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