



1059 WILLAMETTE

City Council Work Session

29 January 2020



TODAY

- To discuss the project need and vision;
- To approve the use of CDBG funds to acquire the 1059 Willamette Street property for housing; and
- To approve the disposition process for the property.

WHY

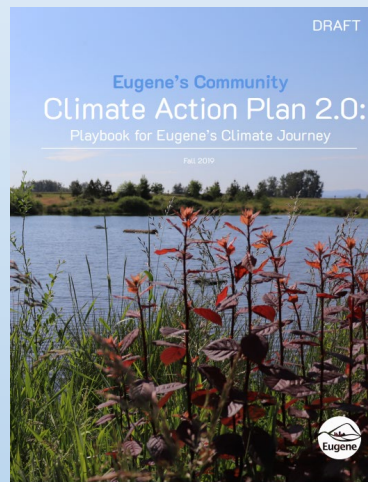
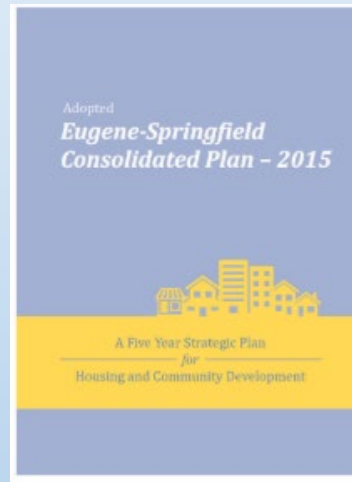
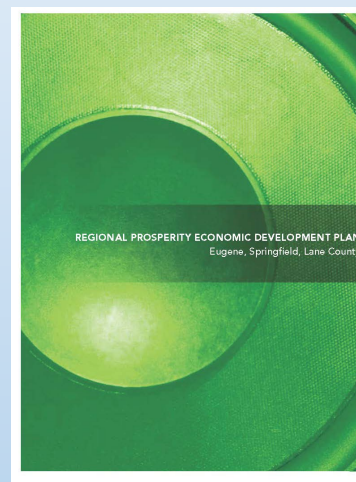
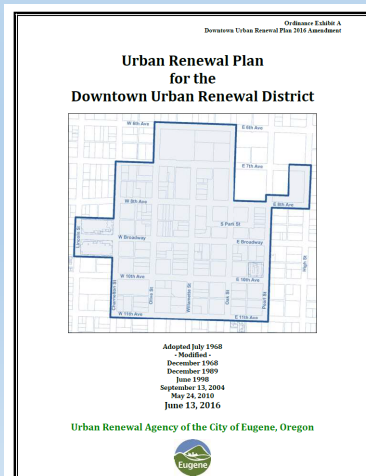
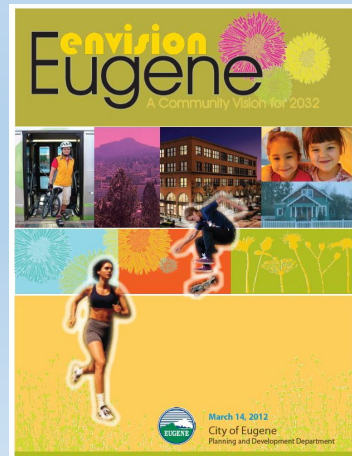
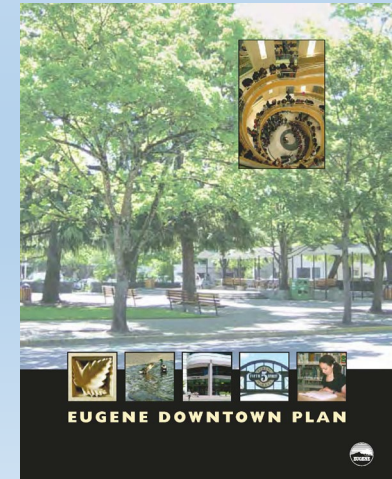


60% AMI

MODERATE INCOME

MARKET RATE

PLANS, POLICIES, INITIATIVES, oh my!



LAND ACQUISITION PROGRAM



0.42 ACRE
SITE

66,000 SF
BUILDING

BUILT IN
1925

C-3 ZONING

PARKING
EXEMPT



SITE DUE DILIGENCE

- Environmental Review
 - Historic evaluation
 - Stormwater assessment
 - Noise assessment
 - Evaluation of possible toxins
 - Testing for lead and asbestos
- Financial feasibility analysis

PROJECT VISION

- To provide additional housing in the downtown core at a variety of affordability levels.
 - Lease 51% of units to households earning 80% AMI or less at rents affordable to them;
 - Lease 49% of units at market rate rent.
- To create an active, engaging street face.
- To implement compact urban development that encourages use of transportation options.

2019 Eugene/Springfield HUD
Income based on Household Size
Effective June 24, 2019

% AMI	1 Person	2 Persons	3 Persons	4 Persons
30%	\$13,650	\$15,600	\$17,550	\$19,450
50%	\$22,750	\$26,600	\$39,250	\$32,450
80%	\$36,350	\$41,550	\$46,750	\$51,900
100%	\$45,500	\$52,000	\$58,500	\$64,900



COMMUNITY
OUTREACH

WHAT'S NEXT

If CDBG funds are approved

- Finish the Environmental Review;
- Exercise the Option Agreement and purchase the site; Develop RFP criteria for development of the site and return to City Council to consider the criteria;
- Solicit interest through an RFP;
- Form a community evaluation panel to rank proposals and develop a recommendation; and
- Return to City Council with a project recommendation and funding strategy.

SUGGESTED MOTIONS

1. Move to authorize the City Manager to acquire the property at 1059 Willamette (formerly the LCC Downtown Center) using \$500,000 of Community Development Block Grant funds.

AND

2. Move to direct City Manager to dispose of the property at 1059 Willamette (formerly the LCC Downtown Center) with the Land Acquisition for Affordable Housing property disposition process outlined in Attachment A.

ACQUISITION STEPS



- **Site Purchase** – Potential sites identified and optioned and then assessed to meet federal requirements. Acquisition based on fair market value. Staff makes a recommendation to City Council.
- **Site Development** – Site offered through an RFP to developers. Proposals are reviewed using tailored proposal criteria and makes a recommendation to City Council. Proposal selection decision is made by City Council.
- **Site Construction and Monitoring** – Staff work with selected developer throughout financial packaging and construction.
- **Result** – High quality and compatible development.

Eugene/Springfield HUD Rents Based on Income Limits

June 28, 2019

Unit Size	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
50% AMI	\$568	\$609	\$731	\$843	\$941
80% AMI	\$678	\$780	\$938	\$1,075	\$1,180

*Rent limits include cost of rent and unit utilities. The total cost of rent and utilities paid by the tenant cannot exceed the identified rent limit.