOME Consortium Governing Board at a public meeting to be held on February 22.

RELATED CITY POLICIES

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

The Market District Commons proposal also furthers goals of the 2004 Downtown Plan. The 2004 Downtown Plan dedicates a full chapter to the needs of housing in the city center. "Housing is

essential to the vitality and the character of the downtown core. Housing transforms downtown from an institutional and employment center to a neighborhood.” The 2012 Envision Eugene Recommendation similarly places an emphasis on housing options in downtown as part of a strategy to “Promote Compact Urban Development and Efficient Transportation Options.” Added to this, the vision document recognized the challenge of providing housing that is affordable to all income levels. Increasing the percentage of multi-family housing in the city and supporting subsidized affordable housing projects were identified as tasks to support this initiative. Market District Commons sits at the intersection of these policy objectives, and promises to be an example of turning vision into reality.

COUNCIL OPTIONS

The City Council has three options:

1. Approve \$700,000 in federal HOME funds for the construction of Market District Commons as proposed by HACSA; and \$549,022 in HOME funds for the construction of Delta Court Village as proposed by Cornerstone Community Housing.
2. Approve funding with specific modifications as determined by the City Council.
3. Decline to approve funding for one or more of the proposed projects.

CITY MANAGER’S RECOMMENDATION

The City Manager recommends the City Council approve funding for Market District Commons and Delta Court Village as recommended by the Evaluation Committee.

SUGGESTED MOTION

Move to approve funding for Market District Commons and Delta Court Village as recommended by the Evaluation Committee.

ATTACHMENTS

- A. Eugene-Springfield 2015 Consolidated Plan Priority Needs and Affordable Housing Strategies
- B. Map of Proposed Developments
- C. Summary of Market District Commons
- D. Summary of Delta Court Village
- E. Summary of Adams Crossing

FOR MORE INFORMATION

Staff Contact: Ellen Meyi-Galloway, Housing Finance Analyst
Telephone: 541-682-5532
Staff E-Mail: ellen.e.meyi-galloway@ci.eugene.or.us

Attachment A

EUGENE – SPRINGFIELD CONSOLIDATED PLAN 2015

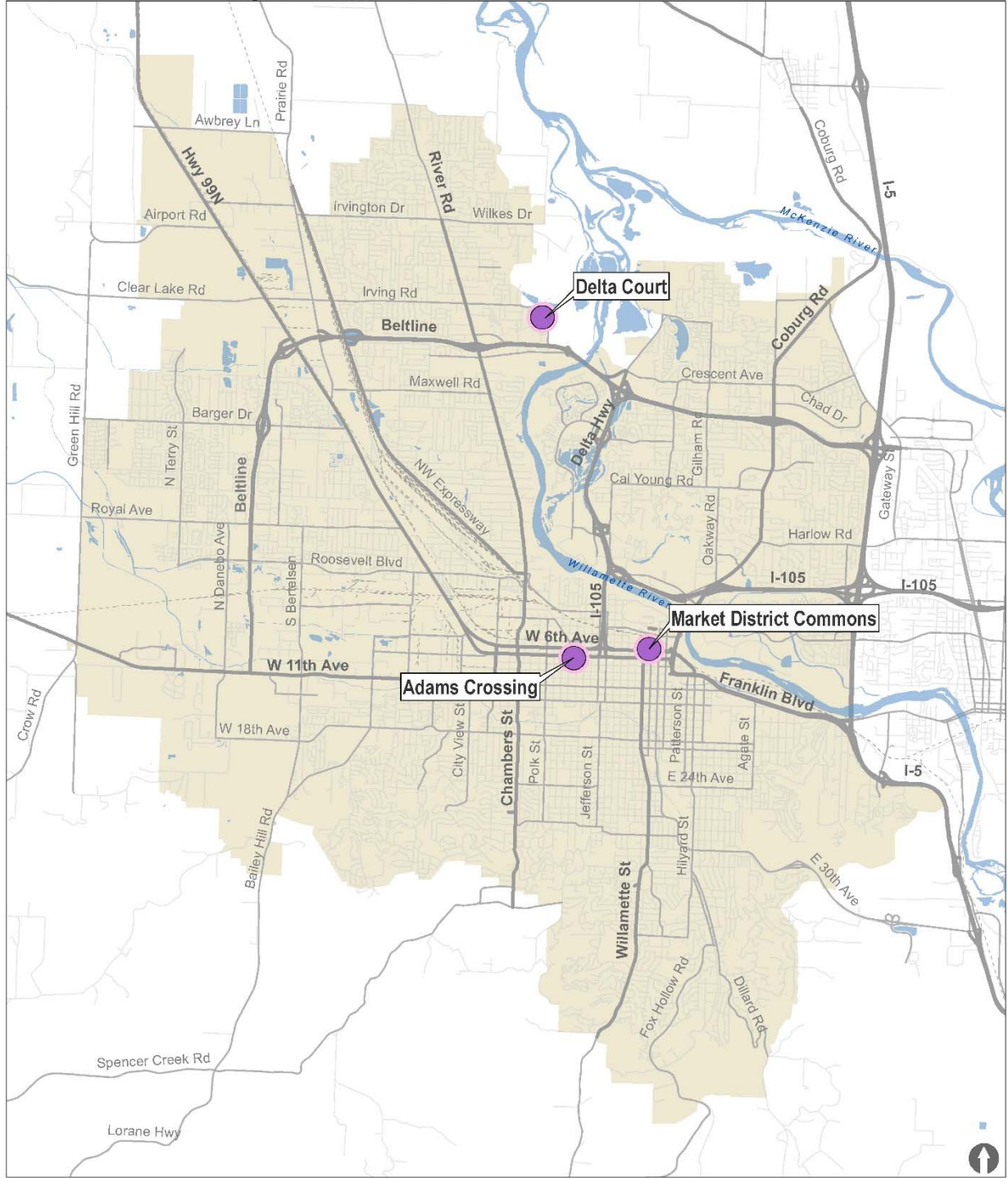
Priority Needs - Table

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

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

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

2017 HOME RFP Proposed Locations

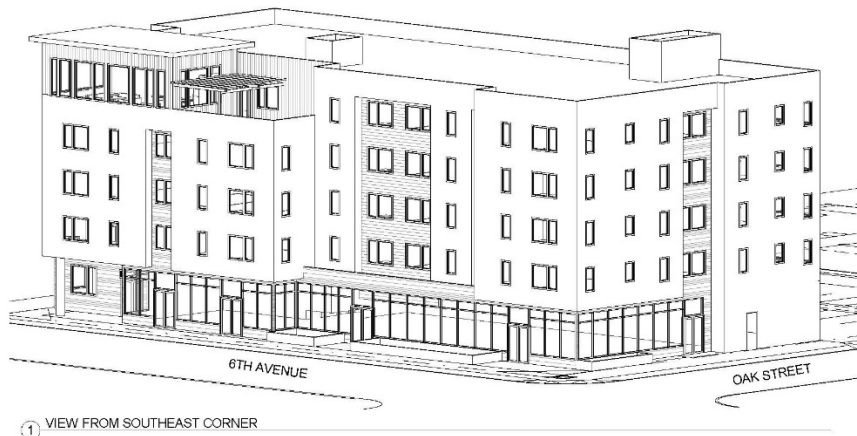


Caution: This map is based on imprecise source data, subject to change, and for general reference only.

City of Eugene, PDD
January 2, 2018

**Market District Commons
HACSA
6th Avenue and Oak Street**

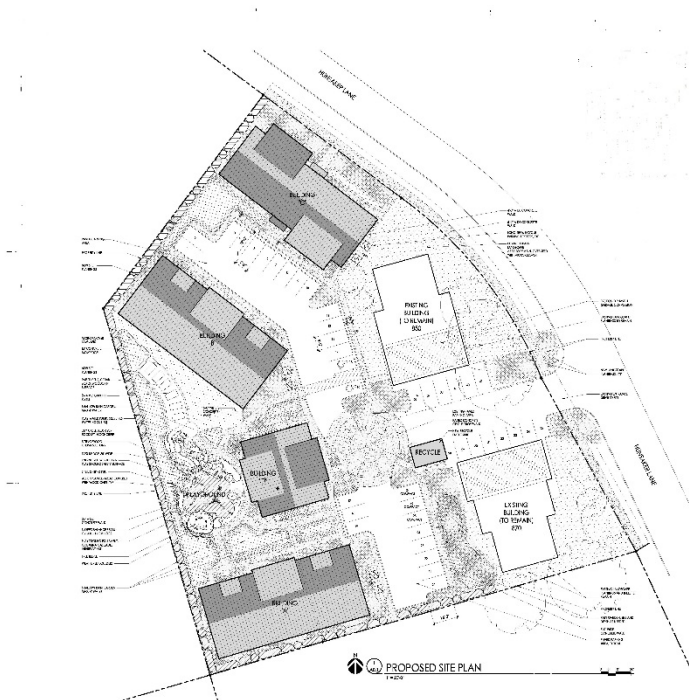
- New construction proposal
- 50 units: 42 one-bedroom and eight two-bedroom
- Households earning less than 60% of area median income
- Ten units targeted to homeless veterans (VASH)
- Four residential stories above commercial
- Cornerstone Community Housing will provide resident services, VA would provide case management for VASH units
- Three units accessible to persons with physical disabilities, one unit accessible for sensory disabilities, other units adaptable



- HOME funds requested: \$700,000
- Total development cost: \$15,861,659
- Cost per unit: \$283,783
- Other funding sources: 9% Low-Income Housing Tax Credits, state General Housing Account Program, Private bank loan, Eugene Systems Development Charge exemption
- Option for 99-year Lease from Lane County
- 20-Year Affordability Period
- Construction anticipated to begin Summer 2018

Delta Court Village Cornerstone Community Housing 850 & 870 Hunsaker Lane

- New Construction proposal
- 22 units: one-, two- and three-bedroom units
- Six units for households earning less than 50% of area median income (AMI), 16 units for 60% AMI
- Eight three-bedroom units for larger families
- Community building with gathering space, offices, and large kitchen; playground; and community garden
- Two units would be fully accessible and all downstairs units would be adaptable to persons with disabilities



- HOME funds requested: \$549,022
- Total development cost: \$5,205,393
- Cost per unit: \$236,609
- Other funding sources: 9% Low-Income Housing Tax Credits, Private bank loan, Eugene Systems Development Charge exemption
- Delta Court Phase I was acquired using HOME funds in 2015, including the land for Delta Court Village and 8 existing units
- Property has City's Low-Income Rental Housing Property Tax Exemption
- 20-Year Affordability Period
- Construction anticipated to begin Summer 2018

Adams Crossing
Liberty Housing Group, LLC
932 W. 7th Avenue

- Acquisition / Rehabilitation proposal
- 12 units: two studios, six one-bedroom, four two-bedroom units
- Three units for households earning less than 50% of area median income (AMI), three units for 60% AMI, six units for 80% AMI
- Targeted to veterans and their families
- Currently occupied, and over-income residents would be provided relocation assistance including moving cost and rental assistance.
- HOME funds requested: \$638,702
- Total development costs: \$1,193,702
- Cost per unit: \$99,475
- Other funding source: Private loan
- 15-year Affordability Period



EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Adoption of a Resolution Approving a Low-Income Rental Housing Property Tax Exemption for Emerald Village Eugene, Located at Railroad Boulevard and North Polk Street, Eugene, Oregon. (SquareOne Villages/Applicant.)

Meeting Date: January 22, 2018
Department: Planning and Development
www.eugene-or.gov

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

ISSUE STATEMENT

City Council is asked to approve a resolution for a new 20-year Low-Income Rental Housing Property Tax Exemption (LIRHPTE) for Emerald Village Eugene, located at Railroad Boulevard and North Polk Street. The developer of the project is SquareOne Villages (SOV). The property will be targeted to very low-income renters.

BACKGROUND

The City adopted the low-income rental housing property tax exemption program in 1990. Eugene has approved tax exemptions for 30 affordable housing developments with over 1,200 units since adoption. Council unanimously approved extending the 20-year LIRHPTE program for an additional 10 years in 2011. The approved ordinance also enables recipients to reapply for the 20-year LIRHPTE after the initial 20-year period has expired. Council reviews each tax exemption request on a case-by-case basis. Most recently, Council approved a new LIRHPTE for the St. Vincent de Paul Youth House on Willamette Street in November 2016 and a LIRHPTE renewal for Birchwood Apartments in January 2018.

Projects must meet 10 criteria including requirements for rents and incomes limited to households with incomes at or below 60 percent of area median income (AMI). If an application meets the substantive criteria [EC 9.239(3)(a)-(i)] as referenced in the Report and Recommendation (Attachment A), the City must grant the exemption by resolution (Attachment B). A decision to deny the exemption cannot be made by simple motion or inaction; it would need to be made by a resolution (Attachment C) that explains how the applicant has failed to demonstrate that the tax exemption is in the public interest.

Summary of requested tax exemption

The requested tax exemption is for Emerald Village Eugene, a newly constructed 22-unit tiny home affordable housing development in the Whiteaker neighborhood (map in Attachment D). SquareOne Villages will provide the studio and one-bedroom tiny homes to extremely low and very low-income households at affordable rents. Seventeen of the units will be for households

earning at or below 30 percent of AMI, and five units will be for households earning at or below 50 percent AMI. The development includes a building with laundry, restrooms and storage as well as a building with a community kitchen and manager's office. City of Eugene awarded a Systems Development Charge exemption for the project for approximately \$116,000. The apartments would not be able to achieve their proposed level of affordability without the property tax exemption.

The requested exemption meets the substantive criteria [EC 9.239(3)(a)-(i)] as shown in the Report and Recommendation (Attachment A). No public comments were received during the public comment period.

RELATED CITY POLICIES

The proposed project advances goals established in multiple local plans and policies. The five-year Eugene-Springfield 2015 Consolidated Plan identifies many affordable housing goals including increasing the affordable housing supply by 650 units. Other plans and policies include the Residential Land Use and Housing Element of the Metropolitan Area General Plan, Eugene City Council Adopted Growth Management Policies, the Diversity and Equity Strategic Plan, the Lane County Ten Year Plan to End Chronic Homelessness, Housing Dispersal Policy, and the Lane County Continuum of Care Plan. The proposed uses of funds also specifically support affordable housing goals set forth in the Envision Eugene pillars.

Approval of the property tax exemption application for Emerald Village Eugene would support the Envision Eugene pillar of providing housing affordable to all income levels. The Envision Eugene Housing Affordability pillar includes strategies to meet the growing and changing housing needs of Eugene residents by supporting subsidized affordable housing projects. Continuing to provide property tax exemptions to low-income rental housing developments has been identified as an action to help successfully implement this strategy.

COUNCIL OPTIONS

The City Council has two options:

1. Approve the tax exemption.
2. Deny the tax exemption.

CITY MANAGER'S RECOMMENDATION

The City Manager recommends adoption of a resolution granting a 20-year Low-Income Rental Housing Property Tax Exemption for the property located at Railroad Boulevard and North Polk Street.

SUGGESTED MOTION

Move to adopt a resolution approving a 20-year Low-Income Rental Housing Property Tax Exemption for the property located at Railroad Boulevard and North Polk Street.

ATTACHMENTS

- A. Report and Recommendation
- B. Resolution to approve the tax exemption
- C. Resolution to deny the tax exemption
- D. Map and images of the proposed site

FOR MORE INFORMATION

Staff Contact: Ellen Meyi-Galloway
Telephone: 541-682-5532
Staff E-Mail: ellen.e.meyi-galloway@ci.eugene.or.us

**REPORT AND RECOMMENDATION
of the Community Development Manager
of the Planning and Development Department**

**Application of Square One Villages
For Low Income Rental Housing Property Tax Exemption
(Section 2.937 to 2.940 of the Eugene Code, 1971)
for Property at Railroad Avenue and North Polk Street, Eugene, Oregon**

The Community Development Manager of the Planning and Development Department of the City of Eugene finds that:

1. SquareOne Villages, formerly known as Opportunity Village Eugene, is the owner of real property located **northeast of the intersection of Railroad Avenue and North Polk Street**, Eugene, Oregon, 97402 (Assessor's Map 17-04-25-41; Tax Lot Numbers 6000, 6100, 6300, 6400; Assessor's Property Account Numbers 0442192, 0442200, 0442226, 0442234). Square One Villages ("the applicant"), located at 458 Blair Boulevard, Eugene, Oregon, 97402 has submitted an application pursuant to Subsection 2.939(2) of the Eugene Code, 1971, for an exemption from ad valorem taxes under the City's Low-Income Rental Housing Property Tax Exemption Program (Sections 2.937 to 2.940 of the Eugene Code, 1971).

2. I have reviewed the application and find that the applicant has submitted all materials, fees and documents required by the application, and is in compliance with the provisions of EC 2.939(2) and Sections 2.1 through 2.9 of the Standards and Guidelines adopted by Resolution No. 5028. Specifically I find:

- (a) The property, or portion thereof subject to the property tax exemption, will be occupied solely as a residence for low-income persons.
- (b) The required rent payment reflects the full value of the property tax exemption.
- (c) The housing units on the property will be constructed after February 12, 1990.
- (d) The applicant has complied with the policies set forth in the Standards and Guidelines for Low-Income Rental Housing Property Tax Exemption adopted by council Resolution No. 5028.
- (e) The proposed development is consistent with the city's housing dispersal policy.
- (f) The proposed development does not cause the displacement of low-income persons.
- (g) The proposed development does not cause destruction of historic properties.
- (h) The proposed development is otherwise consistent with the Eugene Code and adopted city regulations and policies.
- (i) The applicant has executed, and agrees to maintain in effect for the

duration of the tax exemption period, a Rent Regulatory Agreement as described in Section 5.1 of the Standards and Guidelines.

- (j) The applicant has consented in writing that for the duration of the tax exemption period, the city may inspect the property for which the exemption is granted to insure that the premises are maintained in decent, safe and sanitary conditions for the occupants.

3. Comments have been solicited from interested City departments, 4J School District, and the affected neighborhood groups. No comments were received.

Therefore, based on the above findings, the proposed project conforms with all applicable City Code provisions, local plans, planning regulations, the Envision Eugene Plan, and the criteria set forth in the City's adopted Standards and Guidelines for Low-Income Rental Housing Property Tax Exemption, and I recommend that the application be approved.

Dated this 28 day of December, 2017.

Print: Michael J. Kinnison

Sign: 
EM

Community Development Manager of the Planning and Development Department AIC

RESOLUTION NO. _____**A RESOLUTION APPROVING A LOW-INCOME RENTAL HOUSING PROPERTY TAX EXEMPTION FOR THE PROPERTY LOCATED AT RAILROAD BOULEVARD AND NORTH POLK STREET, EUGENE, OREGON. (APPLICANT SQUAREONE VILLAGES)****The City Council of the City of Eugene finds that:**

A. SquareOne Villages (formerly Opportunity Village Eugene) is the owner of real property located northeast of the intersection of Railroad Boulevard and North Polk Street, Eugene, Oregon (Assessor’s Map 17-04-25-41; Tax Lots 6000, 6100, 6300 and 6400; Assessor’s Property Account Numbers 0442192, 0442200, 0442226, 0442234, respectively). SquareOne Villages (“the applicant”), located at 458 Blair Boulevard, Eugene, Oregon, has submitted an application pursuant to Subsection 2.939(2) of the Eugene Code, 1971, for an exemption from ad valorem taxes under the City's Low-Income Rental Housing Property Tax Exemption Program (Sections 2.937 to 2.940 of the Eugene Code, 1971).

B. A tax exemption is being sought for the property which will include 17 studio homes, 5 one-bedroom homes, and residential common areas, all of which will be used for low-income housing. The 22 homes (referred to as “tiny homes”) will measure between 160 and 270 sq. ft. each, and will be located on approximately 1.3 acres of land. The site will also include community buildings, a covered parking structure and a small office for SquareOne Villages.

C. The Community Development Manager of the Planning and Development Department, as designee of the City Manager, has prepared a Report and Recommendation recommending that the application be approved and the exemption granted. In making that recommendation, the Community Development Manager found that the applicant submitted all materials, documents and fees required by Section 2.938 of the Eugene Code, 1971, and is in compliance with the policies set forth in the Standards and Guidelines adopted by Resolution No. 5028. In addition, the Community Development Manager found that the applicant has complied with the criteria for approval provided in Section 2.939(2) of the Eugene Code, 1971, and the eligibility requirements at Section 2.1 through 2.9 of the Standards and Guidelines adopted by Resolution No. 5028.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EUGENE, a Municipal Corporation of the State of Oregon, as follows:

Section 1. Based upon the above findings, the City Council approves the application of SquareOne Villages for an ad valorem property tax exemption under the City's Low-Income Rental Housing Property Tax Exemption Program for the entire property located northeast of the intersection of Railroad Boulevard and North Polk Street, Eugene, Oregon (Assessor’s Map 17-04-25-41; Tax Lots 6000, 6100, 6300 and 6400; Assessor’s Property Account Numbers 0442192, 0442200, 0442226, 0442234, respectively) which will include 22 “tiny homes” (17 studio homes and 5 one-bedroom homes), and residential common areas, all of which will be used for low-income housing.

Section 2. The land and units described in Section 1 above are declared exempt from local ad valorem property taxation commencing July 1, 2018, and continuing for a continuous period of 20 years unless earlier terminated in accordance with the provisions of Section 2.940 of the Eugene Code, 1971, which provides for termination after an opportunity to be heard if:

2.1 Construction or development of the exempt property differs from the construction or development described in the application for exemption, or was not completed by January 1, 2020, and no extensions or exceptions were granted; or

2.2 The applicant fails to comply with provisions of ORS 307.515 to 307.523, provisions of the Eugene Code, 1971, the Standards and Guidelines adopted by Council Resolution No. 5028, or any conditions imposed in this Resolution.

The tax exemption shall be terminated immediately, without right of notice or appeal, pursuant to the provisions of ORS 307.531 in the event that the county assessor determines that a change of use to other than that allowed has occurred for the housing unit, or portion thereof, or, if after the date of this approval, a declaration as defined in ORS 100.005 is presented to the county assessor or tax collector for approval under ORS 100.110.

Section 3. The City Manager, or the Manager's designee, is requested to forward a copy of this Resolution to the applicant within 10 days from the date of adoption of this Resolution, and to cause a copy of this Resolution to be filed with the Lane County Assessor on or before April 1, 2018. The copy of the Resolution sent to the applicant shall be accompanied by a notice explaining the grounds for possible termination of the exemption prior to the end of the exemption period and the effects of the termination.

Section 4. This Resolution shall become effective immediately upon its adoption.

The foregoing Resolution adopted the ____ day of January, 2018.

City Recorder

RESOLUTION NO. _____

A RESOLUTION DENYING A LOW-INCOME RENTAL HOUSING PROPERTY TAX EXEMPTION FOR THE PROPERTY LOCATED AT RAILROAD BOULEVARD AND NORTH POLK STREET, EUGENE, OREGON. (APPLICANT SQUAREONE VILLAGES)

The City Council of the City of Eugene finds that:

A. SquareOne Villages (formerly Opportunity Village Eugene) is the owner of real property located northeast of the intersection of Railroad Boulevard and North Polk Street, Eugene, Oregon (Assessor’s Map 17-04-25-41; Tax Lots 6000, 6100, 6300 and 6400; Assessor’s Property Account Numbers 0442192, 0442200, 0442226, 0442234, respectively). SquareOne Villages (“the applicant”), located at 458 Blair Boulevard, Eugene, Oregon, has submitted an application pursuant to Subsection 2.939(2) of the Eugene Code, 1971, for an exemption from ad valorem taxes under the City's Low-Income Rental Housing Property Tax Exemption Program (Sections 2.937 to 2.940 of the Eugene Code, 1971).

B. A tax exemption is being sought for the property which will include 17 studio homes, 5 one-bedroom homes, and residential common areas, all of which will be used for low-income housing. The 22 homes (referred to as “tiny homes”) will measure between 160 and 270 sq. ft. each, and will be located on approximately 1.3 acres of land. The site will also include community buildings, a covered parking structure and a small office for SquareOne Villages.

C. The Community Development Manager of the Planning and Development Department, as designee of the City Manager, has prepared a Report and Recommendation recommending that the application be approved and the exemption granted. In making that recommendation, the Community Development Manager found that the applicant submitted all materials, documents and fees required by Section 2.938 of the Eugene Code, 1971, and is in compliance with the policies set forth in the Standards and Guidelines adopted by Resolution No. 5028. In addition, the Community Development Manager found that the applicant has complied with the criteria for approval provided in Section 2.939(2) of the Eugene Code, 1971, and the eligibility requirements at Section 2.1 through 2.9 of the Standards and Guidelines adopted by Resolution No. 5028.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EUGENE, a Municipal Corporation of the State of Oregon, as follows:

Section 1. Notwithstanding the findings in the Community Development Manager’s Report and Recommendation, the City Council denies the application of SquareOne Villages for an ad valorem property tax exemption under the City's Low-Income Rental Housing Property Tax Exemption Program for the property located at Railroad Boulevard and North Polk Street, Eugene, Oregon (Assessor’s Map 17-04-25-41; Tax Lots 6000, 6100, 6300 and 6400; Assessor’s Property Account Numbers 0442192,

0442200, 0442226, 0442234, respectively) because the applicant has failed to demonstrate satisfactory compliance with the criteria in Section 2.939(2) of the Eugene Code, 1971.

Section 2. The City Manager, or the Manager's designee, is requested to forward a copy of this Resolution to the applicant within ten days from the date of adoption of this Resolution, along with a notice informing the applicant of the right to appeal in the manner set forth in ORS 34.010 to 34.100.

Section 3. This Resolution shall become effective immediately upon its adoption.

The foregoing Resolution adopted the ____ day of January, 2018.

City Recorder

Proposed LIRHPT Emerald Village



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

December 29, 2017



January 22, 2018, Work Session and Meeting – Item 2D

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Adoption of a Resolution Approving a Low-Income Rental Housing Property Tax Exemption Renewal for Mac McDonald, Located at 1013-1086 Bennett Street and 2340-2342 Compton Street, Eugene, Oregon.
(St. Vincent de Paul Society of Lane County, Inc./Applicant)

Meeting Date: January 22, 2018
Department: Planning and Development
www.eugene-or.gov

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

ISSUE STATEMENT

City Council is asked to approve a resolution for a 20-year Low-Income Rental Housing Property Tax Exemption (LIRHPTE) renewal for Mac McDonald, located at 1013-1086 Bennett Street and 2340-2342 Compton Street. The owner of the development is St. Vincent de Paul Society of Lane County, Inc. Mac McDonald first received a LIRHPTE in 1997 when the development was constructed. The property has housed low-income renters for 20-years.

BACKGROUND

The City adopted the low-income rental housing property tax exemption program in 1990. Eugene has approved tax exemptions for 30 affordable housing developments with over 1,200 units since adoption. Council unanimously approved extending the 20-year LIRHPTE program for an additional 10 years in 2011. The approved ordinance also enables recipients to reapply for the 20-year LIRHPTE after the initial 20-year period has expired. Council reviews each tax exemption request on a case-by-case basis. Most recently, Council approved a new LIRHPTE for the St. Vincent de Paul Youth House on Willamette Street in November 2016 and a LIRHPTE renewal for Birchwood Apartments in January 2018.

Projects must meet 10 criteria including requirements for rents and incomes limited to households with incomes at or below 60 percent of area median income (AMI). If an application meets the substantive criteria [EC 9.239(3)(a)-(i)] as referenced in the Report and Recommendation (Attachment A), the City must grant the exemption by resolution (Attachment B). A decision to deny the exemption cannot be made by simple motion or inaction; it would need to be made by a resolution (Attachment C) that explains how the applicant has failed to demonstrate that the tax exemption is in the public interest.

Summary of requested tax exemption renewal

The requested tax exemption renewal is for Mac McDonald, a 24-unit apartment complex located in the River Road neighborhood (map in Attachment D). Since 1997, the apartments have been rented to low-income households earning at or below 50 percent of area median income, at

affordable rents. The tax exemption expired June 30, 2017. The apartments would not be able to maintain their current level of affordability without the property tax exemption renewal.

The requested exemption meets the substantive criteria [EC 9.239(3)(a)-(i)] as shown in the Report and Recommendation (Attachment A). No public comments were received during the public comment period.

RELATED CITY POLICIES

The proposed project advances goals established in multiple local plans and policies. The Eugene-Springfield 2015 Consolidated Plan identifies many affordable housing goals including affordable housing preservation. Other plans and policies include the Residential Land Use and Housing Element of the Metropolitan Area General Plan, Eugene City Council Adopted Growth Management Policies, the Lane County Ten Year Plan to End Chronic Homelessness, Housing Dispersal Policy, and the Lane County Continuum of Care Plan. The proposed uses of funds also specifically support affordable housing goals set forth in the Envision Eugene pillars.

Approval of the property tax exemption renewal application for Mac McDonald would support the Envision Eugene pillar of providing housing affordable to all income levels. The Envision Eugene Housing Affordability pillar includes strategies to meet the growing and changing housing needs of Eugene residents by supporting subsidized affordable housing projects. Continuing to provide property tax exemptions to low-income rental housing developments has been identified as an action to help successfully implement this strategy.

COUNCIL OPTIONS

The City Council has two options:

1. Approve the tax exemption.
2. Deny the tax exemption.

CITY MANAGER'S RECOMMENDATION

The City Manager recommends adoption of a resolution granting a 20-year Low-Income Rental Housing Property Tax Exemption for the property located at 1013-1086 Bennett Street and 2340-2342 Compton Street.

SUGGESTED MOTION

Move to adopt a resolution approving a 20-year Low-Income Rental Housing Property Tax Exemption for the property located at 1013-1086 Bennett Street and 2340-2342 Compton Street.

ATTACHMENTS

- A. Report and Recommendation
- B. Resolution to approve the tax exemption
- C. Resolution to deny the tax exemption
- D. Map of the proposed site

FOR MORE INFORMATION

Staff Contact: Ellen Meyi-Galloway

Telephone: 541-682-5532

Staff E-Mail: ellen.e.meyi-galloway@ci.eugene.or.us

**REPORT AND RECOMMENDATION
of the Community Development Manager
of the Planning and Development Department**

**Application of St. Vincent de Paul Society of Lane County, Inc.
For Low Income Rental Housing Property Tax Exemption
(Section 2.937 to 2.940 of the Eugene Code, 1971)
for Property at Bennett and Compton Streets, Eugene, Oregon**

The Community Development Manager of the Planning and Development Department of the City of Eugene finds that:

1. St. Vincent de Paul Society of Lane County, Inc. is the owner of real property located at **1013-1086 Bennett Street and 2340-2342 Compton Street**, Eugene, Oregon, 97404 (Assessor's Map 17-04-23-22; Tax Lot Numbers 0100, 0200, 0300, 0400, 2600, 2700, 2800, 2900, 3000, 3100, 3200, and 3300; Assessor's Property Account Numbers 1533882, 1533890, 1533908, 1533916, 1533932, 1533940, 1533957, 1533965, 1533973, 1533981, 1533999, 1534005). St. Vincent de Paul Society of Lane County, Inc. ("the applicant"), located at 2890 Chad Drive, PO Box 24608, Eugene, Oregon, 97402 has submitted an application pursuant to Subsection 2.939(2) of the Eugene Code, 1971, for an exemption from ad valorem taxes under the City's Low-Income Rental Housing Property Tax Exemption Program (Sections 2.937 to 2.940 of the Eugene Code, 1971).

2. The Mac McDonald development first received a Low-Income Rental Housing Property Tax Exemption when it was constructed in 1997. The apartments have housed low-income households for twenty years. Under EC 2.940(5) in the final year of low income housing tax exemptions, applications for subsequent low-income housing tax exemptions for the property may be submitted.

3. I have reviewed the application and find that the applicant has submitted all materials, fees and documents required by the application, and is in compliance with the provisions of EC 2.939(2) and Sections 2.1 through 2.9 of the Standards and Guidelines adopted by Resolution No. 5028. Specifically I find:

- (a) The property, or portion thereof subject to the property tax exemption, will be occupied solely as a residence for low-income persons.
- (b) The required rent payment reflects the full value of the property tax exemption.
- (c) The housing units on the property were constructed after February 12, 1990.
- (d) The applicant has complied with the policies set forth in the Standards and Guidelines for Low-Income Rental Housing Property Tax Exemption adopted by council Resolution No. 5028.
- (e) The proposed development is consistent with the city's housing dispersal

- policy.
- (f) The proposed development does not cause the displacement of low-income persons.
 - (g) The proposed development does not cause destruction of historic properties.
 - (h) The proposed development is otherwise consistent with the Eugene Code and adopted city regulations and policies.
 - (i) The applicant has executed, and agrees to maintain in effect for the duration of the tax exemption period, a Rent Regulatory Agreement as described in Section 5.1 of the Standards and Guidelines.
 - (j) The applicant has consented in writing that for the duration of the tax exemption period, the city may inspect the property for which the exemption is granted to insure that the premises are maintained in decent, safe and sanitary conditions for the occupants.

4. Comments have been solicited from interested City departments, 4J School District, and the affected neighborhood groups. No comments were received.

Therefore, based on the above findings, the proposed project conforms with all applicable City Code provisions, local plans, planning regulations, the Envision Eugene Plan, and the criteria set forth in the City's adopted Standards and Guidelines for Low-Income Rental Housing Property Tax Exemption, and I recommend that the application be approved.

Dated this 28 day of December, 2017.

Print: Michael J. Kinnison

Sign:



Community Development Manager AIC of the Planning and Development Department

RESOLUTION NO. _____**A RESOLUTION APPROVING A LOW-INCOME RENTAL HOUSING PROPERTY TAX EXEMPTION FOR THE PROPERTY LOCATED AT 1013-1086 BENNETT STREET AND 2340-2342 COMPTON STREET, EUGENE, OREGON. (APPLICANT ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY, INC.)****The City Council of the City of Eugene finds that:**

A. St. Vincent de Paul Society of Lane County, Inc. is the owner of real property located at 1013-1086 Bennett Street and 2340-2342 Compton Street, Eugene, Oregon, 97404 (Assessor's Map 17-04-23-22; Tax Lot Numbers 0100, 0200, 0300, 0400, 2600, 2700, 2800, 2900, 3000, 3100, 3200, and 3300; Assessor's Property Account Numbers 1533882, 1533890, 1533908, 1533916, 1533932, 1533940, 1533957, 1533965, 1533973, 1533981, 1533999, 1534005, respectively). St. Vincent de Paul Society of Lane County, Inc. ("the applicant"), located at 2890 Chad Drive, PO Box 24608, Eugene, Oregon, 97402 has submitted an application pursuant to Subsection 2.939(2) of the Eugene Code, 1971, for an exemption from ad valorem taxes under the City's Low-Income Rental Housing Property Tax Exemption Program (Sections 2.937 to 2.940 of the Eugene Code, 1971).

B. The Mac McDonald development first received a Low-Income Rental Housing Property Tax Exemption when it was constructed in 1997. The apartments have housed low-income households for twenty years. Under EC 2.940(5) in the final year of low income housing tax exemptions, applications for subsequent low-income housing tax exemptions for the property may be submitted.

C. A tax exemption is being sought for the property which includes 14 two-bedroom units, 10 three bedroom-units, and residential common areas.

D. The Community Development Manager of the Planning and Development Department, as designee of the City Manager, has prepared a Report and Recommendation recommending that the application be approved and the exemption granted. In making that recommendation, the Community Development Manager found that the applicant submitted all materials, documents and fees required by Section 2.938 of the Eugene Code, 1971, and is in compliance with the policies set forth in the Standards and Guidelines adopted by Resolution No. 5028. In addition, the Community Development Manager found that the applicant has complied with the criteria for approval provided in Section 2.939(2) of the Eugene Code, 1971, and the eligibility requirements at Section 2.1 through 2.9 of the Standards and Guidelines adopted by Resolution No. 5028.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EUGENE, a Municipal Corporation of the State of Oregon, as follows:

Section 1. Based upon the above findings, the City Council approves the application of St. Vincent de Paul Society of Lane County, Inc. for an ad valorem property tax exemption under the City's Low-

Income Rental Housing Property Tax Exemption Program for the property located at 1013-1086 Bennett Street and 2340-2342 Compton Street, Eugene, Oregon, 97404 (Assessor's Map 17-04-23-22; Tax Lot Numbers 0100, 0200, 0300, 0400, 2600, 2700, 2800, 2900, 3000, 3100, 3200, and 3300; Assessor's Property Account Numbers 1533882, 1533890, 1533908, 1533916, 1533932, 1533940, 1533957, 1533965, 1533973, 1533981, 1533999, 1534005, respectively) which includes 14 two-bedroom units, 10 three bedroom-units, and residential common areas, all of which will be used for low-income housing.

Section 2. The land and units described in Section 1 above are declared exempt from local ad valorem property taxation commencing July 1, 2018, and continuing for a continuous period of 20-years unless earlier terminated in accordance with the provisions of Section 2.940 of the Eugene Code, 1971, which provides for termination after an opportunity to be heard if:

2.1 Construction or development of the exempt property differs from the construction or development described in the application for exemption, or was not completed by January 1, 2020, and no extensions or exceptions were granted; or

2.2 The applicant fails to comply with provisions of ORS 307.515 to 307.523, provisions of the Eugene Code, 1971, the Standards and Guidelines adopted by Council Resolution No. 5028, or any conditions imposed in this Resolution.

The tax exemption shall be terminated immediately, without right of notice or appeal, pursuant to the provisions of ORS 307.531 in the event that the county assessor determines that a change of use to other than that allowed has occurred for the housing unit, or portion thereof, or, if after the date of this approval, a declaration as defined in ORS 100.005 is presented to the county assessor or tax collector for approval under ORS 100.110.

Section 3. The City Manager, or the Manager's designee, is requested to forward a copy of this Resolution to the applicant within 10 days from the date of adoption of this Resolution, and to cause a copy of this Resolution to be filed with the Lane County Assessor on or before April 1, 2018. The copy of the Resolution sent to the applicant shall be accompanied by a notice explaining the grounds for possible termination of the exemption prior to the end of the exemption period and the effects of the termination.

Section 4. This Resolution shall become effective immediately upon its adoption.

The foregoing Resolution adopted the ____ day of January, 2018.

City Recorder

RESOLUTION NO. _____

A RESOLUTION DENYING A LOW-INCOME RENTAL HOUSING PROPERTY TAX EXEMPTION FOR THE PROPERTY LOCATED AT 1013-1086 BENNETT STREET AND 2340-2342 COMPTON STREET, EUGENE, OREGON. (APPLICANT ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY, INC.)

The City Council of the City of Eugene finds that:

A. St. Vincent de Paul Society of Lane County, Inc. is the owner of real property located at 1013-1086 Bennett Street and 2340-2342 Compton Street, Eugene, Oregon, 97404 (Assessor's Map 17-04-23-22; Tax Lot Numbers 0100, 0200, 0300, 0400, 2600, 2700, 2800, 2900, 3000, 3100, 3200, and 3300; Assessor's Property Account Numbers 1533882, 1533890, 1533908, 1533916, 1533932, 1533940, 1533957, 1533965, 1533973, 1533981, 1533999, 1534005, respectively). St. Vincent de Paul Society of Lane County, Inc. ("the applicant"), located at 2890 Chad Drive, PO Box 24608, Eugene, Oregon, 97402 has submitted an application pursuant to Subsection 2.939(2) of the Eugene Code, 1971, for an exemption from ad valorem taxes under the City's Low-Income Rental Housing Property Tax Exemption Program (Sections 2.937 to 2.940 of the Eugene Code, 1971).

B. The Mac McDonald development first received a Low-Income Rental Housing Property Tax Exemption when it was constructed in 1997. The apartments have housed low-income households for twenty years. Under EC 2.940(5) in the final year of low income housing tax exemptions, applications for subsequent low-income housing tax exemptions for the property may be submitted.

C. A tax exemption is being sought for the property which includes 14 two-bedroom units, 10 three bedroom-units, and residential common areas.

D. The Community Development Manager of the Planning and Development Department, as designee of the City Manager, has prepared a Report and Recommendation recommending that the application be approved and the exemption granted. In making that recommendation, the Community Development Manager found that the applicant submitted all materials, documents and fees required by Section 2.938 of the Eugene Code, 1971, and is in compliance with the policies set forth in the Standards and Guidelines adopted by Resolution No. 5028. In addition, the Community Development Manager found that the applicant has complied with the criteria for approval provided in Section 2.939(2) of the Eugene Code, 1971, and the eligibility requirements at Section 2.1 through 2.9 of the Standards and Guidelines adopted by Resolution No. 5028.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EUGENE, a Municipal Corporation of the State of Oregon, as follows:

Section 1. Notwithstanding the findings in the Community Development Manager’s Report and Recommendation, the City Council denies the application of St. Vincent de Paul Society of Lane County, Inc. for an ad valorem property tax exemption under the City's Low-Income Rental Housing Property Tax Exemption Program for the property located at 1013-1086 Bennett Street and 2340-2342 Compton Street, Eugene, Oregon, 97404 (Assessor’s Map 17-04-23-22; Tax Lot Numbers 0100, 0200, 0300, 0400, 2600, 2700, 2800, 2900, 3000, 3100, 3200, and 3300; Assessor’s Property Account Numbers 1533882, 1533890, 1533908, 1533916, 1533932, 1533940, 1533957, 1533965, 1533973, 1533981, 1533999, 1534005, respectively) because the applicant has failed to demonstrate satisfactory compliance with the criteria in Section 2.939(2) of the Eugene Code, 1971.

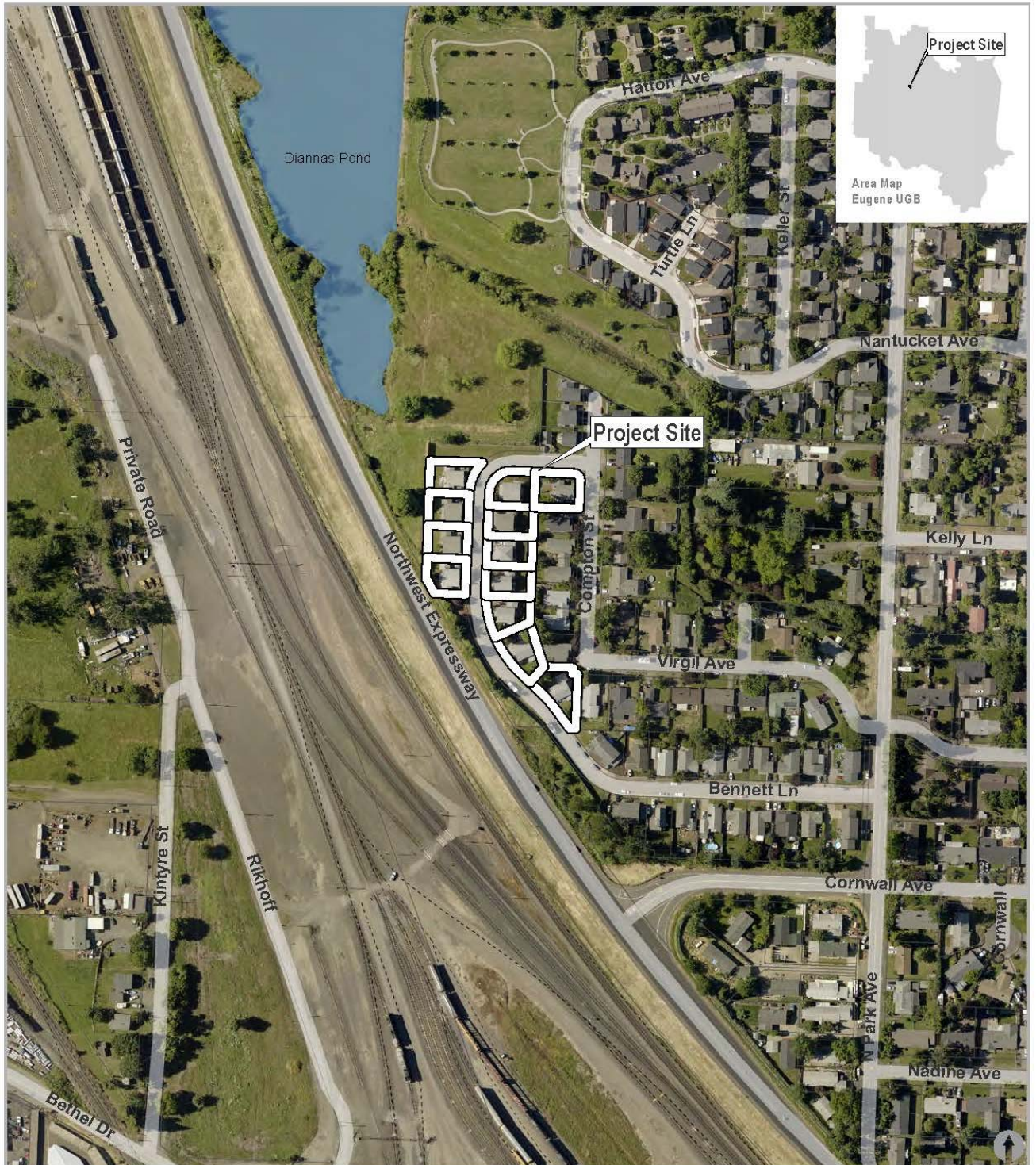
Section 2. The City Manager, or the Manager's designee, is requested to forward a copy of this Resolution to the applicant within ten days from the date of adoption of this Resolution, along with a notice informing the applicant of the right to appeal in the manner set forth in ORS 34.010 to 34.100.

Section 3. This Resolution shall become effective immediately upon its adoption.

The foregoing Resolution adopted the ____ day of January, 2018.

City Recorder

Proposed LIRHPTE Mac McDonald



Project Site Water Bodies
Orthophotography: 2017

0 100 Feet

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

December 29, 2017

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Adoption of a Resolution Approving a Low-Income Rental Housing Property Tax Exemption Renewal for Ross Lane Apartments, Located at 2640-2652 Ross Lane and 550-556 Helen Street, Eugene, Oregon.
(St. Vincent de Paul Society of Lane County, Inc./Applicant)

Meeting Date: January 22, 2018
Department: Planning and Development
www.eugene-or.gov

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

ISSUE STATEMENT

City Council is asked to approve a resolution for a 20-year Low-Income Rental Housing Property Tax Exemption (LIRHPTE) renewal for Ross Lane Apartments, located at 2640-2652 Ross Lane and 550-556 Helen Street. The owner of the development is St. Vincent de Paul Society of Lane County, Inc. Ross Lane Apartments first received a LIRHPTE in 1998 when the development was constructed. The property has housed low-income renters for 20 years.

BACKGROUND

The City adopted the low-income rental housing property tax exemption program in 1990. Eugene has approved tax exemptions for 30 affordable housing developments with over 1,200 units since adoption. Council unanimously approved extending the 20-year LIRHPTE program for an additional 10 years in 2011. The approved ordinance also enables recipients to reapply for the 20 year LIRHPTE after the initial 20-year period has expired. Council reviews each tax exemption request on a case-by-case basis. Most recently, Council approved a new LIRHPTE for the St. Vincent de Paul Youth House on Willamette Street in November 2016 and a LIRHPTE renewal for Birchwood Apartments in January 2018.

Projects must meet 10 criteria including requirements for rents and incomes limited to households with incomes at or below 60 percent of area median income (AMI). If an application meets the substantive criteria [EC 9.239(3)(a)-(i)] as referenced in the Report and Recommendation (Attachment A), the City must grant the exemption by resolution (Attachment B). A decision to deny the exemption cannot be made by simple motion or inaction; it would need to be made by a resolution (Attachment C) that explains how the applicant has failed to demonstrate that the tax exemption is in the public interest.

Summary of requested tax exemption renewal

The requested tax exemption renewal is for Ross Lane Apartments, a 36-unit apartment complex located in the Santa Clara neighborhood (map in Attachment D). Since 1998, the apartments have been rented to low-income households earning at or below 50 percent of area median income, at

affordable rents. The tax exemption will expire June 30, 2018. The apartments would not be able to maintain their current level of affordability without the property tax exemption renewal.

The requested exemption meets the substantive criteria [EC 9.239(3)(a)-(i)] as shown in the Report and Recommendation (Attachment A). No public comments were received during the public comment period.

RELATED CITY POLICIES

The proposed project advances goals established in multiple local plans and policies. The Eugene-Springfield 2015 Consolidated Plan identifies many affordable housing goals including affordable housing preservation. Other plans and policies include the Residential Land Use and Housing Element of the Metropolitan Area General Plan, Eugene City Council Adopted Growth Management Policies, the Lane County Ten Year Plan to End Chronic Homelessness, Housing Dispersal Policy, and the Lane County Continuum of Care Plan. The proposed uses of funds also specifically support affordable housing goals set forth in the Envision Eugene pillars.

Approval of the property tax exemption renewal application for Ross Lane Apartments would support the Envision Eugene pillar of providing housing affordable to all income levels. The Envision Eugene Housing Affordability pillar includes strategies to meet the growing and changing housing needs of Eugene residents by supporting subsidized affordable housing projects. Continuing to provide property tax exemptions to low-income rental housing developments has been identified as an action to help successfully implement this strategy.

COUNCIL OPTIONS

The City Council has two options:

1. Approve the tax exemption.
2. Deny the tax exemption.

CITY MANAGER'S RECOMMENDATION

The City Manager recommends adoption of a resolution granting a 20 year Low-Income Rental Housing Property Tax Exemption for the property located at 2640-2652 Ross Lane and 550-556 Helen Street.

SUGGESTED MOTION

Move to adopt a resolution approving a 20-year Low-Income Rental Housing Property Tax Exemption for the property located at 2640-2652 Ross Lane and 550-556 Helen Street.

ATTACHMENTS

- A. Report and Recommendation
- B. Resolution to approve the tax exemption
- C. Resolution to deny the tax exemption
- D. Map of the proposed site

FOR MORE INFORMATION

Staff Contact: Ellen Meyi-Galloway

Telephone: 541-682-5532

Staff E-Mail: ellen.e.meyi-galloway@ci.eugene.or.us

ATTACHMENT A

REPORT AND RECOMMENDATION of the Community Development Manager of the Planning and Development Department

Application of St. Vincent de Paul Society of Lane County, Inc.
For Low Income Rental Housing Property Tax Exemption
(Section 2.937 to 2.940 of the Eugene Code, 1971)
for Property at Ross Lane and Helen Street, Eugene, Oregon

The Community Development Manager of the Planning and Development Department of the City of Eugene finds that:

1. St. Vincent de Paul Society of Lane County, Inc. is the owner of real property located at **2640-2652 Ross Lane and 550-556 Helen Street**, Eugene, Oregon, 97404 (Assessor's Map 17-04-12-34; Tax Lot No. 600; Assessor's Property Account No. 1518479). St. Vincent de Paul Society of Lane County, Inc. ("the applicant"), located at 2890 Chad Drive, PO Box 24608, Eugene, Oregon, 97402 has submitted an application pursuant to Subsection 2.939(2) of the Eugene Code, 1971, for an exemption from ad valorem taxes under the City's Low-Income Rental Housing Property Tax Exemption Program (Sections 2.937 to 2.940 of the Eugene Code, 1971).

2. The Ross Lane / Helen Street development first received a Low-Income Rental Housing Property Tax Exemption when it was constructed in 1998. The apartments have housed low-income households for twenty years. Under EC 2.940(5) in the final year of low income housing tax exemptions, applications for subsequent low-income housing tax exemptions for the property may be submitted.

3. I have reviewed the application and find that the applicant has submitted all materials, fees and documents required by the application, and is in compliance with the provisions of EC 2.939(2) and Sections 2.1 through 2.9 of the Standards and Guidelines adopted by Resolution No. 5028. Specifically I find:

- (a) The property, or portion thereof subject to the property tax exemption, will be occupied solely as a residence for low-income persons.
- (b) The required rent payment reflects the full value of the property tax exemption.
- (c) The housing units on the property were constructed after February 12, 1990.
- (d) The applicant has complied with the policies set forth in the Standards and Guidelines for Low-Income Rental Housing Property Tax Exemption adopted by council Resolution No. 5028.
- (e) The proposed development is consistent with the city's housing dispersal policy.
- (f) The proposed development does not cause the displacement of low-

- income persons.
- (g) The proposed development does not cause destruction of historic properties.
 - (h) The proposed development is otherwise consistent with the Eugene Code and adopted city regulations and policies.
 - (i) The applicant has executed, and agrees to maintain in effect for the duration of the tax exemption period, a Rent Regulatory Agreement as described in Section 5.1 of the Standards and Guidelines.
 - (j) The applicant has consented in writing that for the duration of the tax exemption period, the city may inspect the property for which the exemption is granted to insure that the premises are maintained in decent, safe and sanitary conditions for the occupants.

4. Comments have been solicited from interested City departments, 4J School District, and the affected neighborhood groups. No comments were received.

Therefore, based on the above findings, the proposed project conforms with all applicable City Code provisions, local plans, planning regulations, the Envision Eugene Plan, and the criteria set forth in the City's adopted Standards and Guidelines for Low-Income Rental Housing Property Tax Exemption, and I recommend that the application be approved.

Dated this 28 day of December, 2017.

Print: Michael J. Kinnison Sign: 
Community Development Manager AIC of the Planning and Development Department

RESOLUTION NO. _____

A RESOLUTION APPROVING A LOW-INCOME RENTAL HOUSING PROPERTY TAX EXEMPTION FOR THE PROPERTY LOCATED AT 2640-2652 ROSS LANE AND 550-556 HELEN STREET, EUGENE, OREGON. (APPLICANT ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY, INC.)

The City Council of the City of Eugene finds that:

A. St. Vincent de Paul Society of Lane County, Inc. is the owner of real property located at 2640-2652 Ross Lane and 550-556 Helen Street, Eugene, Oregon, 97404 (Assessor’s Map 17-04-12-34; Tax Lot No. 600; Assessor’s Property Account No. 1518479). St. Vincent de Paul Society of Lane County, Inc. (“the applicant”), located at 2890 Chad Drive, PO Box 24608, Eugene, Oregon, 97402 has submitted an application pursuant to Subsection 2.939(2) of the Eugene Code, 1971, for an exemption from ad valorem taxes under the City's Low-Income Rental Housing Property Tax Exemption Program (Sections 2.937 to 2.940 of the Eugene Code, 1971).

B. The Ross Lane / Helen Street development first received a Low-Income Rental Housing Property Tax Exemption when it was constructed in 1998. The apartments have housed low-income households for twenty years. Under EC 2.940(5), in the final year of low income housing tax exemptions, applications for subsequent low-income housing tax exemptions for the property may be submitted.

C. A tax exemption is being sought for the property which includes 24 two-bedroom units, 12 three-bedroom units, and residential common areas.

D. The Community Development Manager of the Planning and Development Department, as designee of the City Manager, has prepared a Report and Recommendation recommending that the application be approved and the exemption granted. In making that recommendation, the Community Development Manager found that the applicant submitted all materials, documents and fees required by Section 2.938 of the Eugene Code, 1971, and is in compliance with the policies set forth in the Standards and Guidelines adopted by Resolution No. 5028. In addition, the Community Development Manager found that the applicant has complied with the criteria for approval provided in Section 2.939(2) of the Eugene Code, 1971, and the eligibility requirements at Section 2.1 through 2.9 of the Standards and Guidelines adopted by Resolution No. 5028.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EUGENE, a Municipal Corporation of the State of Oregon, as follows:

Section 1. Based upon the above findings, the City Council approves the application of St. Vincent de Paul Society of Lane County, Inc. for an ad valorem property tax exemption under the City's Low-Income Rental Housing Property Tax Exemption Program for the property located at 2640-2652 Ross Lane and 550-556 Helen Street, Eugene, Oregon, 97404 (Assessor’s Map 17-04-12-34; Tax Lot No. 600; Assessor’s Property Account No. 1518479) which includes 24 two-bedroom units, 12 three-bedroom units, and residential common areas, all of which will be used for low-income housing.

Section 2. The land and units described in Section 1 above are declared exempt from local ad valorem property taxation commencing July 1, 2018, and continuing for a continuous period of 20 years unless earlier terminated in accordance with the provisions of Section 2.940 of the Eugene Code, 1971, which provides for termination after an opportunity to be heard if:

2.1 Construction or development of the exempt property differs from the construction or development described in the application for exemption, or was not completed by January 1, 2020, and no extensions or exceptions were granted; or

2.2 The applicant fails to comply with provisions of ORS 307.515 to 307.523, provisions of the Eugene Code, 1971, the Standards and Guidelines adopted by Council Resolution No. 5028, or any conditions imposed in this Resolution.

The tax exemption shall be terminated immediately, without right of notice or appeal, pursuant to the provisions of ORS 307.531 in the event that the county assessor determines that a change of use to other than that allowed has occurred for the housing unit, or portion thereof, or, if after the date of this approval, a declaration as defined in ORS 100.005 is presented to the county assessor or tax collector for approval under ORS 100.110.

Section 3. The City Manager, or the Manager's designee, is requested to forward a copy of this Resolution to the applicant within 10 days from the date of adoption of this Resolution, and to cause a copy of this Resolution to be filed with the Lane County Assessor on or before April 1, 2018. The copy of the Resolution sent to the applicant shall be accompanied by a notice explaining the grounds for possible termination of the exemption prior to the end of the exemption period and the effects of the termination.

Section 4. This Resolution shall become effective immediately upon its adoption.

The foregoing Resolution adopted the ____ day of January, 2018.

City Recorder

RESOLUTION NO. _____

A RESOLUTION DENYING A LOW-INCOME RENTAL HOUSING PROPERTY TAX EXEMPTION FOR THE PROPERTY LOCATED AT 2640-2652 ROSS LANE AND 550-556 HELEN STREET, EUGENE, OREGON. (APPLICANT ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY, INC.)

The City Council of the City of Eugene finds that:

A. St. Vincent de Paul Society of Lane County, Inc. is the owner of real property located at 2640-2652 Ross Lane and 550-556 Helen Street, Eugene, Oregon, 97404 (Assessor's Map 17-04-12-34; Tax Lot No. 600; Assessor's Property Account No. 1518479). St. Vincent de Paul Society of Lane County, Inc. ("the applicant"), located at 2890 Chad Drive, PO Box 24608, Eugene, Oregon, 97402 has submitted an application pursuant to Subsection 2.939(2) of the Eugene Code, 1971, for an exemption from ad valorem taxes under the City's Low-Income Rental Housing Property Tax Exemption Program (Sections 2.937 to 2.940 of the Eugene Code, 1971).

B. The Ross Lane / Helen Street development first received a Low-Income Rental Housing Property Tax Exemption when it was constructed in 1998. The apartments have housed low-income households for twenty years. Under EC 2.940(5), in the final year of low income housing tax exemptions, applications for subsequent low-income housing tax exemptions for the property may be submitted.

C. A tax exemption is being sought for the property which includes 24 two-bedroom units, 12 three-bedroom units, and residential common areas.

D. The Community Development Manager of the Planning and Development Department, as designee of the City Manager, has prepared a Report and Recommendation recommending that the application be approved and the exemption granted. In making that recommendation, the Community Development Manager found that the applicant submitted all materials, documents and fees required by Section 2.938 of the Eugene Code, 1971, and is in compliance with the policies set forth in the Standards and Guidelines adopted by Resolution No. 5028. In addition, the Community Development Manager found that the applicant has complied with the criteria for approval provided in Section 2.939(2) of the Eugene Code, 1971, and the eligibility requirements at Section 2.1 through 2.9 of the Standards and Guidelines adopted by Resolution No. 5028.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EUGENE, a Municipal Corporation of the State of Oregon, as follows:

Section 1. Notwithstanding the findings in the Community Development Manager's Report and Recommendation, the City Council denies the application of St. Vincent de Paul Society of Lane County, Inc. for an ad valorem property tax exemption under the City's Low-Income Rental Housing Property Tax Exemption Program for the property located at 2640-2652 Ross Lane and 550-556 Helen Street, Eugene, Oregon, 97404 (Assessor's Map 17-04-12-34; Tax Lot No. 600; Assessor's Property Account No. 1518479) because the applicant has failed to demonstrate satisfactory compliance with the criteria in Section 2.939(2) of the Eugene Code, 1971.

Section 2. The City Manager, or the Manager's designee, is requested to forward a copy of this Resolution to the applicant within ten days from the date of adoption of this Resolution, along with a notice informing the applicant of the right to appeal in the manner set forth in ORS 34.010 to 34.100.

Section 3. This Resolution shall become effective immediately upon its adoption.

The foregoing Resolution adopted the ____ day of January, 2018.

City Recorder

Proposed LIRHPTE
Ross Lane: 17-04-12-34-00600



Project Site Eugene UGB Water Bodies

Orthophotography: 2017

0 100 Feet



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

December 29, 2017

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Appointment to Police Commission

Meeting Date: January 22, 2018
Department: Police
www.eugene-or.gov

Agenda Item Number: 2G
Staff Contact: Carter Hawley
Contact Telephone Number: 541-682-5852

ISSUE STATEMENT

This item is to fill a vacancy on the Police Commission created by the resignation of Bob Walker.

BACKGROUND

Each year, the Council makes appointments to boards, committees and commissions. Chapter 2 of the Eugene Code addresses standing committees to the City Council and the appointment process for these committees. For most standing committees created in the Code, the Council is the appointing authority. The normal recruitment period for boards, committees and commissions begins in January unless a resignation occurs mid-term. The Mayor nominates candidates and the Council appoints members to this commission.

Due to the resignation of Mr. Walker, there is one vacancy on the Police Commission. Mr. Walker's term is set to expire on June 30, 2019, and his replacement will assume the remaining part of this term. A special recruitment was held for this position and yielded three applications. Mayor Vinis interviewed all three candidates and is nominating Sean Shivers for appointment.

RELATED CITY POLICIES

The Eugene Police Commission is a 12-member citizen body that acts in an advisory capacity to the City Council, Chief of Police and the City Manager on police policy and resource issues. The commission was created by City Ordinance 20136 in December 1998.

COUNCIL OPTIONS

The City Council may:

1. Appoint the candidate nominated by the Mayor.
2. Appoint another candidate after reviewing all of the applications.

CITY MANAGER'S RECOMMENDATION

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

SUGGESTED MOTION

Move to appoint Sean Shivers to Position 4 on the Police Commission, the unexpired term of Bob Walker, ending on June 30, 2019.

ATTACHMENTS

A. Police Commission Applications

FOR MORE INFORMATION

Staff Contact: Carter Hawley

Telephone: 541-682-5852

Staff E-Mail: carter.r.hawley@ci.eugene.or.us



Interested Applicants

InterestedApplicants

1/16/2018 4:24:10 PM

Police Commission

Name **Emily E. Mooney**Address **1500 Norkenzie Rd, apt 34
Eugene OR 97401**Occupation **Student**

Business Address

Optional Information

Gender **F** Age **19-25** Ethnicity **White**Additional Languages spoken **English**

Education / Training

Graduated from John C. Kimball High School (Tracy, California) in May of 2016. Began college at the University of Oregon fall of 2016, majoring in Political Science.

Community Service / Volunteer

**Volunteer for the Democratic Party of Lane County
Volunteer for Julie Fahey's House of Representative
Election Community Action Vice-Chair for Democratic
Party of Lane County
Chief Researcher and Secretary of the Eugene City Audit**

Evening Phone **9712763103** Day Phone **9712763103**Do You Live within the City Limits? **Y** If so how long? **1 year 4 months**Ward **5** Neighborhood **Cal Young Neighborhood**

Employer

Fax E-Mail **emily27mooney@gmail.com**How did you learn of this vacancy? **Friend**Disability **N** Description**French**

Job Experience

**Field Organizer for Matt Keating and Melanie Meunzer
School Board election
Employee at Jimmy Johns**

Personal Experience

As the Chief Researcher/Secretary for the Eugene City Audit Committee, I learned a lot about how our city government works and what it is like to serve on a board, and the work it takes.



Interested Applicants

InterestedApplicants

1/16/2018 4:24:10 PM

Personal Interest

A democratic system works on community volunteer involvement. From my deep interest in our democratic process and volunteering, I value getting different voices included anywhere I can.

Contribution

From my experience in local politics, I know how critical it is to get young people involved in various processes to increase awareness for all communities within Lane County. As a student, I will also bring a new voice onto the board which is very often overlooked. I also seek knowledge in all aspects of our city government to help bring more public awareness and involvement to our processes.

1 What is your understanding of the role of the Police Commission within the community?

The Commission is to reflect the communities views, increase transparency and create a bridge between the police and the community.

2 What do you see as the role of the Police Commission relative to City government?

The Police Commission is meant to help bring in voices from the community to advise the council and city manager on issues involving police involvement.

3 What community issues, related to the work of the Police Commission, are of interest to you?

Community issues in relation to the Police Commission that are of interest to me include protection of students on campus and assuring that our police practice compassion, attention to detail and protection of our community in general.



Interested Applicants

InterestedApplicants

1/16/2018 4:24:10 PM

Police Commission

Name **Sean . Shivers**

Address **322 e 11th ave**

Eugene OR 97401

Occupation **Account executive**

Business Address **1200 executive parkway**

Eugene OR 97401

Optional Information

Gender **M** Age **26-35** Ethnicity **White**

Additional Languages spoken

Education / Training

I graduated 3 years ago with a degree in political science and philosophy from the University of Colorado in Denver.

Community Service / Volunteer

. I have been volunteering and working with political campaigns and community organizations for 10 years.

Evening Phone **720-998-6143** Day Phone **720-998-6143**

Do You Live within the City Limits? **Y** If so how long? **2 years and 2 months**

Ward **1** Neighborhood **None**

Employer **Cumulus Media**

Fax E-Mail **Seanrshivers@gmail.com**

How did you learn of this vacancy? **Friend**

Disability **N** Description

Job Experience

During 2016 I worked for Congressman Peter Defazio as a field organizer. Now I work in radio advertising which puts me in contact with an incredibly diverse group of business owners. I have also done contract work with a variety of non-profits.

Personal Experience

One of the first things that struck me when I moved to Eugene was the issues surrounding the homeless... Particularly the relationship between the homeless, the police, and the nonprofit organizations working on the problem.



Interested Applicants

InterestedApplicants

1/16/2018 4:24:10 PM

Personal Interest

Justice, politics, equality

Contribution

I would like to contribute to creating a safer and more just community.

1 What is your understanding of the role of the Police Commission within the community?

They help serve as liaisons between the community and the police force. Our main goal is to help build bridges of trust between the force and the community and ensure independent civilian oversight.

2 What do you see as the role of the Police Commission relative to City government?

Advise on various issues and policies

3 What community issues, related to the work of the Police Commission, are of interest to you?

Homelessness, mental health, safety



Interested Applicants

InterestedApplicants

1/16/2018 4:24:10 PM

Police Commission

Name **Dunny I. Sorensen**
 Address **849 Meadow Butte Loop**
Eugene OR 97401
 Occupation **Retired (4/14/2017)**
 Business Address

Evening Phone **541-521-2432** Day Phone **541-521-2432**
 Do You Live within the City Limits? **Y** If so how long? **42 years, 2 mos.**
 Ward **5** Neighborhood **Cal Young Neighborhood**
 Employer
 Fax E-Mail **dunny@trainerdeb.com**
 How did you learn of this vacancy? **Friend**

Optional Information

Gender **M** Age **56-65** Ethnicity **White**
 Additional Languages spoken **English**

Disability **N** Description

Education / Training

ABD Philosophy (U of O), Associate In Risk Management, various training sessions on law enforcement claim handling and risk management over 25 years working with the public sector.

Job Experience

Handled Oregon Public Sector Claims and provided risk management services (law enforcement included) from 02/92 to 04/17.

Community Service / Volunteer

Eugene Public Safety Adv Com (1.5 years committee chair) 1991-94.
Oregon State Bar, LPRC, 1993-97, Professional Responsibility Board 1997-01, Disciplinary Board, 2002-abt 10 yrs

Personal Experience

I trust I have covered this above.



Interested Applicants

InterestedApplicants

1/16/2018 4:24:10 PM

Personal Interest

I have been active in the community and especially in the Oregon law enforcement community for many years. I have always had an interest in law enforcement operations and understand how it benefits the community and the profession to have a respectful working relationship. I would like to be a part of breaking down that thin blue line that exists often due to misunderstanding.

Contribution

I would bring experience and perspective. As a long time resident of Eugene I know the community well. On the public safety advisory committee I worked to develop the Long Range Plan so I am familiar with the many interests, perspectives and needs citizens have of law enforcement here. I have handled about 1,100 liability claims against Oregon law enforcement so I well understand the legal environment in which police operate. Providing training on civil liability and consultation on all aspects of law enforcement risk management helps me understand the demands of the job and helps me appreciate how the public often perceives law enforcement activities.

1 What is your understanding of the role of the Police Commission within the community?

To advise Council and the department on policy as it relates to policing with in the city, on the effective utilization of city resources to accomplish this, and to advise on community outreach strategies to foster more understanding and cooperation between citizens and various demographics, and the department.

2 What do you see as the role of the Police Commission relative to City government?

It is advisory only. It brings a range of citizen perspectives to the discussion.

3 What community issues, related to the work of the Police Commission, are of intrest to you?

Given my background I have a broad range of interests. Foremost, trying to create more understanding and respect between citizens and the citizens policing them. I am interested in policies and procedures that relate to this end and in how to effectively utilize police resources that permit police to do their jobs as effectively and safely as possible, while delivering the services in a way that is acceptable and appropriate to the community.

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Initiation of Land Use Codes Changes to Implement Legislation Related to Secondary Dwellings

Meeting Date: January 22, 2018
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 2H
Staff Contact: Alissa Hansen
Contact Telephone Number: 541-682-5508

ISSUE STATEMENT

This item is a request for the City Council to initiate changes to Eugene's Land Use Code to implement legislation related to secondary dwellings.

BACKGROUND

During a work session last week, the City Council was provided with an overview of a new provision in state law related to the allowance of secondary dwellings that will require changes to Eugene's land use code. For ease of reference, much of the information contained in the agenda item summary for that meeting is provided below.

To address housing affordability, the Oregon State Legislature adopted Senate Bill (SB) 1051 during the 2017 legislative session. This bill, which became effective August 15, 2017, had support at the state level from both 1000 Friends of Oregon and the Oregon Home Builders Association. It contains a number of new provisions in state law intended to facilitate housing affordability, including requirements for expediting affordable housing permits, defining "needed housing" as all housing, allowing religious institutions to use their property to develop affordable housing, and requiring cities to allow for accessory dwelling units in single-family neighborhoods.

Pertinent to this discussion is the provision in SB 1051 related to accessory dwelling units (known as secondary dwelling units or SDUs in Eugene), which requires:

"A city with a population greater than 2,500 or a county with a population greater than 15,000 shall allow in areas zoned for detached single-family dwellings the development of at least one accessory dwelling unit for each detached single-family dwelling, subject to reasonable local regulations relating to siting and design."

An accessory dwelling unit as defined by the bill means an interior, attached or detached residential structure that is used in connection with or that is accessory to a single-family dwelling. The bill further requires that the above provision apply to permit applications for accessory dwelling units submitted for review on or after July 1, 2018.

Although the general intent of the new law is evident (cities must allow accessory dwellings), the direction provided within the text is vague. As written, it does not provide clear direction as to which zones accessory dwelling should be allowed in, nor does it provide any guidance as to what “reasonable regulations relating to siting and design” might be or not be.

As noted at the work session, staff have been monitoring how other jurisdictions are interpreting and considering implementation of the requirement related to accessory/secondary dwellings. We’ve also had informal conversations with several interested parties, including Housing Policy Board and Sustainability Commission members on subcommittees looking at alternative housing types, members of Walkable Eugene Citizen’s Advisory Network, and neighborhood advocates. The City Council has also been hearing from numerous interested parties at public forums and via email and letters. From these communications, we’ve heard a range of perspectives, which were covered at the work session.

Based on our analysis, we believe it is prudent for the City to take some action to implement SB 1051 before the legislative deadline. At the same time, we are also aware that our community highly values both housing affordability and neighborhood livability, and that community conversations around these topics are evolving.

Next Steps

As discussed at the January 17, 2018 work session, to implement SB 1051 in a way that is both responsible and responsive to diverse interests, staff is recommending a phased approach. This approach would allow the land use changes to be completed in two phases, as further described below.

Phase 1: The first phase would begin immediately following City Council initiation and consist of limited changes solely aimed at compliance with the bill’s requirement to allow secondary dwellings in areas zoned for detached single family homes by the July 1, 2018, deadline. The existing development standards (height, setback, etc) would remain in effect for all zones.

Phase 2: This phase would begin following adoption of Phase 1 and consist of a review and potential update of our existing development standards for secondary dwellings through an inclusive community process. This would allow for the emerging community conversations around housing affordability and neighborhood livability to inform potential changes.

Any updates to the City’s land use code require City Council to initiate the process. Council initiation only begins the public process through which the Planning Commission and City Council will consider the merits of the changes, and does not infer support for any proposed changes. The formal adoption process for an amendment to the land use code includes notice to DLCDC and interested parties, a public hearing before the Planning Commission which provides a recommendation to City Council, a public hearing before the City Council, and action by the City Council.

RELATED POLICIES

There are two pertinent pillars from Envision Eugene: “Provide Housing Affordable to all Income Levels” and “Protect, Repair and Enhance Neighborhood Livability.” Both will be important considerations in this effort.

COUNCIL OPTIONS

The City Council may consider the following options:

1. Initiate the land use code changes for a phased approach to implementation
2. Decline to initiate the land use code changes for a phased approach to implementation

CITY MANAGER'S RECOMMENDATION

The City Manager recommends the City Council initiate land use code changes for a phased approach to implement Senate Bill 1051 related to secondary dwellings.

SUGGESTED MOTION

Move to initiate land use code changes for a phased approach to implementation of Senate Bill 1051 related to secondary dwellings.

ATTACHMENTS

None.

FOR MORE INFORMATION

Staff Contact: Alissa Hansen
Telephone: 541-682-5508
Staff E-Mail: alissa.h.hansen@ci.eugene.or.us

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Work Session: Intergovernmental Relations and 2018 Legislative Update

Meeting Date: January 22, 2018
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 3
Staff Contact: Ethan Nelson
Contact Telephone Number: 541-682-5245

ISSUE STATEMENT

This work session will provide the City Council an overview of the City's current legislative process, a short summary on the priority legislation from the 2018 Oregon State Assembly legislative short session and a recap of the January 2018 United Front trip.

BACKGROUND

In 2013, the City Council passed a resolution calling for a more efficient process to establish and implement legislative policy. The process focuses City resources on high priority items to be reviewed and approved by the Council's Intergovernmental Relations Committee (IGR) rather than staff bringing all City related legislation to the committee.

During the 2016 and 2017 legislative sessions, staff provided regular updates on Priority bills to the IGR Committee and updates as needed to the full City Council. Based on feedback from Mayor Vinis and City Council, for the 2018 legislative session (February 5-March 9), staff will provide a weekly update email to the IGR Committee on Friday of each week, complete with a list of high priority bills, the bill summary, possible impacts to Eugene, and the City's position (support/oppose/neutral).

Current IGR Committee Members include: Councilor Taylor, Councilor Clark, and Councilor Zelenka. The Mayor regularly attends IGR Committee meetings as a non-voting member.

2018 Activities

In preparation for the 2018 Oregon Assembly, staff from across the organization have contributed to an update of the 2017 Legislative Priorities document. The update reflects a culmination of technical expertise in specific areas, staff experience implementing City Code and Rules, and as members of statewide and national professional associations. During the January 22 work session, staff will review the process by which the City carries forward legislation, as well as upcoming priority bills of the 2018 legislative session.

In addition to information on the 2018 Oregon Assembly, IGR staff will also provide an update on the recent United Front trip to Washington D.C. and answer questions regarding the trip and policy book.

RELATED CITY POLICIES

City Council Resolution 5081, passed unanimously on February 11, 2013, created the current streamlined process for establishing and lobbying the City's legislative priorities.

COUNCIL OPTIONS

No Council action or recommendations are suggested.

CITY MANAGER'S RECOMMENDATION AND SUGGESTED MOTION

No council action or motions are suggested. This item is informational only.

ATTACHMENTS

- A. Resolution 5081
- B. 2018 Legislative Priorities
- C. 2018 United Front brochure

FOR MORE INFORMATION

Staff Contact: Ethan Nelson
Telephone: 541-682-5245
Staff E-Mail: ethan.a.nelson@ci.eugene.or.us

COUNCIL RESOLUTION NO. 5081

**A RESOLUTION CONCERNING THE 2013 OREGON
LEGISLATURE AND THE CITY COUNCIL COMMITTEE
ON INTERGOVERNMENTAL RELATIONS OPERATING
AGREEMENTS ADOPTED BY RESOLUTION NO. 5043.**

PASSED: 8:0

REJECTED:

OPPOSED:

ABSENT:

CONSIDERED: February 11, 2013

RESOLUTION NO. 5081

**A RESOLUTION CONCERNING THE 2013 OREGON LEGISLATURE
AND THE CITY COUNCIL COMMITTEE ON INTERGOVERNMENTAL
RELATIONS OPERATING AGREEMENTS ADOPTED BY
RESOLUTION NO. 5043.**

The City Council of the City of Eugene finds that:

A. Section 2.007 of the Eugene Code, 1971, contains provisions regarding Council meetings and the establishment of Council groundrules.

B. The Eugene City Council Operating Agreements (referred to as groundrules in the Eugene Code, 1971) were adopted by Resolution No. 4588 on April 12, 1999, and have subsequently been amended, most recently by Resolution No. 5043 on October 11, 2011.

C. Included in the Operating Agreements is the document titled "City Council Committee on Intergovernmental Relations Operating Agreements" which contains the process for the City's participation in sessions of the Oregon Legislature. The City intends to pilot an alternate process for the 2013 Oregon Legislative Session as set forth in Exhibit A to this Resolution, and Resolution No. 5043 should be temporarily amended to enable the City to try the pilot process.

NOW, THEREFORE,


**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EUGENE, a
Municipal Corporation of the State of Oregon, as follows:**

Section 1. Based on the above findings, the process for review, prioritization and lobbying of legislation for the 2013 Oregon Legislative Session shall be as described in Exhibit A to this Resolution, rather than the process set forth in Resolution No. 5043.

Section 2. A copy of this Resolution shall be appended to Resolution No. 5043.

Section 3. This Resolution shall become effective immediately upon its adoption.

The foregoing Resolution adopted the 11th day of February, 2013.



City Recorder

Exhibit A

PROCESS FOR REVIEW AND PRIORITIZATION OF LEGISLATION FOR THE 2013 LEGISLATIVE SESSION

The 2013 session will start on February 4, 2013. The Legislature convenes annually in February at the State Capitol in Salem. Sessions may not exceed 160 days in odd-numbered years and 35 days in even-numbered years. Five-day extensions are allowed by a two-thirds vote in each house. In odd-numbered years, the Legislative Assembly convenes on the second Monday in January, to swear-in newly elected officials, elect legislative leaders, adopt rules, organize and appoint committees, and begin introducing bills.

REVIEW OF LEGISLATION BY CITY STAFF LEGISLATIVE COORDINATORS

In past years, bills have been assigned by the IGR staff to appropriate staff throughout the city. This has resulted in the generation of a tremendous amount of work, both for staff, as well as for the IGR committee, often with limited or no tangible benefit. Very few bills that we take positions on merit targeted lobbying efforts on behalf of the city of Eugene. This year, we will be approaching the legislative session in a much more targeted way, with the goal of being more efficient, and effective in our lobbying efforts.

The most obvious change in the process will be that IGR staff will no longer routinely assign bills to legislative coordinators for comments and positions. Instead, we will rely primarily on departments to identify significant legislative issues/bills that merit taking a position on and actively lobbying. Department/division staff will be asked to rely on professional affiliations and jurisdictional counterparts across the state to stay in touch with legislative issues arising in their area of expertise. In addition to bills identified by departments, bills will be identified in a two other primary ways, through the League of Oregon Cities, and through paid lobbyists. The League of Oregon Cities has recently implemented a new bill tracking software system, which will be a significant new resource this session. Additionally, the city council or city manager may identify issues that come to their attention for IGR staff. It is strongly believed that all significant legislation of potential impact to the city will be identified through this approach.

Once an issue/bill is identified by department staff, legislative coordinators will assess consistency of the issue with adopted City policies and past legislative positions, and will provide comments and a recommended position and priority for referral to the IGR committee. Bills/legislative issues brought to IGR staff should be limited to those determined to be high priority; that is, the bill would have significant impact on City operations, services, or finances in such ways as to fundamentally impact department administration, organization, personnel, allocation of City resources, or local decision-making, either negatively or positively. Examples of legislative issues that have already been identified for this session include PERS reform, telecom, and public safety. Legislation related to these issue areas could have significant

financial or operational impact on the City – therefore we plan to actively lobby the city’s interests in these areas.

LEGISLATIVE ADVOCACY

As described in the previous section, advocacy efforts will be narrowed and targeted to focus on a very few, high priority issues of potential impact to the City. In the past, this was done on the basis of the priority assignment and recommendation system. Because only bills of potential impact will be referred to the CELEG system, the priority assignment system will be modified. Staff will be asked to provide a “support,” or “oppose,” recommendation for all bills to be reviewed on which we want to take a position. In rare cases, there may be a need to “monitor” a bill. In that case, specific information will be provided to explain the merits of tracking such a bill.

Position Recommendations:

Support: From the City’s perspective, we are in favor of the bill and the impacts. Legislative Coordinators should note why we are in favor of the bill and note any amendments that would make the bill better.

Oppose: From the City’s perspective, we are opposed to the bill and the impacts. Legislative Coordinators should note why we are opposed and make any recommendations that would make the bill better, if applicable.

Priority Recommendations:

- **High Priority Bills:** We will be highly selective in identifying priority bills to be forwarded to the Intergovernmental Relations Committee (IGR). For a bill to be recommended as a high priority bill to be actively lobbied, either in support or in opposition, the bill would have a significant impact on City operations, services, or finances in such ways as to fundamentally impact department administration, organization, personnel, allocation of City resources, or local decision-making, either negatively or positively. The issues addressed by the bill are of significant interest to the City even if they do not directly impact the operations, services, or finances of the City. Examples of high priority bills could include Telecom/local pre-emption efforts, PERS reform, Public Safety, and transportation funding.
- In addition to be bills identified as high priority, other bills and legislative issues may be forwarded to the IGR committee to enable staff to provide supportive or opposing written or oral testimony. Examples of issues that may require supporting testimony (as opposed to active lobbying) include support for the Oregon Cultural Trust, support for

one of our partner agencies lobbying efforts (University of Oregon, City of Springfield, EWEB), etc.

Voting on bills:

The IGR Committee votes on all bill priorities and recommendations.

All unanimous positions are presented on the full City Council's agenda for review and approval. The minutes of the IGR Committee are ratified by the City Council. Any bill that has been reviewed by the IGR Committee may be pulled for discussion at the request of any Councilor or by the Mayor.

If a position the IGR Committee has taken on a bill is not unanimous, the position on that bill will be Neutral until the full City Council weighs in and directs a position. If possible, the bill will then be placed on the next available City Council agenda. If time makes placing the bill on the City council agenda impossible, City council members will be emailed with the details of the bill and asked for their direction.

2018 Legislative Priorities

(note: highlighted items are new for 2018)

Support Housing Opportunities and Financial Stability for Eugene Residents

- Eugene supports the preservation and expansion of programs and tools to fund the development and preservation of housing affordable to low-income persons.
- Eugene supports the preservation and expansion of funding for human services, emergency housing assistance, and other programs to meet the needs of homeless persons and those at risk of homelessness.
- Eugene supports the preservation and expansion of land use and community planning tools that enable the development of affordable housing.
- Eugene supports the preservation and expansion of tools to support financial stability, savings, and asset development for low-income persons.
- Eugene supports the establishment of stronger linkages between the housing, land use, education, and health systems at the state level to expand housing opportunities. Eugene also supports additional opportunities for state/local coordination and collaboration.
- Eugene supports State funding for sobering and detox services that are designed to transition chronically inebriated homeless to housing and treatment
- Eugene supports State funding for mental health outreach and treatment designed to transition persistently homeless individuals with mental health conditions to housing and treatment.
- Eugene supports efforts to ensure Oregon residents do not experience discrimination in housing and may access appropriate information and complaint systems. (From PDD-CD)

Local Finance Options

- Proposals to restructure or change the State's tax and revenue system must allow local government's continued authority to finance the level of services demanded by their citizens.
- City governments are the most practical and effective providers of urban municipal services, and State or County tax policies should avoid raising revenues for duplication of city services by other jurisdictions.
- Eugene opposes the levying of property taxes by the State to fund services that are deemed the responsibility of the State.
- Eugene supports the ability to maintain local flexibility over revenue systems, retain local apportionment of revenue from State gas, liquor, beer and wine taxes, marijuana taxes and other State imposed taxes and fees, and the preservation and enhancement of state shared revenues.
- Eugene opposes the granting of new exemptions, deferrals or forgiveness of property taxes by the Legislature without reimbursement of the revenue forgone by cities.
- Eugene supports the repeal of local government preemptions created by state or federal agencies or legislation, and opposes federal or state pre-emption of local taxation authority. (CS)

2018 Eugene Legislative Priorities

- Eugene opposes subsidizing through taxes, services, or changes to revenue sharing formulas those businesses or households in unincorporated areas.
- Eugene supports maintaining current tax and fee authority regarding System Development Charges (SDCs) and Urban Renewal Districts.

Economic Development

- Eugene will look for opportunities to strengthen the Regional Accelerator Innovation Network (RAIN), and supports additional funding.
- Support local authority to develop infrastructure that provides new economic development opportunities, especially in the area of emerging technology industries. Eugene supports the inclusion of telecommunications network funding in state-funded infrastructure projects.
- Eugene supports the development and funding of the University of Oregon's Knight Campus for Scientific Innovation.
- Eugene supports the continuation and funding for the federal Investing in Manufacturing Communities Partnerships program through our continued involvement and leadership in the Pacific Northwest Manufacturing Partnership.
- Eugene supports state funding assistance for the construction of a new Lane County Courthouse.
- Eugene supports the Cultural Arts sector as a primary economic driver. (LRCS)

Land Use

- Eugene opposes legislation that eliminates or weakens existing methods of annexation.
- Eugene opposes state or federal legislative or regulatory pre-emption of local land use laws and authorities.

IT, Right of Way (ROW) Management and Compensation, and Taxation Authority

- Eugene defines telecommunications to include wireless and wireline voice, data, and cable system communications, and high speed broadband services such as voice-over Internet protocol (VOIP), IPTV, OTT (Over the Top Programming), and facility based Internet Access.
- Eugene supports existing City authorization and responsibility to manage the public ROW.
- Eugene supports the existing City right to determine and collect fair and reasonable compensation, including in-kind services, for use of public infrastructure and public rights of way.
- Eugene supports the existing ability of cities and municipal utilities to own, operate, construct and provide telecommunications services.
- Eugene supports the 2015 net neutrality provisions and opposes actions that would decrease open access to the Internet through tiered pricing structures or other strategies.
- Eugene supports improvements and funding for ensuring effective cyber-security systems at state and local government levels. (CS)
- Eugene supports the preservation and expansion of funding for affordable and accessible broadband services. (CS)

Public Safety

Includes Fire/EMS, Courts, Law Enforcement, and Prosecution.

- Eugene opposes efforts to increase supervisor representation.

2018 Eugene Legislative Priorities

- Eugene supports the narrow use of polygraph testing for pre-employment screening for sworn police officials.
- Eugene supports Alcohol Impact Area legislation or administrative rules.
- Eugene supports increased funding and training for Special Teams/Hazardous Materials Response Team for oil trains and confined space rescue.
- Eugene opposes efforts to remove fire department authority to provide input concerning fire department access and water supply on proposed development projects, and to administer all provisions of the Fire Code for maintenance of the built environment.
- Eugene supports enhancing the effectiveness of the state's emergency communications system through an increase in the 9-1-1 tax and prohibition of legislative "sweeps" from accounts managed by the Oregon Office of Emergency Management.
- Eugene supports afterschool funding for youth that contributes to the prevention and reduction of juvenile crime, including early childhood literacy programs. (LRCS)
- Eugene supports funding for state wide Teen Courts or Peer Courts that provide early intervention into first time juvenile offenders, reducing recidivism.
- Eugene supports state and federal funding for local government public safety emergency operations, disaster preparedness, and capital facilities. (CS)
- Eugene supports state and federal funding and policy support for local government community justice style programs. (CS, EPD)

Transportation

- Eugene opposes federal or state pre-emption of local permitting and trip fee collection authority of Transportation Network Companies (TNCs) and/or Mobile Service Providers (MSPs). (PW-Airport)
- Eugene supports legislation that ensures the greatest possible flexibility for the use of funds to meet local needs.
- Eugene supports local option transportation system funding alternatives, including local option fuel taxes and local transportation system maintenance fees.
- Eugene supports policies that grant priority funding for projects when a local match is available.
- Eugene will continue to seek right of way and construction funding for the Beltline Hwy Project from River Road to Coburg Road
- Eugene supports funding opportunities to address safety on local and state roadways.
- Eugene supports legislation that allows local governments to establish (designate) speed limits on all locally-controlled streets. (PW)
- Eugene supports legislation that allows broader use of fixed automated speed enforcement cameras. (PW)
- Eugene supports state funding for intercity rail service, and more frequent and more reliable, higher-speed, customer-friendly passenger rail between Eugene and Portland.
- Eugene supports additional planning and construction funds for local communities to establish railroad quiet zones, improve safety at grade crossings, upgrade rail beds and acquire rights-of-way to facilitate "passing" areas for passenger trains and freight trains.

Environment and Natural Resources

- Eugene supports state and federal measures to place a price on carbon emissions through mechanisms such as a carbon tax/fee or a cap and trade program.

2018 Eugene Legislative Priorities

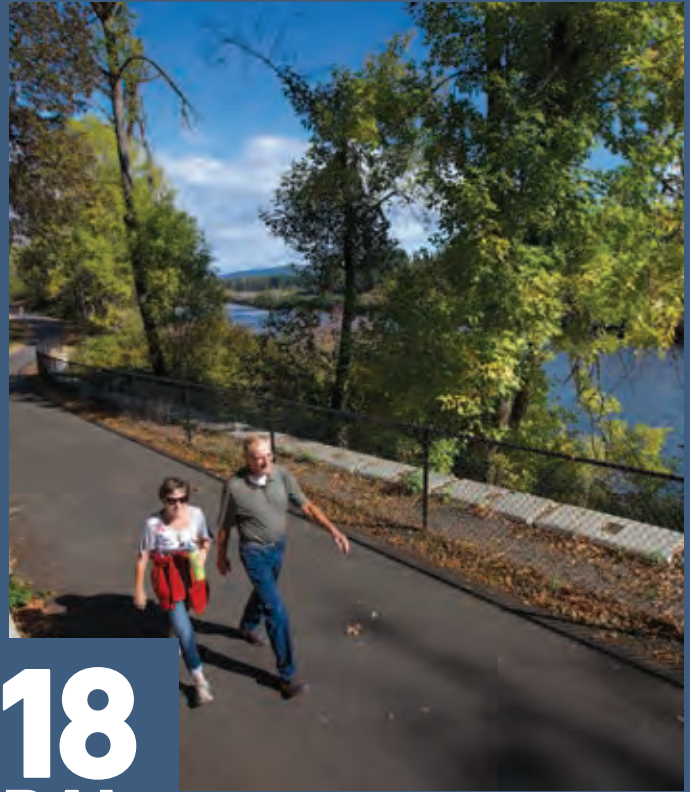
- Eugene supports measures that protect or improve surface water and groundwater quality, including potential drinking water sources.
- Eugene supports funding, programs, and land use planning tools that protect native ecosystems, preserve intact habitats for migratory species, and protect against invasive species.
- Eugene supports continuation of funding for the implementation of place-based water resources planning projects by the Oregon Water Resources Board and its implementing partners.
- Eugene supports appropriate limitations on fill and/or removal of wetlands.
- Eugene supports funding for constructing, maintaining, evaluating and renovating “green” stormwater infrastructure such as bioswales, green roofs and porous pavement.
- Eugene supports a science-based approach to waterway and wetland protections under the federal Clean Water Act and related state statutes. (PW)
- Eugene supports practical exclusions from regulation under the federal Clean Water Act and any related state statutes for constructed green infrastructure stormwater management facilities. (PW)
- Eugene supports fair and equitable water quality permit fees and accountability for demonstrating progress toward meeting commitments made by regulatory agencies collecting the fees. (PW)
- Eugene supports initiatives that assist designated management agencies in meeting their TMDL obligations related to temperature, bacteria, turbidity, and mercury.
- Eugene supports measures that facilitate economical and environmentally sound practices for managing wastewater and stormwater infrastructure, including maintaining minimum flows to protect infrastructure and reduce the risk of corrosive gas formation.
- Eugene supports funding and programs to implement measures identified in the regional Natural Hazards Mitigation Plan such as street tree planting programs, enhanced fuels reduction programs, restoration of riparian systems and other efforts to reduce the impact of flood, fires, landslides, and extreme storm events.
- Eugene supports all implementation aspects of Department of Environmental Quality's 2050 Vision for Materials Management.
- Eugene supports state funding for electric vehicle infrastructure and fleet incentives.
- Eugene supports a statewide prescription drug ‘take-back’ program. (CS-Risk and PDD)

Public Health & Wellness (Proposed New Category by LRCS)

- Eugene supports Oregon initiatives that connect youth and families to nature, such as Outdoor School and Oregon’s Children’s Outdoor Bill of Rights.
- Eugene supports legislation that allows local parks agencies to receive OWEB grant dollars.
- Eugene supports initiatives that promote active, healthy lifestyles through Park and Recreation services.

Miscellaneous

- Eugene supports changes to the calculation of additional death benefit for purposes of Public Employees Retirement System to include match of Individual Account Program Employee Account. (CMO)



2018 FEDERAL PRIORITIES



UNITED FRONT PARTNERS
OF LANE COUNTY, OREGON



TABLE OF CONTENTS



To the Oregon Congressional Delegation	3
Attaining a Better Educated, Tech-Savvy Population	4
Fostering a Creative Business Environment	8
Enhancing Transportation Connectivity	12
Protecting Natural Resources and Abundant Recreation Opportunities.....	16
Investing in Healthy People.....	20
Providing Housing and Reducing Homelessness	24
Improving Public Safety	26
Achieving Fiscal Sustainability	28

UNITED FRONT 2018
LANE COUNTY, OREGON





THE UNITED FRONT PARTNERS OF LANE COUNTY ARE PLEASED TO PRESENT OUR FEDERAL PRIORITIES FOR 2018.

The United Front priorities continue to reflect our shared vision and underscore our needs for the region. As always, we are grateful for your service to Oregon and to the United Front partnership of Lane County.

Although Lane County and its cities have benefitted from recent public and private investments, we must continually seek out and leverage public and private investments to remain a viable and attractive destination for new residents and businesses. Welcoming the world to our region in 2021 for the International Association of Athletics Federations (IAAF) World Championships is an immense opportunity to generate collective investments in the River Districts that will provide benefits long after the world track event has concluded. This has been a driving force behind our federal agenda since 2016. As such, we are pulling together to seek additional local, state, and federal resources to complete the River Districts. Nonetheless, our community's daily needs continue to demand attention, and thus, we have divided our federal priorities between the River Districts projects and our functional priorities.

You and your local offices continue to reach out to us and tirelessly represent our interests. We appreciate the delegation's thorough responsiveness to local needs and we remain your partners by providing information and recommendations valuable to your efforts in Congress. Please reach out if we can assist you or if we can answer any questions they may have about our federal priorities.



Christine Lundberg, Mayor,
City of Springfield

Pat Farr, Chair,
Board of Lane County
Commissioners

Lucy Vinis, Mayor,
City of Eugene

Gary Wildish, President,
Lane Transit District Board
of Directors

Erik Bishoff, Chair, Springfield
School Board

Anne Ballew, President,
Willamalane Park and
Recreation District

ATTAINING A **BETTER EDUCATED,** **TECH-SAVVY** POPULATION



A robust and comprehensive pre-kindergarten through college (P-20) education is the foundation of any thriving community. A high-quality, generalized education is the essential ingredient for 21st-century workplace readiness. Additionally, well-educated, competent citizens are a major draw for bringing high-paying employers to the region.

Since the Smith-Hughes Act of 1917 first authorized federal funding for vocational education, the demands of the American workforce and educational system have continually evolved. One hundred years later, the global economic landscape has changed drastically with technological advancements and industry shifts, necessitating equally drastic changes to how the United States prepares its workforce for the job market.

First passed in 1984, the Carl D. Perkins Vocational and Technical Education Act provides federal funds to improve technical education and better prepare Americans for success in the workforce. Since the act's most recent reauthorization in 2006 under President Bush, the labor demands of the American economy have continued to evolve after 10 years of rapid technological advancement. As is the case in Oregon, businesses across the United States struggle to fill vacant technical jobs in the face of shortages of qualified applicants.

We urge your support for updating the Carl D. Perkins Act of 2006 to meet the challenges job-seekers face in the modern world. Although it was not signed into law in the last Congress, the Strengthening Career and Technical Education for the 21st Century Act garnered bipartisan support and aimed to:

- Simplify the process for local and state governments to receive federal funding, and allow more autonomy for state and local entities in how they allocate funds to Career and Technical Education (CTE) Programs;
- Improve the relevance of technical education to in-demand jobs by implementing funds for new learning opportunities, and developing partnerships between employers and educators to better serve the demands of the changing job market;
- Increase transparency and accountability by streamlining performance measures to match those in the WIOA and related laws, and by providing more inclusion for local entities in the state funding decision process, and;
- Limit federal government involvement in local CTE programs by reducing the authority of the Secretary of Education over state funding, and limiting the government's ability to withhold state funds.

Equally important to our communities is the work to implement the Every Student Succeeds Act (ESSA), which is now beginning. The new law does away with many "federal mandates" in the areas of assessment, accountability and evaluation. Even so, the Secretary of Education approved the state of Oregon's accountability plan. The state of Oregon will work with local stakeholders and school districts to improve assessments and accountability systems, and will work diligently to identify and fill opportunity gaps. These are steps forward, but it remains unknown whether the new law is better policy. School districts continue to operate on leaner budgets adopted in a tight economy. States are burdened as it is, and although we supported swinging the pendulum away from No Child Left Behind, it remains unclear whether states will have the funding and resources to make their budgets sufficient and implement the new law successfully.

The 2017/2018 school year is a transition year as the new law is implemented. Unintended consequences of several facets of the law are concerning, including:

VULNERABLE POPULATIONS

There are many individuals and groups worried that the accountability provisions of the new law will not support nor adequately protect those most in need of better schools—students from low income families, English Language Learners, and students with disabilities.

DISTRIBUTION AND FUNDING OF TITLE FUNDS

The School Improvement Grants (SIG) program, which had been funded at around \$500 million, has been consolidated into the bigger Title I pot, which helps districts educate low-income students. Under the new law, states shall set aside either 7 percent of all their Title I, Part A funds for school turnarounds, up from 4 percent in current law, or the amount the state reserved for SIG in 2016, whichever is greater. (That would give states roughly the same amount of resources for school improvement as they get now through SIG.) It would be up to states whether to send that money out by formula, to everyone, or competitively, as they do now with SIG dollars. Alternatively, the state educational agency may directly provide those activities. Allowing competitive grants for at-risk populations, even at a state level, may leave out many small, medium, or underfunded districts that do not have the capacity to apply for funds. Due to anemic Title I funding, Springfield Public Schools eliminated Title I services in four of its elementary schools that did not meet the eligibility requirements for compulsory Title I funding (75 percent or higher participation in the federal Free and Reduced Lunch Program), but still enrolls high numbers of at-risk students. Eliminating this service translates to declines in academic support and intervention services for hundreds of students.



FEDERAL PRIORITIES

We urge the Oregon delegation to support:

An increase to Title funding across the board. There were no changes to the Title I funding formula that would steer a greater share of the funds to districts with high concentrations of students in poverty, but there were some changes to the Title II formula (which funds teacher quality) which would benefit rural states.

The \$1.6 billion block grant to states consolidates several programs, including physical education, Advanced Placement, school counseling, and education technology. We support funding these programs, some of which haven't received federal funding in years, but hope that there will be some discretionary funding available to support these programs going forward.

Funding for the *FCC E-Rate Program*. Springfield Public Schools desperately seeks supplemental funding for technology infrastructure. Please support the FCC E-Rate program (including returning funding for telephone and voice services) and other federal agency programs that provide technology infrastructure for schools and communities.

Fully funding the authorized level of \$1.6 billion per year for the Title IV, Part A, Student Support and Academic Enhancement Grants. Guidance to states for this program should suggest that safe and healthy activities could include those offered after school or offered in partnership with a special service district or park and recreation district. School districts will have to spend at least 20 percent of their Title IV funding on at least one activity that helps students become well-rounded, and another 20 percent on at least one activity that helps kids be safe and healthy.

Robust funding for separate line items, including the 21st Century Community Learning Centers program (now under Title IV), which pays for after-school programs, arts in education, gifted education, Promise Neighborhoods, and a full-service community schools program.

Fully funding the cost of the *Individuals with Disabilities Education Act* (IDEA) and supporting flexibility and additional resources to carry it out.

Reauthorization of the *Carl D. Perkins Career and Technical Education Act* and providing increased funding for school districts to create innovative, model career, and technical education programs.

The continuation of funds for the Supplemental Nutrition Assistance Program in the 2018 Farm Bill.

Consistent with Section 405 (f) of the Resilient Federal Forests Act of 2017, we encourage the delegation to ensure that federal forest revenues which help support Oregon's public schools are not supplanted by state agencies and budget writers.

PRIORITY PROJECTS

Springfield Public Schools (SPS) Expanding Career and Technical Education (CTE) programs will be necessary when SPS aligns two comprehensive high school schedules to allow for greater movement between schools for specialized programming in the area of CTE. Additionally, workforce development programs for trades and technical training, certificate programs etc. are necessary for schools with special, limited licenses to teach.

SPS is creating a natural resources career pathway program of study that encompasses the entire supply chain from resource management through advanced wood products and manufacturing.

Developing robust business partnerships to ensure curricula align with industry standards to create work ready graduates. In addition, SPS will be seeking partnerships and funding for capital improvement projects that will afford opportunities to share space and resources with industry.

SPS is seeking to support additional school resource officers.

SPS will be updating its communications technology as a result of inadequacies discovered during active shooter response training.

The City of Eugene, in partnership with Eugene School District 4J and Bethel School District, intends to apply for US Department of Education's 21st Century Community Learning Center grant to continue funding the 'BEST Afterschool' program." It fits better with the Department of Education requests.

FOSTERING A CREATIVE BUSINESS ENVIRONMENT



The cities of Eugene and Springfield, and Lane County continue to work purposefully and in partnership to retain and attract businesses and investors to create local family-wage jobs, support economic and community growth, and add to increasing vitality of our region. With almost 550 manufacturing companies, more than 430 technology firms, and a growing influx of entrepreneurs in all industries, the region has become one of the most desirable destinations for traded-sector firms to grow. In 2015, the United Front partners helped form the Pacific Northwest Manufacturing Partnership (PNMP), and led the effort that successfully earned them the Investing in Manufacturing Communities Grant Designation (IMCP) by the U.S. Department of Commerce, a designation that remains in place and provides the region with a platform of collaboration and focus.

In 2018 we will continue to utilize the IMCP designation, now formally recognized by the State of Oregon, and partnerships leveraged with the innovative outcomes of related project work, designs and ideas of regional partnerships, university students and industry experts, state and regional project and market feasibility assessments, targeted and organized high-output industry engagement, incorporation of locally manufactured Advanced Materials (Cross-Laminated Timber, CLT) in existing and future regional priority project construction, workforce development and on-the-job training, transportation infrastructure, and technology and telecommunications build-out within the River Districts and throughout urban and rural Lane County. These projects will increase access to community resources and facilities, ranging from our catalytic innovative parking structure,

showcasing the capabilities of mass timber construction, to the build out of the first local, publicly-owned technology infrastructure, providing high-speed low-cost publicly owned fiber to major regional employment areas and numerous residential neighborhoods, many within the River Districts. The local Brownfields Coalition partners are now managing a second successful round of EPA Brownfield Assessment funding, partnering regionally in assessing the increasingly complicated and valuable remaining opportunity redevelopment sites through effective and efficient site owner support and site assessment and cleanup planning. This work is critical to redevelopment of our River Districts identified opportunity sites, which enhance IMCP related investments, and connect the wide range of emerging infrastructure opportunities.

Access to high-speed telecommunications is critical to staying competitive in a global marketplace, in both commercial and residential spaces. In July 2015, the tech sector in Lane County received national attention with Fast Company naming Eugene one of the top ten cities for tech jobs. Eugene was recently chosen as Mozilla's next GIGABIT CITY, which enables the City to leverage additional resources through Mozilla. Eugene joins Austin, Kansas City, and Chattanooga in this prestigious distinction. The first deployment of Gigabit City funds were awarded late 2017 to Eugene and Springfield entities, leveraging the power of diverse people, pooled expertise and the region's shared unique and entrepreneurial values. The Mozilla partnership with Eugene-Springfield is a clear validation of our regional priority around the freedom, openness, and inclusion of both the industry opportunities to grow as well as access to a healthy internet.

Also in 2017, Eugene-Springfield became the newest participant in the US Ignite Smart Gigabit Communities (SGC) program. US Ignite SGC, funded by the National Science Foundation (NSF), is a nonprofit to spur the creation of next-generation gigabit applications and services that leverage advanced networking technologies to build the foundation for smart communities. The SGC program creates "living lab" environments within Ignite communities, to envision, pilot and deploy the next generation of gigabit applications first locally, and later nationally or globally. Eugene-Springfield join 24 other national and international communities participating in the SGC program.

With the building momentum of partnerships and investments in entrepreneurial technology scene, the Eugene-Springfield area is a region known for partnerships in support of research and innovation. We have historically been a place of pioneering spirit, where great ideas are tested and grown. We look forward to identifying additional partnerships and resources to further leverage the next phase of innovative technology advances supported by our local leaders and the Mozilla and Ignite partnerships.

Eugene's existing technology and advanced manufacturing sectors have estimated the new fiber infrastructure deployed in Downtown Eugene has begun to contribute to the fast growing tech industry in Downtown Eugene and the region, directly contributing to the creation of new jobs, increased property values, and exciting vibrancy and innovations. These numbers will continue to increase throughout the region with the goal of targeted fiber buildouts to a number of rural Lane County communities and further infrastructure deployment anticipated in critical neighborhoods of Springfield, driving the delivery of affordable access to the populations most in need, including k-12 students who will soon be our next wave of entrepreneurs and industry talent. The extension of broadband fiber is an example of a priority investment shared throughout the region and included within our PNMP application. This infrastructure is critical to supporting new innovations, like cross laminated timber and other engineered wood products, the expansion of existing businesses, recruitment of new, and development of talent within the current and future workforces.

Our collective vision for a strong economy combines existing regional, traded-sector clusters: advanced materials and timber manufacturing, technology, medical technology, and food and beverage processing, with an increase in work force training opportunities throughout Springfield, Bethel, and Eugene 4J School Districts, as well as the University of Oregon, and Lane Community College. This vision is implemented through key investments and partnerships in career and technical education programming, industry driven apprenticeship programs like Apprenti, the first of its kind in the United States, underway now in Lane County. All of these institutions receive and leverage federal support to create a strong economic base for the region.

FEDERAL PRIORITIES

We urge the Oregon delegation to support:

Continue to fund the TIGER grant program and maintain set aside allocations for projects in rural areas.

Continuing opportunities for competitive grants across all Federal Agencies with preference given to the Investing in Manufacturing Communities Partnership (IMCP) designation awarded to the region's Pacific Northwest Manufacturing Partnership. This includes funding for the U.S. Department of Commerce manufacturing communities grant opportunities that emphasize industry, and demand-driven workforce training.

Codifying the IMCP designees so that the officially recognized partnerships will continue to benefit from federal support and funding during the current Administration (support HR. 2264, HR. 1672 and S.701).

Passage of the Timber Innovation Act and subsequent funding for the U. S. Department of Agriculture to ensure the promise offered by the Act will be realized. The TallWood Design Institute, a partnership between the University of Oregon and Oregon State University, is uniquely poised to play a key role in the development of mass timber technologies, within urban developments across the US.

Programs and goals of the American Innovation and Competitiveness Act, a bipartisan successor to the America COMPETES Acts of 2007 and 2010, which became law in December 2016 and supports STEM education, research, technology, and collaboration between community colleges, universities and technical schools.

Maintaining and expanding the availability of incentive programs such as "Enterprise Zones" and "E-Commerce Zones" to encourage investment in plans that combine strategic visions for change with community- based partnerships, job growth, and sustainable community development for distressed communities.

Sustainable funding for the U.S. Department of Education, the National Institutes of Health, the National Science Foundation, the National Institute of Standards and Technology, and the Department of Energy's Office of Science. This research funding brings millions of dollars into the local economy and functions as a long-term economic engine within the community.

Federal partnerships and support for major higher education research facilities like the University of Oregon, Oregon State University, and the TallWood Design Institute, which specializes in the testing and promotion of advanced timber products.

Funding for the Workforce Investment programs authorized in the Workforce Investment and Opportunity Act.

As infrastructure development legislation evolves, ensure fiber deployment is defined as critical community infrastructure.

PRIORITY PROJECTS

Complete the Digital Innovation District IMCP project. Phase One includes implementing the Downtown Eugene Broadband project. The City of Eugene received \$1.9 Million in EDA public works program grant funding in 2017.

Community-wide gigabit delivery to key Springfield residential neighborhoods through public private partnerships, creating equity for community members by providing affordable residential access to necessary data resources.

Lane County, along with the cities of Eugene and Springfield, the respective Chambers of Commerce, and the Workforce Partnership are evolving sector strategies for tech, food and beverage, and forest products. This approach is proving beneficial and is improving the effectiveness of local economic development programs.

Eugene/Springfield/Lane County- Brownfields Coalition was awarded a \$500,000 Community-Wide Assessment grant in 2017. Assessments will begin on approximately 16 potentially contaminated sites in target areas where residents are disproportionately impacted. Targeted areas include the Trainsong/ Whiteaker/Bethel neighborhoods of Eugene, the Glenwood and Springfield West neighborhoods of Springfield, and the Goshen area in Lane County.

United Front partners have incorporated cross-laminated timber (CLT) into project plans for several key structures, including the Glenwood Mass Timber Parking Structure, Springfield Library, Lane County Courthouse, and Springfield Hamlin Middle School. Additionally, the new Knight Campus for Accelerating Scientific Impact announced late in 2017 that it will use CLT and advanced wood panels within the two new buildings, totaling \$200M in new science and technology centers.

Lane County's Goshen Region Employment and Transition (GREAT) Plan has completed phase two of wastewater infrastructure feasibility study and is seeking federal resources to begin construction phasing.

Constructing the Glenwood Riverfront catalytic project site infrastructure to connect River Districts opportunity sites and serve the Riverfront Redevelopment Area, including the CLT Parking Structure.

Energy's Office of Science. This research funding brings millions of dollars into the local economy and functions as a long-term economic engine within the community.

The Coos Bay Rail Link provides a critical short line railroad connection from Eugene to the International Port of Coos Bay. Ongoing improvements to the short line are increasing rail freight opportunities for shippers engaging with domestic and foreign markets.

Lane County is often defined as a Metropolitan Statistical Area, which can lead to barriers for truly rural communities when trying to access federal opportunities.



Cross-Laminated Timber Parking Structure, Springfield

ENHANCING **TRANSPORTATION** **CONNECTIVITY**



Infrastructure Priorities and a Potential Large Infrastructure Package - The 2015 passage of the FAST Act has brought more certainty to transportation planning and created transportation programs that align well with the United Front partners transportation priorities. The FAST Act's first ever formula program designed to target freight system improvements and the new competitive grant program, INFRA could amount to strategic investments to address growth potential and decrease freight congestion in Lane County and the region, potentially along I-5. Improvements to Franklin Boulevard in Eugene and Springfield, reconstructing Highway 126W as it crosses the Fern Ridge Reservoir, expansion of the EmX bus rapid transit network, and improved active transportation connectivity through shared use paths and protected bikeways are fundamental elements of the region's economic growth and rely on federal funding to be fully realized.

Transportation is a critical link in our region's continued development. Federal funds to preserve existing system assets and to expand the system to support economic success must be increased significantly to augment the \$5.3 billion in state transportation funding that was part of the recently passed HB 2017, Keep Oregon Moving. Investments in transportation that maintain and enhance an efficient and high-quality transportation system within the community, and provide access to other business markets are critical for continued growth of a creative business environment. The River Districts vision identifies the transformation of Franklin Boulevard as a key element for successful implementation of the District concept. United Front partners are working diligently to implement new, multimodal improvements in preparation for hosting over 45,000 international spectators for the 2021 IAAF World Championships. One key element is transformation of Franklin Boulevard in both Eugene and Springfield into a multimodal street that supports walkable redevelopment. This project is identified as a priority within the River Districts vision for local partners. The City of Springfield is constructing the first phase of Franklin improvements in Glenwood, but was unable to secure a 2015 TIGER grant for phase two. With NEPA completed for all phases, 30% of the design completed for phase 2, and phase one constructed, Springfield hopes to be more competitive in future TIGER cycles or similar programs. The City of Eugene is refining an earlier multimodal street design on Franklin with the goal of entering the NEPA process by 2017 and a subsequent TIGER grant request for funding when a local match is available.

United Front partners continue to address the congestion and safety issues related to the Randy Pape Beltline and Delta Highway area. This is a critical freight corridor and local commuter pinch-point that is one of the state's top priorities to address. While the 2017 state of Oregon transportation bill provided increased funding for restoration projects and authorized jurisdictional transfers for sections of this area, we still require new funding for the design and construction of a new bridge over the Willamette River and an interchange at Delta Highway. These improvements support the efficient flow of freight from western Lane County to the I-5 Corridor, and accommodate new development in the North Eugene areas.

Lane County has three short lines and a Class 1 railroad that intersect in Eugene. Enhancing the connectivity between these lines and improving shipper access to them will result in less heavy truck traffic on Interstate 5 and routes to the Oregon Coast. Lane County is positioned to apply for INFRA funding during 2018 to address existing bottlenecks and improve local and regional intermodal facility development.

FEDERAL PRIORITIES

We urge the Oregon delegation to support:

Real federal funding, not just financing through P3s, tax credits or private investment incentives, in a potential infrastructure package.

Language that addresses the long-term solvency of the Highway Trust Fund (HTF) to ensure that federal surface transportation programs remain sustainable and robust.

The continuation of the Federal Transit Administration (FTA) recommending new New Starts, Small Starts and Core Capacity projects out of the Capital Investment Grant (CIG) program.

The preservation of the tax-exempt status of municipal bonds and private activity bonds as well as the preferential tax treatment of advanced refunding bonds interest.

Prioritization of funding allocations to surface transportation projects.

Greater transparency to U.S. DOT's INFRA decision-making process, so that applicants and interested stakeholders gain a better understanding of where the DOT is prioritizing these dollars and what makes a successful application.

Funding critical regional projects such as Franklin Boulevard in Eugene and Springfield, Territorial Highway in Lane County, expansion of the EmX bus rapid transit network, improved active transportation connectivity through shared use paths and protected bikeways, seismic retrofits to area bridges, and replacement of the Randy Pape Beltline Bridge over the Willamette River.

Making permanent the tax credit incentivizing short line railroads to invest private sector dollars on freight railroad track rehabilitation through passage of HR. 721 or S. 407, collectively termed the Building Rail Access for Customers and the Economy Act (BRACE Act).

Ensuring adequate funding for the Federal Lands Access Program. This program is regularly utilized by Lane County and has resulted in a myriad of improvements to roadways which would otherwise fall into significant disrepair.

Ensuring that the discretionary bus and bus facility program funds projects for systems and recipients that are good stewards of federal money and sufficiently leverage federal dollars.

Ensuring that the New Start, Small Start, and Core Capacity rulemaking on interrelated projects is completed as soon as possible.

Significant funding plus-ups for all federal surface transportation programs, specifically the New and Small Starts grant programs, which are vital to expansion of EmX and the Transportation Investments Generating Economic Recovery (TIGER) grant program, which is a likely funding source for RiverDistricts improvements.

Increases in the percentage of funding that is sub-allocated to local governments under programs like the Surface Transportation Block Grant Program (STBGP)

Increase funding to the competitive bus and bus facility grant program to restore the \$2.85 billion funding gap.

The STP TAP set-aside program should be changed so that:

1. Total funding is significantly increased for the new STP TAP set-aside program and the Recreational Trails Program, since funding for all other modes of transportation in the FAST Act are increased at higher rates;
2. Local governments ensure that when they flex their TAP sub-allocation dollars for other STP-eligible projects that fall outside the "historical" TAP related project, which is allowed under the FAST Act, the local governments have adequate justification for doing so;
3. The inefficiencies in the regulatory process for approving STP set aside (TAP) projects are reduced.



PRIORITY PROJECTS

Obtaining \$7.74 Million in Rural TIGER funding to improve agricultural freight movement and operational safety for recreational and commercial vehicles, who share the road with bicyclists along Territorial Highway/ Gillespie Corners to Lorane. The County has a 60 percent local match for this project and submitted a TIGER grant application in October of 2017.

Completing the regional EmX bus rapid transit system focusing on Main Street in Springfield and the MovingAhead corridors in Eugene.

Build a second EmX lane on Franklin Boulevard in Eugene on segments where there is currently only one bi-directional lane. This is a River Districts priority.

Construction of Franklin Boulevard between Eugene and Springfield to create enhanced pedestrian and bicycle facilities, add bi-directional EmX lanes in Eugene, and support much needed redevelopment in Glenwood. This is a River Districts priority.

Constructing a bicycle/pedestrian bridge across the Middle Fork of the Willamette River to connect the Middle Fork Path with the 2300 acre Howard Buford Recreation Area (Mt. Pisgah).

Constructing a pedestrian bridge to complete the loop trail system in the Delta Ponds habitat area.

Safety improvements for Highway 126 west between Eugene and Veneta.

Potential trans-load facility in Lane County.

Enhancing the development of an intermodal facility serving customers on the Coos Bay Rail Link.

Development of a Veneta to Elmira multi-use path in collaboration with the US Army Corps of Engineers.

PROTECTING **NATURAL RESOURCES** AND **ABUNDANT RECREATION** OPPORTUNITIES



Lane County is unique when it comes to the outdoors. Within a matter of hours, one can travel from the high Cascades to the Oregon Coast, easily taking advantage of abundant urban, rural, and wilderness experiences. The United Front partners recognize the value of these experiences for our residents and visitors, and seek to enhance access to outdoor recreation opportunities and protect natural resources. This is especially true as we evolve the planning for the 2021 IAAF World Track and Field Championships. Our global visitors will seek easy access to the Willamette and McKenzie Rivers, and will be inspired to recreate during their visit to Lane County and Oregon. Ongoing local efforts to develop and improve recreation infrastructure are focused on walking, hiking, running, bicycling, water sports, and overall pedestrian safety. Overall public health, safety, wellness and recreation is also dependent on the health and safety of our forestland, and each of these elements was dramatically impacted by the 2017 wildfires and resulting smoke. Most of the fires originated on public lands, and thus it is imperative that the US Forest Service and the Bureau of Land Management are given adequate resources and policy direction to improve forest health. Our River Districts vision depends on local collaboration, and we seek to leverage federal investments and bolster local resources for infrastructure improvements necessary for 2021.

Additionally, the United Front partnership continues to collaborate on implementing long-term program investments included within Eugene's Rivers to Ridges plan and the Willamette Confluence Preserve, and to further build out Willamalane's recreational trails and Thurston Hills Natural Area. These projects provide opportunities to support a healthy population while enhancing aquatic and wildlife habitats.

While we are keeping an eye on the reauthorization of the National Flood Insurance Program, which needs to be modernized, one specific area we are concerned with is striking a balance between mitigating flood risk in Oregon and economic recovery. An on-going Endangered Species Act consultation of the National Flood Insurance Program in Oregon, has added significant agency process and financial uncertainty to public and private interests attempting to invest in areas associated with flood plains. Additionally, FEMA issued a National Flood Insurance Program Nationwide Programmatic Environmental Impact Statement in November 2017 for rule changes that will attempt to address Endangered Species Act compliance for the National Flood Insurance Program nationally, rather than the current state-by-state approach. While we support the concept of a nationwide approach, the Preferred Alternative in this Environmental Impact Statement further places the burden for ensuring compliance with the Endangered Species Act on the local jurisdiction issuing a floodplain development permit, regardless of that jurisdiction's capability or expertise to make such determinations. Local jurisdictions need acknowledgement that differing locations, waterways, and community needs are not best served by a one size fits all regulatory scheme as developed by the Oregon consultation, or by shifting the compliance burden to local jurisdictions.



Middle Fork Path

FEDERAL PRIORITIES

We urge the Oregon delegation to support:

Reauthorization and full funding at \$900 million for the Land and Water Conservation Fund (LWCF), and allocation of 40 percent of the fund to the State Assistance Program. Authorization for three years was renewed in December of 2015 and must be renewed again in 2018. Since its inception, the LWCF has provided over \$3.9 million in grant funds to 83 projects throughout Lane County, not including the \$12 million of LWCF earmark funds used to acquire the West Eugene Wetlands.

Reform forestland management and funding under the U.S. Forest Service so that additional resources can be dedicated to suppress wildfires, which absorbed almost 67 percent of the U.S. Forest Service's budget in 2017. These wildfire disasters take away funding from other forest management programs, which are also desperately in need of updating and reforms. Wildfires in 2017 made a disastrous impact on the public health, wellness, safety, recreation, transportation and overall economy in Oregon as they did in Montana and California.

Certainty, local and state input, realistic timelines, financial support, and a partnership in working with FEMA and the National Marine Fisheries Service as we work through the rules and implementation of the National Flood Insurance Program. The United Front partners hope this issue can be addressed through the reauthorization of the Flood Insurance Program, which expired in 2017. HR. 2874, the 21st Century Flood Reform Act passed the House in November of 2017 and awaits action in the Senate.

Grant opportunities including: U.S. Department of Agriculture programs for Rural Development, Forest Legacy, and Community Forests; U.S. Army Corps of Engineers funding for inland waterway restoration; and U.S. Environmental Protection Agency programs, such as Brownfields, to protect our natural water supplies.

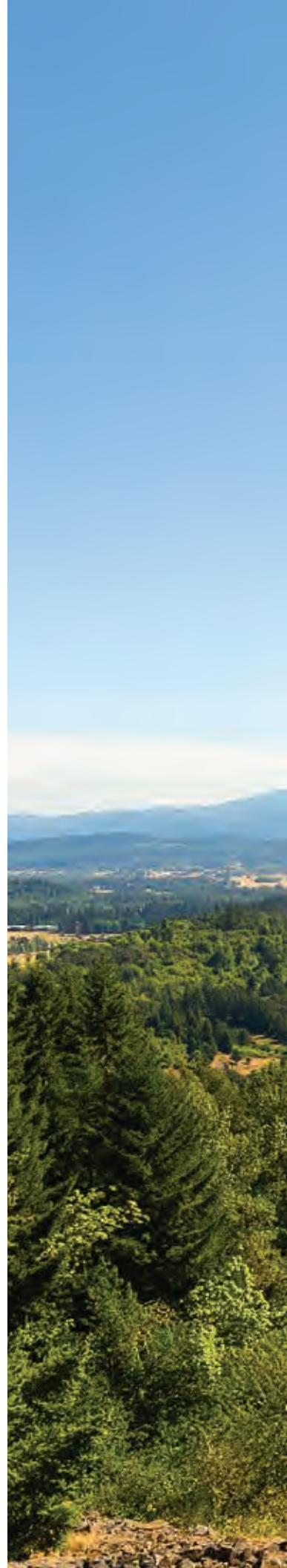
Continued funding through FEMA for federal reimbursement for emergency response and community grants to achieve the National Preparedness Goal by improving Protection, Prevention, Mitigation, Response, and Recovery from disasters and terrorism.

Bureau of Land Management Community Assistance Funding, which supports important fuels reduction work in the Ridgeline. This is a component of the City of Eugene's emergency management plan for wildfire risk reduction.

Funding authorized by the Water Infrastructure Improvements for the Nation (WIIN) Act, which includes the Water Resources Development Act of 2016 Upper Willamette Floodplain Restoration Study and Section 219 Environmental Infrastructure projects.

Improving access for small ports – like the Port of Siuslaw- is critical. Funds from the Harbor Maintenance Tax Trust Fund should support maintenance of ports as designed.

Lane County's non-federal agency WRDA request to seek a USACE feasibility study within the Fern Ridge Reservoir to recognize future roadway and rail improvements along the southern boundary of the facility and enhancing recreational access to the facility.





INVESTING IN HEALTHY PEOPLE



With the passage of the Affordable Care Act, Oregonians are benefiting from better access to health care. Recently, Lane County opened two new community health clinics to respond to the new Medicaid population, and our regional Coordinated Care Organization, Trillium Health Plan, continues to integrate primary care, dental care, and mental health care to maximize each Medicaid dollar.

This framework is the result of a successful federal CMS 1115 Demonstration Waiver, which Oregon was able to gain in 2012, which was renewed in January 2017 and runs through 2022. The first waiver brought new federal dollars into Oregon, and that funding has assisted with significant transformation of health care delivery. As a result, Oregon is providing better health outcomes at a lower cost. Where most states are experiencing annual growth in health care costs of 4.5%-5.5%, Oregon has held its growth rate to 3.4% and, with the new waiver, is committed to holding that rate through 2022. However, the new waiver through 2022 does not come with the funding included with the first waiver. Therefore, the Oregon Health Authority faces a cut to their budget by 1.4 percent and faces further uncertainty without a reauthorization of the Children's Health Insurance Program and funding for the federal qualified health centers and Community Health Clinic fund.

We continue, to struggle to recruit primary care providers and are taking concrete steps to attract new providers to our community, which is made more difficult due to the absence of a hospital-based physician residency program within Lane County.

In addition, the Oregon Health Authority and the US Department of Justice have entered into an agreement known as the Oregon Performance Plan which should substantially assist in the development of community based mental health services for those individuals with severe and persistent mental health issues. This partnership is critical as the region continues to see an increase in opioid abuse related problems.

United Front partners agree upon the need for continued funding and support of on-going programs that enhance early childhood health, education, and safety. These investments create long-term community benefits by reducing the load on social service providers over the course of a person's lifetime. While these investments are critical, our communities continue to face a homelessness crisis that impacts quality of life for all residents, and appears to be getting worse in spite of an improving economy.

Furthermore, the health of our community directly correlates with the impact our local food and beverage cluster has on enhancing community wellness through partnerships, job training, and increased access to healthy foods. Lane County's local food and beverage sector was one of the only industries that continued to create jobs during the recession. Oregon has one of the largest concentrations of food processing businesses in the United States. Lane County is rooted in heritage and a culture that supports the local food industry, with many strong players in the niche specialty: natural and craft food markets.



FEDERAL PRIORITIES

We urge the Oregon delegation to support:

Increased funding for federally qualified health centers (FQHCs) and programs that waive student loans for health care professionals serving under-represented regions.

Patient access to critical ground ambulance transport services through ambulance relief. Medicare ambulance relief is essential for our citizens, and we request a long-term solution like the Medicare Ambulance Access Preservation Act of 2011 (MAPPA).

Removing the cap on residency limits, the addition of 15,000 Medicare-funded residency positions, and permanent funding for the Teaching Health Center GME program.

Opportunities to increase our local food exports through partnerships with the U.S. Department of Agriculture and the U.S. Economic Development Administration within the U.S. Department of Commerce.

While the opioid related funding that was part of the 2016 21st Century Cures Act is critical to mitigating this awful epidemic, the United Front partners believe additional resources are needed to address this ongoing problem.

Additional funding for NHTSA for drug recognition expert training, and for research to help determine impairment standards for driving under the influence of marijuana.

HR 2345, the National Suicide Hotline Improvement Act of 2017. This measure would create a collaboration between the FCC, SAMHSA, and the VA to examine the efficacy of the current suicide prevention hotline.

PRIORITY PROJECTS

Willamalane Park and Recreation District has joined the growing cohort of Park and Recreation agencies across the country that are engaging in the practice of preventive public health as a top priority for overall community wellness. Within this lens they are seeking federal funding for many emerging priorities including its recently established healthy eating food program, which is not only an initiative with area schools, but will also be provided as part of all Willamalane funded youth programs, camps and facilities. Willamalane intends to broaden this to a full concessions overhaul within each of its facilities and incorporate local farmers as well.

Lane County is plagued by the highest rate of fatalities statewide for automobile related crashes, with the majority occurring on rural roads. The County passed its first ever Transportation Safety Action Plan in 2017 with priorities in education, enforcement, and engineering.



PROVIDING **HOUSING** AND REDUCING **HOMELESSNESS**

Communities across Lane County are experiencing a housing and homelessness crisis, exemplified by the 12,998 homeless individuals who received human services from one or more agencies in calendar year 2016. The 2017 Point in Time Count identified 1,529 people experiencing homelessness. Of those, 1003 were unsheltered, 269 were families with children, 640 were chronically homeless, 164 were veterans, 435 had a mental illness, and 254 had chronic alcohol or substance abuse issues. Lane County public school districts reported 2,388 homeless students during the 2015-16 school year.

Since 2010, US Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) funding has faced drastic cuts, which has resulted in diminished capacity and resources for continuing critical programs. In contrast to national trends, many west coast cities, including those in Lane County, have experienced increases in homelessness, especially among some of our most vulnerable populations. We have growing populations, low vacancy

rates, and, as a result, housing costs that are rising significantly faster than incomes, especially for our lowest-income households.

Lane County, Eugene, and Springfield have taken unprecedented steps at the local level to respond to the crises of homelessness and housing affordability. We have committed millions of additional dollars, worked to expand shelter options and remove regulatory barriers, and engaged our local non-profit, business and philanthropic partners in a range of innovative responses to the housing crisis. To be successful in responding to this crisis, however, we will need the federal government's full partnership in the effort.

The progress made in our cities through the Administration's Mayors Challenge to End Veteran Homelessness has demonstrated what is possible with adequate federal resources to leverage local investments and with focused efforts to improve collaboration across federal, state, and local government.



FEDERAL PRIORITIES

We urge the Oregon delegation to support:

Increased federal investment in housing affordable to extremely low-income households, including full funding of the National Housing Trust Fund, the HOME program, the Community Development Block Grant (CDBG), and a doubling of the per capita allocation of Low Income Housing Tax Credits to the states.

Increased funding for the McKinney Vento homelessness program, and increased VASH funding and \$500M for Supportive Services for Veteran Families (SSVF) program. Full funding of the Grant Per Diem program, to serve homeless veterans in our cities.

Increased funding for the supply of permanent, supportive housing for chronically homeless people, and increased rapid re-housing resources for homeless families and youth. Increased funding to support transitional housing options for youth and people in recovery.

Tax credits or other incentives for communities that convert vacant or foreclosed properties into sustainable housing for veterans, chronically homeless, or youth

Services targeted towards homeless people through federal departments other than HUD - including the Substance Abuse and Mental Health Services Administration, the Department of Labor, the Department of Health and Human Services, and the Veterans Administration.

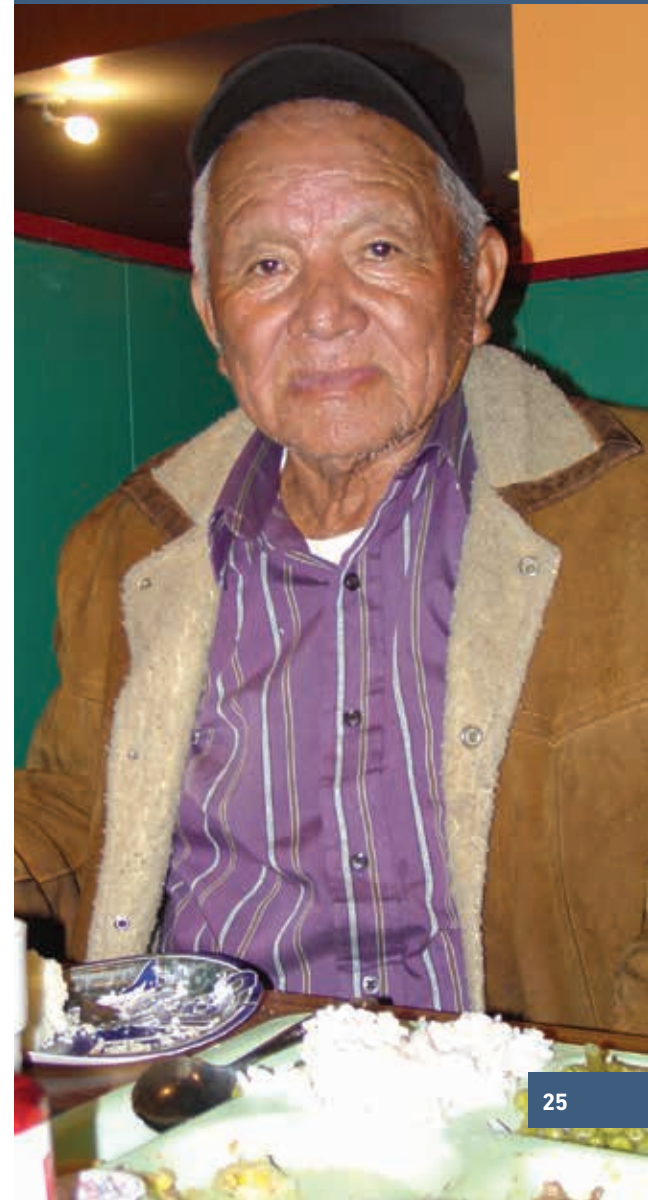
Regulatory flexibility and equitable allocation of resources for communities to utilize private market housing, which would make the use of federal and local resources more effective, and reduce local inefficiencies created by incompatible federal practices.

Expanding support for local communities in: seeking waivers to increase flexible use of ending homelessness funding, expanding access to Moving to Work authority for our local housing authorities, and amending program rules to allow effective integration of local and federal transitional and rapid re-housing programs with long-term voucher programs.

PRIORITY PROJECTS

Lane County seeks a waiver from the Internal Revenue Service such that tax credit-financed housing (i.e. Low Income Housing Tax Credit) may be used to provide housing for those working for, or affiliated with, a designated national special security event.

United Front partners are encouraged by the development of a local initiative called "15th night", which focuses on providing resources to youth in Lane County who are navigating school and life as unaccompanied minors, with the priority being to keep these youth from dropping out of school and/or entering the criminal justice system.



IMPROVING PUBLIC SAFETY



A key element to enjoying a high quality of life and creating a vibrant economy is a well-functioning public safety system. The loss of federal timber revenue has disproportionately impacted public safety services within Lane County. Lane County has less than adequate jail and police patrol capacities. The Lane County Sheriff's Office is barely able to provide 24-7 patrol coverage, resulting in increases in property crime and traffic fatalities. The lack of adequate funding to support mental health programs has directly impacted the work of our local law enforcements officers, who now need to spend more time responding to mental health crises, instead of addressing personal or property crimes. We seek federal assistance to increase funding available for mental health services.

Federal revenue, particularly from the Bureau of Land Management's O&C forests of western Oregon, historically provided revenue that was allocated from the County's general fund for public safety services. Throughout the 1990's, and into the first decade of the 2000's, Lane County could depend on the O&C forests to produce approximately \$14 million in general fund revenue. With a return to actual harvest receipts in 2016, Lane County's general fund is anticipating just \$1.5 million from these lands. The Lane County Sheriff's Office estimates it needs \$7.5 million annually to adequately fund patrol services. Over the past few years, federal support for the criminal justice assistance grant programs through the Department of Justice has been decreased by 43 percent. Some programs have been eliminated; others have taken deep cuts.

Lane County communities also face significant vulnerability from the prospect of a significant seismic event. The construction of an earthquake early warning system can provide vital minutes of advance warning that allows for the rapid evacuation of high-risk structures, low-lying territories at risk of tsunami, and the protection of safety-sensitive infrastructure, including bridge lifts and freight rail.

FEDERAL PRIORITIES

We urge the Oregon delegation to support:

Full funding for the Department of Justice's COPS program. Resident Deputies have proven to be popular and effective in Lane County.

Restoring funding for the Byrne JAG program. Lane County plans to target funding for offering at-risk youth programs, reducing recidivism, and providing safe neighborhood programs.

Passage of the Timber Innovation Act, or federal legislation that increases annual harvest volume, which will have an immediate public safety system benefit. Regular and consistent federal timber revenue sharing from the O&C lands is primarily allocated to funding public safety programs, so if federal legislation is passed, local governments should have certainty with annual funding levels.

Funding for a "Memphis Model" multidisciplinary response team, made up of a qualified mental health and police professionals. This team could provide a follow up response for all people with multiple police contacts in mental health crises, starting with developing a response team for veterans. Research suggests that sending multidisciplinary teams reduces costly criminal justice responses, provides improved access to treatment and crisis aversion, and reduces hospitalization and jail time. It also greatly improves the timely sharing of sensitive mental health and criminal justice information, which is needed to successfully respond to crises.

Assisting the United Front partners, the University of Oregon, and other west coast cities that are seeking \$16.1 million to build, operate, and maintain a public earthquake early warning system.

Including report language that encourages planning for the Cascadia subduction zone to ensure maximum effectiveness of earthquake early warning.

Supporting the City of Springfield in its pursuit of public safety grant funds through the U.S. Department of Justice.

ACHIEVING **FISCAL** **SUSTAINABILITY**



Achieving fiscal sustainability for communities across Lane County is heavily reliant upon the ability to leverage local funding mechanisms against funding available through federal programs. With the reduction of federal assistance through programs such as Community Development Block Grants, HOME Investments Partnership program, Low Income Home Energy Assistance Program, Land and Water Conservation Fund, education programs, and justice programs, we face reductions in service.

Our communities have worked hard throughout the Great Recession to reduce the costs associated with services, create new funding sources, and expand existing revenues as much as possible, but we are still falling short. We seek increased levels and year-to-year stability in federal funding available for local jurisdictions for transportation, housing, health and human services, and the criminal justice system.

Lane County urges our delegation to continue to work on federal forest policy to reform public lands management in order to produce healthy and productive forests, including the following:

Realistic annual timber harvest goals for each forest. While the harvest levels of the NW Forest Plan have never been met, they still stand as an important benchmark. With respect to the O&C lands, Lane County believes an annual harvest of 450-500 mmbf/yr would generate almost \$9M annually for Lane County's general fund revenue.

Provisions for land swaps. The patchwork nature of these lands increases the risk to neighboring private lands, and it is not conducive to wildlife corridor development.

Land management policies that not only address timber harvest levels, but also look to provide adequate resources to mitigate the significant impact of wildfire in the region.

A solution to the over-reliance on the National Environmental Policy Act to stall or slow timber sales. Environmental litigation continues to drain dollars from federal agency budgets better spent on actual management, and leaves our forests prone to wildfires, which exacerbates fire borrowing, and further encroaches on staff's ability to manage lands effectively.

Legal certainty for public land managers. With certainty, revenue will automatically flow to fund local government services and agency undertakings, and will stimulate employment.

Ensuring that National Forest revenue meant for schools is not supplanted by state budget writers.

Closing the loophole on stewardship contracting so that federal timber revenue is fully shared with counties.

Expanded good neighbor authority to address watershed protection and restoration and forest land roadway improvements.

FEDERAL PRIORITIES

We urge the Oregon delegation to support:

A balanced approach to federal deficit reduction solutions; federal assistance to state and local governments can mitigate job losses and local budget shortfalls. Federal investments in state and local infrastructure projects help produce private sector jobs and improve our competitiveness.

Opposing deficit reduction actions that shift costs to localities, impose unfunded mandates, or pre-empt local programs and taxing authority.

Comprehensive tax reform for a dynamic, inclusive and prosperous economy for all Americans that reflects the priorities of the United Front partners of Lane County.

COMPREHENSIVE TAX REFORM PRIORITIES

As the House and Senate conference on the Tax Cuts and Jobs Act (TCJA), the United Front partners request your help to preserve important tax provisions and programs. The United Front partners are grateful that the tax exempt treatment of municipal bonds and the low-income housing tax credit (LIHTC) are preserved in both current versions of the House and Senate TCJA bills. While we understand it is difficult to rewrite the tax code, especially when its impacts can diverge based on location of an individual or company, the United Front feels some of the provisions being eliminated are critical to our constituents and need to remain in place.

There are several provisions in the House and Senate TCJA bills that we feel will make it more difficult to serve our community effectively. The provisions of concern include:

State and Local Tax Deduction: The repeal of the ability for an individual to claim a deduction for state and local income, property or sales taxes, utilized by many of our middle-class tax filers, could negatively impact the tax burden on families and impact our ability to fund critical services like law enforcement, infrastructure projects and education costs.

ACA Repeal: The Senate decided to add the provision that would eliminate the tax penalty for Americans who do not have health insurance. This was not in the House bill but if it's included in final passage we have significant concerns that it could further disrupt the insurance market, cause millions of people to lose their health care and increase the cost of health care premiums.

Private Activity Bonds: The termination of private activity bonds (PABs), included in the House TCJA but not the Senate bill, is detrimental to local governmental entities because many PABs are used to finance projects in the areas of affordable and low-income housing, major infrastructure projects (surface and air) and some hospitals.

New Market Tax Credit: The repeal of the New Market Tax Credit program, included in the House TCJA but not the Senate bill, will impact our region's ability to draw critical funding and financing to key economic development projects in areas that have been or are economically distressed.

Historic Tax Credit: The repeal or significant changes to the Historic Tax Credit Program eliminate a critical tool, which has helped governmental entities, and local non-profits preserve historic landmarks and create jobs.

Advanced Refunding Bonds: The termination of preferential tax treatment of advanced refunding bonds interest is harmful as it is a financing tool, which allows local governments to finance their debt at lower costs and increase investment in municipal capital projects and other local programs.

Transportation Tax Benefit: The elimination of the employer business expense deduction for the transportation fringe benefit, included in the House and Senate TCJA bills, will disincentivize employers from offering the benefit to employees who utilize the tax free benefit to travel into work and will lower many individual's take home pay.

Electric Vehicle Credit: While heartened that the Senate preserved the 30D tax credit for Plug-in electric vehicles (PEVs) in the Senate bill, the elimination of the 30D credit for Plug-in electric vehicles (PEVs) in the House TCJA bill is concerning because the credit helps promote technology, innovation and a more sustainable energy source for powering motor vehicles.

These tax credits, exemptions, and deductions are significant sources for generating economic growth and sustaining critical projects and programs in our region and throughout the United States. We appreciate consideration of our concerns, and we ask that you support preserving and enhancing these programs as any tax reform compromise legislation moves through the U.S. Congress.





**UNITED FRONT PARTNERS
OF LANE COUNTY OREGON**

CITY OF EUGENE

CITY OF SPRINGFIELD

LANE COUNTY

LANE TRANSIT DISTRICT

SPRINGFIELD PUBLIC SCHOOLS

**WILLAMALANE PARK AND
RECREATION DISTRICT**