ROUGHLY EDITED TRANSCRIPT

CITY OF EUGENE
CITY COUNCIL WORK SESSION
MAY 28, 2025
12:00 P.M.

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MAYOR KNUDSON: GOOD AFTERNOON.
WELCOME TO THE MAY 28, 2025 CITY COUNCIL WORK SESSION.
THANK YOU FOR JOINING US IN THIS VIRTUAL MEETING FORMAT.
THERE IS NO OPPORTUNITY HERE FOR PUBLIC COMMENT.
THOSE WISHING TO ACCESS THE MEETING CAN WATCH THE LIVE STREAM AVAILABLE ON OUR WEBSITE, THE BROADCAST ON COMCAST CHANNEL 21 OR BY CALLING IN TO ONE OF THE NUMBERS ON THE PUBLIC WEBCAST AND MEETING MATERIALS WEB PAGE AT THE EUGENE WEBSITE.
THANK YOU AGAIN FOR JOINING US.
I CALL THE MAY 28, 2025 SESSION TO ORDER AND WILL NOW TURN TO CITY MANAGER TO INTRODUCE TODAY'S FIRST TOPIC, WHICH IS THE WORK SESSION REVIEW OF THE 2024 IMPLEMENTATION OF BOND MEASURE TO FIX STREETS AND PAVEMENT MANAGEMENT REPORT.
>> THANK YOU, MAYOR, COUNCIL.

I'M REALLY EXCITED ABOUT THIS WORK SESSION BECAUSE WE'RE HITTING TWO TOPICS THAT HAVE BEEN A PRIORITY FOR THE COUNCIL FOR MANY YEARS.
ONE OUR INFRASTRUCTURE ON PARTICULAR STREETS, THE SECOND AROUND HOUSING.
SO WE'RE GOING TO START OFF WITH OUR STREETS.
I BELIEVE KATIE MARWITS IS GOING TO LEAD THAT PRESENTATION.
>> THANK YOU.
I'LL SHARE MY SCREEN.
OKAY, THANK YOU FOR HAVING ME.
THANK YOU, MAYOR, COUNCILORS.
I'M KATIE MARWITS.
I'M A PRINCIPAL CIVIL ENGINEER IN PUBLIC WORKS ENGINEERING.
I GET TO PRESENT TO YOU THE ANNUAL REPORT ON THE VOTER APPROVED BOND MEASURE AS WELL AS THE MANAGEMENT REPORT.
THIS IS A SUMMARY OF WHAT I WILL WALK YOU THROUGH TODAY.
AS HAS BEEN THE CASE IN A COUPLE OF PREVIOUS YEARS I RECOGNIZE YOU'RE WORKING THROUGH HEAVY AND DIFFICULT TOPICS TODAY.
I HOPE THIS PRESENTATION CAN BE WITH A GOOD NEWS PRESENTATION FOR YOU.
MUCH OF IT WILL BE SIMILAR IN SUBSTANCE AND STRUCTURE TO PREVIOUS YEARS' PRESENTATIONS.
TO GET US GROUNDED IN WHERE WE STARTED THE 2017 BOND MEASURE WAS APPROVED BY VOTERS IN NOVEMBER OF 2017 WITH A PROJECT STARTING IN 2019.
THE BOND MEASURE INCLUDED 91 MAIN STREETS, AN AVERAGE OF $1 MILLION A YEAR FOR ACTIVE TRANSPORTATION.
IT'S IMPORTANT TO NOTE THIS WILL BE THE LAST YEAR WE'RE FOCUSING ON THE 2017 BOND MEASURE.
NEXT YEAR WE'LL TRANSITION INTO TALKING ABOUT THE FIRST YEAR OF THE 2022 VOTER APPROVED BOND MEASURE.
AN IMPORTANT PART OF EACH OF OUR SUCCESSFUL BOND MEASURES HAS BEEN IN THE BUILT-IN ACCOUNTABILITY.
THAT SPEAKS TO PROMISES MADE AND PROMISES KEPT.
SO EACH OF THE BOND MEASURES HAS HAD TWO LAYERS OF ACCOUNTABILITY.
THAT'S OUR STREET REPAIR REVIEW PANEL AND OUR AUDITOR PROCESS.
I'LL SPEAK TO BOTH OF THOSE.
THE FIRST LAYER OF ACCOUNTABILITY IS OUR STREET REPAIR REVIEW PANEL WE CALL THE SRRP.
I WANT TO TAKE TIME TO SHOW APPRECIATION TO THIS COMMUNITY LED GROUP.
THE GROUP THIS YEAR VARIED BETWEEN EIGHT AND NINE MEMBERS AND REPRESENTED THIS CROSS-SECTION YOU'LL SEE ON THE SCREEN OF THE COMMUNITY.

THEY HAVE GREAT PERSPECTIVES AND A WIDE VARIETY OF BACKGROUNDS, EXPERIENCES AND IT'S REALLY VALUABLE CONVERSATION TO MEET WITH THEM.
THE PANEL MET THREE TIMES THIS YEAR OVER THE FALL AND WINTER.
IN THEIR COVER MEMO TO THIS YEAR'S REPORT THEY WROTE WE BELIEVE THE COMMUNITY IS GETTING GOOD RETURN FOR ITS INVESTMENT IN STREET REPAIRS AND THE BOND FUNDS ARE BEING USED WISELY TO MEET THE OBJECTIVES OF THE BALLOT MEASURE.
A FUNCTIONING TRANSPORTATION SYSTEM IS ESSENTIAL TO OUR COMMUNITY SAFETY AND COMMUTE AND THE BOND IS AN IMPORTANT COMPONENT OF MAINTAINING THE INFRASTRUCTURE AND CREATING LOCAL JOBS.
THE SECOND LAYER OF THE ACCOUNTABILITY IS THE ANNUAL AUDITOR PROCESS.
THE REPORT IS INCLUDED IN THE ANNUAL REPORT.
IT'S PART OF THE SRRP REPORT IN APPENDIX D.
EVEN THOUGH I'M GOING TO WORK HARD NOT TO READ THE SLIDES TO YOU I WILL READ THESE BULLETS FROM THE AUDITOR'S REPORT THAT CONCLUDES AT THE END OF 2024.
THEY SAID WE NOTED NO VARIANCES BETWEEN EXPENDITURES AND SUPPORTING DOCUMENTATION.
WE NOTED THAT EACH EXPENDITURE WAS FOR AN ELIGIBLE COST.
THEY ALSO NOTED NO DIFFERENCES IN THE PROCUREMENT FILES AND OPPOSED TO THE REQUIREMENTS.
NEXT I WANT TO DIVE INTO THE SRRP REPORT ITSELF.
THE REPORT IS AVAILABLE ONLINE.
YOU CAN SEARCH EUGENE SRRP, YOU CAN ALSO SEARCH EUGENE BOND MEASURE TO FIX STREETS AND THIS REPORT WILL BE ON THAT PAGE.
THAT WEBSITE ALSO HAS SEVERAL PREVIOUS YEARS' REPORTS IF YOU WANT TO READ THEM.
SOME OF THE REPORT HIGHLIGHTS ARE SHOWN HERE INCLUDING OUR DATA FROM THE ADA TRANSITION PLAN.
OUR CAP 2.0 UPDATES, PROJECT SPECIFIC PAGES THEN ABOUT THE OVERLAP WITH THE END OF THE 2017 BOND AND BEGINNING OF THE 2022 BOND MEASURE.
IN BETWEEN THE NEXT COUPLE OF SLIDES I HAVE INCLUDED BEFORE AND AFTER PHOTOS OF RECENTLY COMPLETED PROJECTS THAT INCLUDE BOND FUNDS.
THIS FIRST BEFORE AND AFTER IS COBERG ROAD, ONE OF OUR PRINCIPAL ARTERIALS IN TOWN.
THIS IS LOOKING SOUTH TOWARDS THE RIVER.
THIS PAINTING WAS COMPLETED LAST YEAR AS NIGHT WORK.
THIS IS THE AFTER.
THIS NEXT SLIDE IS A LIST OF THE PROJECTS THAT WERE COMPLETED IN 2024.

AS WELL AS ORIGINAL 2017 BOND MEASURE MAP INCLUDED IN THAT MEASURE THAT SHOWS ALL OF THE PROJECTS THAT WERE LISTED IN THE MEASURE TO BE COMPLETED.
I WILL NOTE YOU'LL SEE THE BUBBLE IN THE MIDDLE OF THE SCREEN, SO THE FIRST PHASE OF THE BROADWAY PROJECT I SPOKE ABOUT EARLIER THIS YEAR THAT CONTRACT HAS BEEN AWARDED AND CONSTRUCTION WILL LIKELY BEGIN IN THE NEXT COUPLE OF WEEKS.
SIMILARLY THE 24 HILLIARD AND ALDER PROJECT IS ANOTHER CIRCLED ON THE SCREEN OUT FOR ADVERTISEMENT CURRENTLY AND CONSTRUCTION WILL BEGIN THIS YEAR AS WELL.
THIS NEXT BEFORE AND AFTER IS THE HIGH STREET BIKEWAY PROJECT.
THIS BEFORE IS 18,000 LOOKING NORTH.
THEN THIS IS THE AFTER PHOTO SHOWING THE ADDITION OF THE BIKEWAY.
THIS NEXT COUPLE OF SLIDES SHOW DATA OVER THE LIFE OF THE BOND WHERE THE DATA BUILDS ON ITSELF.
STARTING WITH THIS TIMELINE LOOKING BACK TO 2021, WE ANTICIPATED IN THE SRRP REPORT WE WOULD EXHAUST ALL OF THE BOND FUNDS AND NEED TO UTILIZE LOCAL FUNDS LIKE GAS TAX TO COMPLETE THE WORK.
AT THAT TIME WE DIDN'T HAVE A PROJECTED AMOUNT.
FAST FORWARD TO 2022 WE FORECASTED THAT WE WOULD NEED ABOUT 3.3 MILLION OVERRUN OVER THE LIFE OF THE BOND.
FORWARD AGAIN TO 2023 WE REDUCED THAT PROJECTED OVERRUN BY ABOUT 1.2 MILLION SO OUR OVERRUN WAS EXPECTED TO BE ABOUT 2.1.
THEN TO THE LAST YEAR AT THE END OF 2024 THAT PROJECTED OVERRUN HAS BEEN REDUCED AGAIN TO JUST UNDER 2.MILLION, WE ESTIMATE 1.9 MILLION WHICH OVER ALL IS ABOUT 4% OF THE BOND TOTAL.
THIS TABLE ALSO SHOWS MORE DATA OF THE BOND AT A GLANCE.
I WANT TO HIGHLIGHT HERE THIS THIRD COLUMN, THE TOTAL SIDEWALK RAMP IMPROVEMENTS.
OVER 1800 SIDEWALK RAMPS HAVE BEEN UPGRADED OVER THE BOND PERIOD.
THAT NUMBER JUMPED TO OVER 2,000 RAMPS TOTAL FOR ALL PROJECTS DURING THIS PERIOD INCLUDING PRIVATE DEVELOPMENT.
SO AS WE ARE FORMALLY TRANSITIONING FROM ONE BOND TO THE NEXT I WANTED TO INCLUDE THIS SIDE BY SIDE JUST TO HIGHLIGHT SOME OF THE SIMILARITIES AND SOME OF THE DIFFERENCES IN THE TWO BONDS.
THE 2017 BOND MEASURE ON THE LEFT THAT WAS 51.2 MILLION.
91 LISTED STREETS, 5 MILLION FOR ACTIVE TRANSPORTATION.
THE NEXT BOND WHICH WAS OUR 2022 BOND MEASURE WAS 61.2 MILLION, 42 LISTED STREETS AND 15 MILLION SET ASIDE FOR WALKING, BIKING, SAFETY, OPPORTUNITIES AND STREET TREES.
IN CONTINUING THE THEME OF THE TRANSITION BETWEEN THE BOND MEASURES DURING THE DESIGN OF THE 2024 PROJECTS WE IDENTIFIED A FEW OPPORTUNISTIC ADDITIONS THAT ALLOWED A JUMP-START ON THE 2022 BOND MEASURE INCLUDING TWO PAVING PROJECTS, ONE OF WHICH WAS

OUR FIRST BOND FUNDED UNIMPROVED STREET IMPROVEMENT ON ZAN AVENUE.
WE PACKAGED SEVERAL SMALL IDENTIFIED PEDESTRIAN AND SAFETY IMPROVEMENTS.
THEN WE ALSO HAD ONE BICYCLE FOCUSED IMPROVEMENT WE WERE ABLE TO COMPLETE IN 2024.
THIS IS THE THIRD AND LAST OF THE BEFORE AND AFTER.
THIS IS 8TH AVENUE AT PEARL STREET LOOKING EAST.
THIS IS THE SAME VIEW FOLLOWING THE COMPLETION OF THAT TRANSFORMATION PROJECT AND THAT PROJECT INCLUDED A HOST OF FUNDING SOURCES BUT DID INCLUDE BOND FUNDS.
NOW I WANT TO TRANSITION TO TALKING ABOUT THE PAVEMENT MANAGEMENT REPORT.
AS A REMINDER THIS REPORT IS A SNAPSHOT LOOKING FORWARD IN TIME AS OPPOSED TO LOOKING BACKWARDS WHEN WE TALK ABOUT LAST YEAR'S PROJECTS.
THIS IS FORWARD LOOKING IN CONTRAST TO THE PROJECT SPECIFICS LOOKING AT WHAT WAS COMPLETED LAST YEAR.
THIS REPORT IS ALSO INCLUDED IN THE ANNUAL REPORT IN APPENDIX E.
WE KNOW THAT OUR STREET INFRASTRUCTURE IS THE LARGEST CITY ASSET WITH OVER 1400 LANE MILES OF STREETS AND ALMOST 50 SIDELINE MILES OF PATHS.
THIS GRAPH SHOWS A CONDITION OF THE SYSTEM AS A WHOLE.
OVER 60% IS IN VERY GOOD AND EXCELLENT CONDITION.
THAT TELLS A POSITIVE STORY ABOUT THE STREET SYSTEM
LARGELY DUE TO THE SUCCESS OF THESE VOTER APPROVED BOND MEASURES.
REMEMBER OVER THE LAST SEVERAL YEARS WE HAVE REALLY WORKED TO EVOLVE THE DISCUSSION FROM JUST TALKING ABOUT THE BACKLOG.
WE USED TO TALK ABOUT JUST THAT LUMP SUM TOTAL TO NOW TALKING ABOUT THE BACKLOG PLUS THE CONDITION INDEX WHICH TELLS A STORY OF HOW THE ROADS ARE DOING AND WHAT THE ROADS REALLY LOOK LIKE.
WE'RE TRYING TO ALSO KEEP AN EYE BY STREET CLASSIFICATION AND WHEN WE TALK ABOUT PAVEMENT CONDITION YOU'LL SEE AND HEAR ME USE THE TERM PCI, PAVEMENT CONDITION INDEX.
THAT IS JUST A NUMERICAL SCORE LIKE ON A REPORT CARD.
THEN LOOKING FORWARD TO THE FUTURE, LIKE TO GET TO THE PLACE WHERE WE'RE NOT ONLY TALKING ABOUT THE CONDITION OF THE SYSTEM BUT WE'RE ALSO TALKING ABOUT THAT IN RELATION TO THE NEEDS OF THE SYSTEM FINANCIALLY AND IDEALLY THE ANNUAL FUNDING WOULD MEET THAT NEED ON AN ANNUAL BASIS.
IN OVER TIME JUST TO SHOW GRAPHICALLY WE HAVE SEEN THAT ROLLER COASTER OF THE BACKLOG WHERE THERE WAS THE SHARP DECREASE AT THE START OF THE BOND MEASURES WE EXPERIENCED FLATTENING OUT THEN WE HAVE SEEN THE EVENTUAL RISE AGAIN AS ORIGINAL BOND MEASURE STREETS ARE NEEDING REHABILITATION PARTNERED WITH A

WHOLE BUNCH OF THINGS LIKE THE GLOBAL PANDEMIC, INFLATION, SUPPLY CHAIN CHALLENGES NOW A WIDER DISTRIBUTION OF THINGS.
EUGENE'S CURRENT OVER ALL PCI, THE SCORE, IS 73 WHICH BY INDUSTRY STANDARDS IS CONSIDERED A VERY GOOD RATING.
SO OUR NEXT CHALLENGE IS TO ADDRESS THE PCI RATING BY STREET CLASSIFICATION.
IMPROVING OVERALL STREET QUALITY, SAFETY, AND CONTINUING LOOK FOR WAYS THAT WE CAN BE COST EFFECTIVE.
SO LOOKING AT THIS GRAPH YOU CAN SEE THE NUMBERS BY CLASSIFICATION.
WHEN WE SEE MAJOR ARTERIALS AT THE TOP THOSE ARE OUR BIGGEST STREETS, COBERG ROAD, RIVER ROAD, WEST 11TH.
THEN GOING DOWN BY CLASSIFICATION, SIZE AND USE TO OUR LOCAL NEIGHBORHOOD STREETS.
YOU CAN SEE THE TARGET PCI FOR EACH STREET TYPE AND AREAS WHERE WE CAN LOOK TO REALLY FOCUS OUR IMPROVEMENTS AND WAYS TO BE CREATIVE TO MAKE TARGETED IMPROVEMENTS WITHIN THOSE.
THEN BEFORE I WRAP UP TODAY I WANT TO LOOK TO A COUPLE OF HIGHLIGHTS UPCOMING.
THE FIRST PHASE OF BROADWAY PROJECT WILL BEGIN IN THE NEXT COUPLE OF WEEKS.
WE'RE PLANNING TO COME BACK TO THIS GROUP WE'RE SCHEDULED TO COME BACK IN JUST UNDER A MONTH TO TALK ABOUT OUR WORK REGARDING SIDEWALKS.
WE'LL ALSO BE COMING BACK TO COUNCIL LATER TO PROVIDE AN UPDATE ON FRANKLIN BOULEVARD.
I'M LOOKING FORWARD TO REVAMPING OUR SRRP PROCESS TO ALIGN WITH NEW ELEMENTS OF THE 2022 BOND MEASURE.
THEN AS FOR CONSTRUCTION FOR 2025, WE HAVE SEVEN STREET PROJECTS SCHEDULED AS WELL AS FIVE INDIVIDUAL PROJECTS THAT BIKE, PED AND SAFETY IMPROVEMENT.
WITH THAT I WILL WELCOME QUESTIONS.
MAYOR KNUDSON: THANK YOU SO MUCH, KATIE, AND CITY MANAGER FOR THAT PRESENTATION.
GREAT INFORMATION.
I'M SURE LOTS OF DISCUSSION TO FOLLOW UP.
I'LL OPEN THE FLOOR FOR COUNCIL DISCUSSION.
I SEE COUNCILOR GROVES.
COUNCILOR GROVES: THANK YOU FOR THE PRESENTATION. I ALWAYS FIND THESE VERY INTERESTING.
IS THERE A PLACE THE PUBLIC CAN GO TO SEE WHAT THEIR STREET IS CLASSIFIED AS?
>> THERE IS.
WE DO HAVE A PLACE ONLINE.
WE HAVE STREET CLASSIFICATION MAPS WHERE YOU CAN GO AND LOOK AT YOUR NEIGHBORHOOD.
OR LOOK AT YOUR STREET AND SEE WHAT IT'S CLASSIFIED AS.

COUNCILOR GROVES: THAT'S ON THE ENGINEERING WEBSITE?
>> THAT'S GREAT QUESTION.
I'LL HAVE TO FOLLOW UP.
I CAN PROVIDE YOU THE SPECIFIC LIVING TO THAT.
I DON'T REMEMBER IF IT'S MAPS THROUGH THE ENGINEERING WE SITE OR NOT.
COUNCILOR GROVES: THANK YOU.
I DON'T KNOW ABOUT MY COLLEAGUES.
I GET QUITE A FEW QUESTIONS ABOUT STREET MAINTENANCE, SPEEDS, WHAT WE'RE ALLOWED TO MESS WITH, WHAT WE'RE ALLOWED TO IMPLEMENT IN THE WAY OF SIGNAGE AND WARNING LIGHTS, THINGS LIKE THAT.
I KNOW A LOT OF THAT COMES DOWN TO STREET CLASSIFICATION.
WHERE CAN I FIND OUT HOW MY STREET IS CLASSIFIED.
I KNOW THERE'S PEOPLE AT LEAST IN WEST SOUTHWEST EUGENE THAT ARE INTERESTED IN THAT.
THANK YOU.
MAYOR KNUDSON: COUNCILOR KASHINSKY.
COUNCILOR KASHINSKY: THANK YOU.
THANK YOU FOR THE PRESENTATION AND ALL THE WORK YOU HAVE BEEN DOING TO HELP KEEP OUR STREETS IN GOOD CONDITION.
I KNOW THAT WITH THE PANDEMIC IN 2020 THERE WERE SOME DELAYS THAT CAME IN, THINGS THAT WERE SUPPOSED TO BE DONE IN CERTAIN YEARS GOT PUSHED OUT IN FURTHER YEARS.
ARE WE BACK ON TRACK AND GETTING CAUGHT UP BACK TO THE SCHEDULE WE HAD BEEN HOPING FOR?
>> YES.
ONE OF THE THINGS THAT HAPPENED IS THAT WE WERE MOST OF THE BOND MEASURE INSTEAD OF IT BEING A FIVE-YEAR BOND MEASURE WE STILL HAVE THE SAME AMOUNT OF FUNDING BUT THAT WORK EXTENDED INTO THE SIXTH YEAR.
WE'RE AT THE TAIL END OF THAT NOW AND STILL ON TRACK IN TERMS OF WHEN WE -- THE NEXT BOND MEASURE, THE 2022 BOND MEASURE.
WE SCHEDULED THAT FOR THE VOTE IN '22 WITH STARTING IN 2025 SO WE'RE RIGHT ON TRACK TO BEGIN THAT WORK AND ACTUALLY THIS LAST YEAR AS I MENTIONED WE WERE ABLE TO PUSH SOME PROJECTS FORWARD TO TRY TO GET A JUMP-START SO WE'RE IN A GREAT SPOT IN TERMS OF MOVING FORWARD WITH PROJECTS.
COUNCILOR KASHINSKY: THAT'S GREAT TO HEAR.
IT WAS A CHALLENGING FEW YEARS THERE.
THANK YOU.
MAYOR KNUDSON: COUNCILOR KEATING.
COUNCILOR KEATING: THANK YOU, MAYOR.
THANK YOU, KATIE, FOR THE PRESENTATION.
APPRECIATION TO THE TEAM THAT RECENTLY REPAVED AGATE RIGHT OFF 30TH, IN INCREDIBLE DISREPAIR.

I SUSPECT THOSE WERE BOND DOLLARS AS IT WAS PART OF THE ORIGINAL PROPOSAL BEFORE IT WAS ON THE BALLOT.
SIMILAR TO COUNCILOR GROVES' INQUIRY, WHEN A PROJECT IS RELATED TO BOND DOLLARS, WHILE IT'S BEING REPAIRED, IS THERE AN EFFORT SIMILAR TO WHAT ODOT DOES TO INDICATE SIGNAGE ON SITE, YOUR BOND DOLLARS AT WORK, SO THE COMMUNITY'S AWARE AS TO WHY A PARTICULAR PROJECT IS BEING UNDERTAKEN AND SPEED AND EFFICIENCY AT WHICH THE TEAM DID UNDERTAKE THAT PARTICULAR REPAVING WAS REMARKABLE AND REMAINS GREATLY APPRECIATED.
THE NEXT STEP I WOULD SUBMIT ARE SIDEWALKS IN THAT -- OFF THAT STRETCH.
THAT'S A WORK SESSION FOR NEXT MONTH SO I DON'T WANT TO CONFUSE THE ISSUE.
BUT BACK TO SIGNAGE, WHAT SORT OF PUBLIC FACING OUTREACH BEYOND THE NET EXISTS OR OPPORTUNITIES TO INFORM THE PUBLIC IN THE MIDDLE OF A PROJECT?
>> SURE.
WE ACTUALLY DO A COUPLE OF THINGS.
I WILL WORK TO ADDRESS YOUR QUESTION BUT I THINK IT GOES OUTSIDE OF SIGNAGE.
YOU SPECIFICALLY ASKED ABOUT SIGNAGE BUT AHEAD OF A PROJECT WE TYPICALLY SEND OUT A SERIES OF THREE POSTCARDS TO NOT ONLY THE STREET THAT WILL BE WORKED ON BUT NEIGHBORHOOD STREETS AROUND IT.
IT'S USUALLY ABOUT 18 MONTHS IN ADVANCE WE SEND ONE THAT SAYS, HEY, THIS IS COMING, IN 18 MONTHS TO TWO YEAR TIME FRAME.
IF YOU HAVE INTENTION ON MAKING A NEW CONNECTION NOW IS THE TIME.
WE THEN SEND ANOTHER ONE WHEN WE'RE SIX TO NINE MONTHS OUT THAT SAYS REMEMBER WE'RE STILL COMING, HERE'S THE POTENTIAL TIMELINE.
WE SEND OUT A THIRD POSTCARD TO PEOPLE THAT SAYS HERE'S THE CONTRACTOR, HERE'S WHAT WE ANTICIPATE FOR SCHEDULE.
OUTSIDE OF THAT ALSO WHEN THERE'S THE CONSTRUCTION IS HAPPENING WE HAVE A SERIES OF TWO SIGNS, FOUR SIGNS, TWO SIGNS ON EACH STREET AT EACH END, ONE TALKS ABOUT THE BOND MEASURE SPECIFICALLY THAT SAYS THIS IS A BOND FUNDED PROJECT AND LISTS THE STREET, THEN THE SECOND IS MORE OF AN INFORMATIONAL SIGN THAT SAYS IF YOU WANT MORE INFORMATION GO HERE.
THOSE ARE THE SIGNAGE PIECES THAT ARE INCLUDED.
OUTSIDE OF THAT FOR THE LIKE BROADER, MORE BROAD COMMUNITY, WE DO A WEEKLY ROAD REPORT ALSO THAT'S PUBLISHED THAT LISTS ALL OF THE STREETS AND WHAT THE IMPACTS WILL BE ANTICIPATED FOR THE NEXT WEEK.
WE HAVE A REALLY GREAT PIO STAFF THAT HELPS US WITH THAT KIND OF WORK.
SO THERE ARE A NUMBER OF PLACES WHERE WE'RE ADVERTISING THAT AND WE ALSO ARE CONTINUING TO LOOK AT WAYS TO MAKE MORE OF AN IMPACT AND SHARE MORE INFORMATION.

MAYOR KNUDSON: COUNCILOR ZELENKA.
COUNCILOR ZELENKA: YEAH, FIRST OF ALL THANKS FOR THE PRESENTATION.
IT'S ALWAYS GREAT.
THANK YOU TO EUGENIANS FOR SEEING THE VALUE IN THIS AND CONSTANTLY REAPPROVING THESE
ROAD BONDS BECAUSE THEY ARE INVALUABLE TO OUR QUALITY OF LIFE AND I'M GLAD PEOPLE SEE THE VALUE AND KEEP APPROVING AND PAYING FOR THEM.
I THINK A BIG PART OF THAT IS THAT ACCOUNTABILITY MECHANISM WE PUT IN PLACE THAT COUNCILOR VETMAN AND I PUT INTO PLACE TO HAVE THOSE ACCOUNTABILITY MEASURES.
PART OF THAT WAS THE PROCESS PROMISES MADE, PROMISES KEPT.
THESE ARE THE PROJECTS WE'RE GOING TO DO.
THIS IS WHAT YOU'RE BUYING FOR THIS BOND MEASURE AND WE DID THEM.
WE CONSTANTLY ARE MAKING SURE THAT GETS DONE AND WE'RE DOING THE BEST WE POSSIBLY CAN EVEN WITH COST INCREASES IN THE LAST COUPLE OF YEARS WE HAVE SEEN.
THAT'S AN IMPORTANT PART OF WHEN WE MOVE FORWARD.
I THINK IT'S GREAT THAT WE'RE FINALLY REDUCING THE BACKLOG.
I SKIPPED OVER IT REAL QUICK, I DIDN'T CATCH IT, WHAT USED TO BE $225 MILLION BACKLOG BACK IN THE DAY, WHAT ARE WE DOWN TO?
>> THAT'S A GREAT QUESTION.
I NEEDED TO LOOK THAT UP.
LET ME ACTUALLY LOOK IN THE REPORT.
MY MEMORY SAYS WE'RE AT LIKE -- IN THE LOW 100S.
120, 140.
SO THAT'S THE RANGE.
I CAN CERTAINLY LOOK UP THE SPECIFICS IN THE REPORT.
IT'S IN THE REPORT BUT THAT'S THE GENERAL RANGE WE'RE IN.
I KNOW AT ONE POINT WE GOT BELOW 100, THE BOTTOM.
WE LEVELED OUT THEN WE'RE STARTING TO SEE A LITTLE BIT OF INCREASE AGAIN.
COUNCILOR ZELENKA: WHERE ARE WE SEEING AN INCREASE IN THE BACKLOG?
>> A COUPLE OF THINGS.
ONE IS THE STREETS FROM 2008 NOW APPROACHING 20 YEARS NEED REHAB AGAIN.
OUR PRICES ARE MORE EXPENSIVE.
ALSO WE'RE USING THE BOND FUNDS IN A WIDER NET.
WE HAVE DEDICATED FUNDS NOW THAT ARE GOING TO THE WALKING BIKING SAFETY.
THERE'S A LOT OF NEEDS WITHIN THE STREET SYSTEM BUT IT DOES REDUCE OVER ALL AMOUNT OF MONEY WE'RE PUTTING TOWARDS REHABBING STREETS.
THAT WAS A CONVERSATION WE HAD WHEN WE WERE CONSIDERING THE NEW BOND MEASURE AND WE MADE THAT CHOICE TO INCLUDE THE OTHER

REALLY IMPORTANT ELEMENTS BUT IT DOES MEAN THAT LESS MONEY IS GOING TOWARD STREET REHAB.
NOW THAT SOME OF THE OTHER MONEY IS GOING TO THE OTHER REALLY IMPORTANT NEEDS THAT WILL CONTRIBUTE AS WELL AS WE CONTINUE TO SEE A SLIGHT UPTICK IN THAT.
COUNCILOR ZELENKA: I THINK THOSE ARE CRUCIALLY IMPORTANT ALTERNATIVE MEANS OF TRANSPORTATION AS WELL.
I PUT THE MOTION FORWARD 5% GOES TOWARDS BIKE AND PED AND THAT WAS A DOUBLING.
I DID ANOTHER ONE THAT GOT IT TO 10% AND THAT WAS A DOUBLING.
NOW IT'S MORE THAN THAT.
I THINK THAT INFRASTRUCTURE IS REALLY, REALLY IMPORTANT.
I HAD A QUESTION ABOUT THE LANE COUNTY PARKING LOT ON PEARL AND WHATEVER STREET THAT IS.
I THINK IT'S GREAT THAT THE 8TH AVENUE PICTURE LOOKS FANTASTIC, PUTTING THE TREES ON PEARL WAS A GREAT ADD.
THE MOST VISIBLE IS THE 7TH AVENUE SIDE AND IT'S EMBARRASSING.
JUST WEEDS AND THERE'S NO TREES THERE EXCEPT FOR THE BIG OLD ONES.
NO TREATMENT HAS BEEN GIVEN TO THAT.
THAT'S THE MOST VISIBLE PART OF IT.
I ASKED STAFF ABOUT THAT BECAUSE THEY SAID IT WAS A TEMPORARY USE, THE PARKING LOT BY LANE COUNTY.
IT'S BEEN IN TEMPORARY USE FOR AT LEAST A DECADE AND PROBABLY WILL BE FOR ANOTHER DECADE.
OUR CODE DOESN'T DO ANYTHING ABOUT THAT AND DOESN'T ALLOW WE WOULDN'T ALLOW THAT IF IT WERE PRIVATE DEVELOPMENT.
WHAT CAN WE DO TO ENHANCE THAT CORRIDOR THERE AND MAKE THAT PART OF THE VERY VISIBLE PART OF OUR DOWNTOWN MORE APPEALING.
>> SURE.
I KNOW THAT I THINK I INVITED JENNIFER TO BE A PANELIST TOO.
I THINK SHE'S PROBABLY MORE APPROPRIATE TO RESPOND TO THAT.
JENNIFER, ARE YOU AVAILABLE?
>> HI, THERE.
I DON'T THINK THAT WE HAVE AN ANSWER FOR YOU TODAY ON THAT 7TH AVENUE CROSS-SECTION.
I KNOW THERE HAVE BEEN A NUMBER OF PROJECTS WE HAVE BEEN LOOKING AT AS FAR AS CHANGING THE LANE CONFIGURATION ON 6TH AND 7TH AVENUES AND THAT WOULD POTENTIALLY GIVE US AN OPPORTUNITY TO CHANGE WHAT THAT CROSS-SECTION LOOK LIKE.
AS FAR AS THE LOT DEVELOPMENT PIECE WE HAVE TO LOOK INTO THAT AND GET BACK TO YOU.
THAT FEELS LIKE A COMBINATION OF BOTH PUBLIC WORKS AND PDD KIND OF CONVERSATION TO TRACK DOWN DETAILS ON.
COUNCILOR ZELENKA: THE LANDSCAPING AT A MINIMUM WOULD BE A GOOD IDEA.
GETTING IT SPRUCED UP A BIT.

I SUPPOSE THAT'S IN OUR RIGHT OF WAY.
>> WELL, THE SIDEWALK PIECE IS, YES.
COUNCILOR ZELENKA: THE LANDSCAPE PART IS COUNTY.
OKAY.
I LOVE THE CROSSWALK PART AT THE FARMERS MARKET AND SATURDAY MARKET.
IT'S BEAUTIFUL.
I SAW IT FOR THE FIRST TIME THIS WEEK.
IT'S BEAUTIFUL.
THANKS.
MAYOR KNUDSON: COUNCILORS, ADDITIONAL QUESTIONS?
I HAVE A COUPLE THAT ARE VERY QUICK, KATIE.
FIRST QUESTION IS REALLY APPRECIATE THE HEADS UP INTO THE COMMUNITY WHAT YOU DESCRIBED IN TERMS OF THREE POSTCARDS GOING OUT TO AREAS OF PROJECTS AND NEIGHBORHOODS TO LET PEOPLE KNOW SOMETHING IS OUT THERE, SOMETHING IS COMING SOON, SOMETHING IS ACTUALLY HAPPENING, HERE'S HOW IT WILL HAPPEN AND WHAT THE SCHEDULE IS.
THAT'S WONDERFUL.
REALLY APPRECIATE HEARING ABOUT THE UPCOMING WORK ON BROADWAY, 24TH AND HILLIARD, ALDER, LOOKING FORWARD TO THE FRANKLIN BOULEVARD AND THE SIDEWALK UPDATES.
YOUR NOTE IN THE 7TH STREET AND FIVE BICYCLE AND PEDESTRIAN SAFETY IMPROVEMENTS, IS IT EASY FOR YOU TO LIST WHAT THOSE SEVEN PROJECTS ARE?
>> YES, IT IS.
JUST A MOMENT.
OKAY, SO PROJECTS THAT WE HAVE SCHEDULED FOR 2025 WILL BE WE TALKED ABOUT BROADWAY.
WILL BE WE'RE ANTICIPATING WORK ON GRANT STREET, HAY STREET AND PIERCE STREET.
THOSE WILL BE GROUPED TOGETHER.
WE'RE ALSO GROUPING STREETS ON WESLEY AND PLUM TREE IN SOUTHWEST EUGENE.
WE WILL BE REPAVING A SECTION OF MCLEAN BOULEVARD IN 2025.
WE ARE ACTUALLY STARTING THE PROJECT ALREADY TO REPAVE COMMERCE STREET OUT SOUTH OF WEST 11TH.
I THINK THAT'S ALL OF THE PAVING THEN WE HAVE A COUPLE OF PEDESTRIAN IMPROVEMENT PROJECTS AND TRAFFIC CALMING PROJECTS.
WE'LL BE DOING SIDEWALK INFILL ALONG BERTELSEN AND OFF EMPIRE PARK DRIVE JUST WEST OF HIGHWAY 99.
WE'LL BE DOING SOME LIGHTING ALONG BAYLEY HILL ROAD AS PART OF THAT PLUM TREE WORK.
MAYOR KNUDSON: THANK YOU FOR THAT OVERVIEW.
I BELIEVE THERE IS A BETTER LOCATION WHERE THE PUBLIC CAN GATHER WHAT IS COMING SOON IN TERMS OF CONSTRUCTION.

THIS IS AN IMPORTANT UPGRADING TO OUR CITY'S OPERATING SYSTEM THAT HAPPENS ON A REGULAR BASIS EACH SUMMER CONSTRUCTION SEASON.
SO THAT IS GREAT.
COUNCILOR CLARK.
COUNCILOR CLARK: THANK YOU, MAYOR.
THANK YOU FOR THE REPORT, KATIE.
WELL DONE.
I DON'T WANT TO PUT WORDS IN YOUR MOUTH AND YOU DIDN'T SAY THIS BUT I WANT TO EXPLORE SOME INFORMATION AND YOU HAVE IT.
SO YOU MENTIONED THAT EACH SUCCESSIVE BOND AS COUNCILOR ZELENKA REMINDED US WE HAVE SPENT AN INCREASING AMOUNT OF THE BOND FUNDS ON NONBACKLOG RELATED ITEMS.
TO THE POINT WHERE THE BACKLOG BECAUSE OF THIS AND OTHER -- THESE DECISIONS AND OTHERS, THE BACKLOG STARTED TO GROW AGAIN.
MY QUESTION IS THIS.
WHAT'S OUR CURRENT PERCENTAGE AND WHAT WOULD BE THE PERCENTAGE WE WOULD WANT TO REMAIN AT IF WE SAID, HEY, DON'T EVER ALLOW THE BACKLOG TO GROW AGAIN?
DO YOU HAVE A NUMBER IN YOUR HEAD?
>> WE CAN CERTAINLY FOLLOW UP WITH A NUMBER.
I KNOW THAT WHEN WE WERE HAVING THE DISCUSSIONS AROUND WHAT THIS 2022 BOND MEASURE WOULD BE WE PRESENTED THOSE NUMBERS AS KIND OF LIKE SCENARIOS OF WE COULD CHOOSE X, Y OR Z AMOUNTS.
THEY ARE NOT NUMBERS I HAVE OFF THE TOP OF MY HEAD BUT WE HAVE THOSE NUMBERS AND I CAN CERTAINLY SEND THEM TO YOU.
COUNCILOR CLARK: I WOULD TELL YOU THAT WHEN ANY FUTURE BOND COMES UP THAT WILL BE MY QUESTION.
WHAT'S THE PERCENTAGE WE WANT TO AVOID TO AVOID THE BACKLOG GROWING AGAIN.
SO IF YOU'LL KNOW THAT AT THAT POINT, FOREWARNED IS SOMETHING.
SO THANKS.
>> IF I COULD JUMP IN HERE TOO, THERE WAS THE SLIDE THAT COUNCILOR CLARK THAT KATIE PUT UP THAT TALKED ABOUT THAT COMBINING OF THE BACKLOG WITH THE CONDITION INDEX NUMBER.
THAT'S PARTLY WHY WE TRANSITIONED TO LOOKING AND CONSIDERING THE PAVEMENT CONDITION INDEX FOR ALL OF THE STREETS BECAUSE THAT BACKLOG NUMBER IS SO AFFECTED BY CHANGES IN ECONOMY AND COSTS OF CONSTRUCTION THAT GAVE US A MORE ACCURATE VIEWPOINT OF WHAT IS THE ACTUAL CONDITION OF THE STREETS, NOT JUST WHAT IS THE COST TO REPAIR IT.
I THINK THAT THAT IS THE NEXT STEP THAT WE'RE GOING TO THAT WE'LL BE ABLE TO TAKE BOTH THOSE TWO PIECES AND COME UP WITH WHAT IS AN ANNUAL AMOUNT OF MONEY WE NEED TO BALANCE THAT BACKLOG AND THAT CONDITION INDEX.
MAYOR KNUDSON: COUNCILOR ZELENKA.

COUNCILOR ZELENKA: YEAH, RELATED TO THAT, WE PURPOSEFULLY ADDED MONEY TO ALTERNATIVE THINGS SO WE PURPOSELY ADDED MORE MONEY THERE.
IT'S A ZERO SUM GAME.
WE INCREASED THE AMOUNT OF THE BOND BUT ENDED UP HAVING MORE ALTERNATIVE MODES ON PURPOSE.
IT WAS A COUNCIL DECISION.
AND IF YOU ALSO RECALL, MIKE, THE ORIGINAL COUNCIL RECOMMENDATION WAS ONLY PARTIALLY ADHERED TO.
IT ALSO HAD OTHER REVENUE SOURCES THAT WOULD HAVE SOLVED THIS PROBLEM AND ELIMINATED THE BACKLOG BUT COUNCIL CHOSE JUST TO DO THE BOND.
THEY DIDN'T DO FOR FOR INSTANCE THE GARBAGE TRUCK FEE.
THEY ARE THROUGHOUT EVERY NEIGHBORHOOD.
IT WAS A FULL PACKAGE THAT WOULD HAVE MORE ADEQUATERY ADDRESSED THE NEEDS OF THE BONDS.
ONE MORE QUESTION ON PAGE 5 YOU TALK ABOUT VISION ZERO.
CAN YOU FOR THOSE THAT DON'T KNOW IT DESCRIBE IT AND TALK ABOUT THE PROGRESS WE HAVE MADE IN THE LAST YEAR OR SO?
>> SURE.
SO VISION ZERO IS AN EFFORT.
THERE ARE A NUMBER OF COMMUNITIES AROUND THE NATION WHO HAVE TAKEN IT ON TO ELIMINATE SERIOUS INJURY AND DEATHS ALONG THE CORRIDOR OR IN THE CITY.
SO WHAT WE HAVE DONE WITH VISION ZERO AND WE CONTINUE TO DO WHEN WE'RE SCOPING PROJECTS WE'RE IDENTIFYING ALL OF THE NEEDS OF THE PROJECT.
WHEN WE GO INTO A PROJECT WE'RE NOT SAYING WE'RE JUST GOING TO REPAVE THIS STREET.
WHAT ARE THE NEEDS OF THE CORRIDOR AND ONE OF THE THINGS WE LOOK AT IS IS THIS A VISION ZERO CORRIDOR.
DOES IT HAVE AN INTERSECTION IN IT.
THAT'S PART OF WHAT WE'RE INCORPORATING INTO SAYING, OKAY, IF THIS HAS BEEN IDENTIFIED WHAT ARE THE IMPROVEMENTS WE CAN MAKE.
FOR EXAMPLE WE HAVE A PROJECT THAT WE'RE BEGINNING TO SCOPE FOR 2026 THAT DOES INCLUDE A VISION ZERO INTERSECTION.
WE'RE PUTTING THOSE DESIGN ELEMENTS INTO THE FIRST CONVERSATION, IT'S NOT AN AFTERTHOUGHT.
IT'S PART OF THE BUILDING OF THE PROJECT FROM THE BASE TO SAY WHAT ARE SO TARGETED IMPROVEMENTS WHETHER THAT'S SPEED RELATED DESIGN RELATED, SO WE'RE INCORPORATING THAT INTO THE DESIGN OF THE PROJECTS FROM THE BEGINNING NOW.
MAYOR KNUDSON: THANK YOU.
THANK YOU, STAFF.
SEEING NO ADDITIONAL QUESTIONS OR ADDITIONAL DISCUSSION, THANK KATIE FOR THIS PRESENTATION TODAY.

THAT CONCLUDES OUR FIRST AGENDA ITEM IN THIS WORK SESSION.
I WILL NOW TURN TO THE CITY MANAGER TO INTRODUCE THE SECOND TOPIC, HOUSING IMPLEMENTATION PIPELINE 2-YEAR REPORT.
>> THANK YOU, MAYOR.
I'M JUST GOING TO TURN THIS OVER TO OUR COMMUNITY DEVELOPMENT DIRECTOR WILL DOWDY TO INTRODUCE.
>> HELLO, MAYOR, CITY COUNCIL.
I'M WILL DOWDY, COMMUNITY DEVELOPMENT DIRECTOR.
WE'RE EXCITED TO TALK ABOUT THE HOUSING IMPLEMENTATION PIPELINE, THE HIP.
I THOUGHT IT WOULD BE HELPFUL TO PUT A CONTEXT ON THIS.
AS YOU WELL KNOW WE BEGAN INITIAL WORK ON THE HIP IN 2021 IN PART BECAUSE OF THE CHALLENGES WE FACED AS A COMMUNITY OF AROUND HOUSING AND HOMELESSNESS.
BUT IF ANYTHING SINCE THAT TIME THE CONTEXT FOR MAKING CHANGE HAS GOTTEN HARDER AND THIS COORDINATED EFFORT THAT'S REPRESENTED BY THE HIP MULTIPLE CITY COUNCIL ACTIONS TAKEN SINCE THEN ALL OF THAT HAS BECOME MORE NECESSARY.
SO KIND OF SETTING THAT AS A CONTEXTUAL REMINDER.
WE STARTED THIS BECAUSE OF A REAL NEED WE FELT AND WE FEEL IT EVEN MORE ACUTELY TODAY.
WITH THAT I'LL HAND IT OVER TO AMBER FRIEDMANN FOR THE FINAL PRESENTATION.
THANKS.
>> THANK YOU, WILL.
I'LL START MY PRESENTATION SHARING HERE.
>> AMBER, SOUNDS LIKE YOUR AUDIO IS VERY QUIET.
IF YOU COULD TURN UP THE VOLUME JUST A LITTLE BIT.
>> CAN YOU HEAR ME BETTER NOW?
>> JUST A LITTLE.
>> HOW ABOUT NOW?
>> GREAT.
>> NOW THAT YOU CAN HEAR ME, THANKS FOR HAVING ME.
AS WILL SAID I'M AMBER FRIEDMANN, HOUSING IMPLEMENTATION PIPELINE ANALYST AND COMMUNITY DEVELOPMENT.
FOR THIS PRESENTATION I'M REPRESENTING A CROSS CITY COLLABORATION THAT ALSO INCLUDES FOLKS FROM PLANNING, CITY MANAGER'S OFFICE, BUILDING AND PERMIT SERVICES, PUBLIC WORKS ENGINEERING, CITY ATTORNEY'S OFFICE, AND MANY OTHERS ACROSS THE ORGANIZATION.
THIS REALLY IS A TEAM EFFORT.
I'M HERE TODAY TO GIVE YOU AN UPDATE ON THE FIRST TWO YEARS OF THE HOUSING IMPLEMENTATION PIPELINE WHICH WE FONDLY REFER TO AS THE HIP.
I'LL SHARE A QUICK REMINDER ABOUT THE BACKGROUND AND INTENT OF THE HIP FOLLOWED BY HIGHLIGHTS FOCUSING ON KEY TAKE-AWAYS, CURRENT STATE OF HOUSING AND SHELTER IN EUGENE, UPDATES ON GOALS AND

CHALLENGES, A WORD ABOUT REFINEMENTS TO THE HIP AND THEN A LOOK TOWARDS THE FUTURE.
THE HIP IS A CROSS DEPARTMENT FILE YEAR WORK PLAN COORDINATING CURRENT AND FUTURE CITY RESOURCES, GOALS AND PRIORITIES USING A SYSTEM APPROACH TO HOUSING.
IT'S A FULL CONTINUUM, HOUSING CONTINUUM FROM FOLKS EXPERIENCING UNSHELTERED HOMELESSNESS TO MARKET RATE HOUSING AND THEN OUR OVERALL HOUSING SUPPLY.
AS YOU MAY REMEMBER, COUNCIL APPROVED THE HIP UNANIMOUSLY IN 2022 AND IT WENT INTO OPERATION IN JULY OF THAT YEAR.
THE HIP INCLUDES BUILD IN REVIEW PERIODS, SO STAFF SHARE UPDATES WITH COUNCIL FOR EACH SIX-MONTH PERIOD AND WE PREPARE COMPREHENSIVE REPORT AT TWO YEAR INTERVALS.
TODAY I'M SHARING CONTENT FROM THE FIRST REPORT WHICH COVERS FISCAL YEARS '23 AND '24.
THE INTENTION OF THE HIP IS TO PROVIDE A HOUSING ROAD MAP WITH BENCHMARKS AND ORDER OF OPERATION.
THE HIP GUIDES OUR INTERNAL WORK ALIGNS WITH THE CITY'S STRATEGIC PRIORITIES AROUND HOUSING AND SHELTER, ESTABLISHES GOALS AND METRICS, SERVES TO CLARIFY POLICY AND HELP DISCUSSION, SETS TIMING FOR EXPLORATION OF NEW TOOLS, MEASURES OUTCOMES AND PROVIDES AN EQUITY LINE THAT CAN BE APPLIED TO PROGRAMS AND POLICIES.
AS WILL SHARED A LOT HAS CHANGED SINCE IT WAS WRITTEN IN 2022.
HOUSING HAS BECOME HARDER AND MORE EXPENSIVE TO BUILD THAN WHAT WE FORECASTED THREE YEARS AGO.
MANY OF THE ASSUMPTIONS THAT WERE USED THAT OUR GOALS TARGETED IN 2022 HAVEN'T TURNED OUT AS EXPECTED.
IN WRITING THE TWO-YEAR REPORT A COUPLE OF KEY TAKE-AWAYS EMERGED.
ONE IS THE NEED OF HOUSING ACROSS THE CONTINUUM THAT EXCEEDS THE RESOURCES. ON OUR CURRENT TRAJECTORY THE CITY IS UNLIKELY TO MEET THE FIVE YEAR HIP GOALS FOR INCOME QUALIFIED HOUSING.
AT THE CURRENT PACE WE'RE ESTIMATING IT WILL BE AROUND 400 UNITS COMPLETED BY THE END OF THE HIP PERIOD SO WITHOUT INTERVENTION AND INCREASED INVESTMENTS IT'S UNLIKELY WE'LL REACH THE GOAL OF 835 INCOME QUALIFIED UNITS.
A SECOND TAKE-AWAY, IS LACK OF ADEQUATE HOUSING STOCK IS A ROOT CAUSE OF HOMELESSNESS BASED ON THE RESEARCH AND IS SUPPORTED BY OUR LOCAL EXPERIENCE.
WE HAVE A VACANCY RATE OF AROUND 3% SO THERE'S A LACK OF AFFORDABLE RENTAL UNITS IN EUGENE HOUSING MARKET.
WE HEAR FROM OUR SHELTER PROVIDERS THAT IT'S DIFFICULT TO MOVE PEOPLE INTO HOUSING BECAUSE THERE'S NO HOUSING AVAILABLE.
WE HEAR THE SENTIMENT ECHOED BY OUR LOCAL HOUSING AUTHORITY WHO SEES 25% OF SECTION 8 HOUSING VOUCHERS RETURNED UNUSED BECAUSE THE VOUCHER HOLDER CANNOT FIND A RENTAL WITH WHICH THEY CAN USE

IT SO WE KNOW THAT ADDITIONAL HOUSING UNITS ARE NEEDED TO SUCCESSFULLY MOVE PEOPLE FROM SHELTER INTO SAFE AND STABLE HOUSING AND THAT CREATING MORE HOMES TAKES TIME AND RESOURCES.
SO UNTIL EUGENE HAS AN ADEQUATE SUPPLY OF DIVERSE HOUSING THE COMMUNITY WILL NEED CREATIVE AND ALTERNATIVE SOLUTIONS AND OPTIONS.
AS I MENTIONED BEFORE, WE START WITH FOLKS UNSHELTERED AND MOVE ALONG TO SHELTERED THEN HOUSED ACROSS ALL TYPES AND PRICE POINTS.
USING ONE TIME PANDEMIC RELATED FUNDS AND THROUGH PARTNERSHIPS WITH LANE COUNTY AND OTHER NONPROFIT PROVIDERS THE CITY WORKED HARD TO SET UP SEVERAL NEW SHELTER PROGRAMS AND SITES OVER THE PAST FOUR YEARS.
CITY SUPPORTED SHELTER SPACES INCREASED BY 64% IN THAT TIME WITH 675 SPACES IN OPERATION AT THE END OF FISCAL YEAR '24.
IN TOTAL WE HAVE APPROXIMATELY 1,000 SHELTER SPACES ACROSS EUGENE.
WE HAVE OVER 3400 PEOPLE EXPERIENCING HOMELESSNESS NIGHTLY.
SO DESPITE OUR PROGRESS, THAT LEAVES APPROXIMATELY 2400 PEOPLE UNSHELTERED EACH NIGHT.
AS YOU ALL KNOW, EUGENE IS FACING A HOUSING CRISIS ACROSS ALL INCOME LEVELS AND HOUSING TYPES.
IN 2023 THE MEDIAN HOME SALE PRICE WAS $479,000.
THE AVERAGE MONTHLY RENT FOR A TWO BEDROOM WITH UTILITIES WAS $1800.
A HOUSEHOLD OF FOUR WOULD NEED AN ANNUAL INCOME OF OVER $73,000 A YEAR TO AFFORD THAT RENT OR $160,000 A YEAR TO PURCHASE A HOME WITHOUT BEING CONSIDERED COST BURDENED.
IN EUGENE WE HAVE ABOUT 77,000 HOUSEHOLDS.
OF THOSE 25% EARN LESS THAN $30,000 A YEAR.
THAT MEANS WE NEED RENTAL UNITS THAT COST LESS THAN $750 A MONTH, ALMOST 20,000 HOUSEHOLDS OR HOMEOWNERSHIP OPPORTUNITIES THAT COST LESS THAN $90,000.
SO BEFORE WE MOVE ON TO THE GOALS PROGRESS PORTION I WANTED TO SHARE A REMINDER ABOUT THE LEVERS AND INFLUENCE THAT THE CITY HAS IN HOUSING DEVELOPMENT.
THE CITY DOESN'T BUILD SHELTER SITES OR HOUSING.
INSTEAD EUGENE USES TAX INCENTIVES, FEE LABORS, LIMITED GRANTS AND OTHER LEVERAGE TO MAKE HOUSING PROJECTS MORE FEASIBLE FOR DEVELOPERS AND HOUSING AGENCIES.
SO A BALANCED COMBINATION OF LAND AND INFRASTRUCTURE, PUBLIC POLICY, MARKET FEASIBILITY AND CAPITAL ALL NEED TO BE IN PLACE FOR SUCCESSFUL HOUSING DEVELOPMENT.
MOVING ON TO OUR GOALS PROGRESS THERE'S A REVIEW OF EVERY TWO AND FIVE YEAR GOAL AS OF JUNE 2024 IN YOUR PACKET.
THAT'S LABELED AS TWO YEAR REPORT APPENDIX A.
I WON'T GO INTO DETAILS ON MOST OF THE WORKS STILL IN PROGRESS.

BUT IN TWO YEARS WE HAVE SUCCESSFULLY COMPLETED TWO GOALS FROM THE HOMELESSNESS SECTION OF THE CONTINUUM FOCUSING ON SHELTERED AND UNSHELTERED COMMUNITY MEMBERS.
THE CITY DOESN'T MANAGE SHELTER SITES SO THE SUCCESS OF THIS AREA RELIES ON COLLABORATIONS WITH LANE COUNTY AND OUR LOCAL NONPROFIT PROVIDERS.
THE NEXT FEW SLIDES COMPLETED GOALS ARE MARKED WITH A GREEN CHECK MARK.
FIRST GOAL COMPLETED WAS 75 NEW SHELTER BEDS ADDED TO OUR INVENTORY WITH THE OPENING OF THE RIVER AVENUE NAVIGATION CENTER? AUGUST OF 2022.
THIS LANE COUNTY PROJECT RECEIVED INITIAL SUPPORT FROM THE CITY OF EUGENE AND THE STATE OF OREGON.
THE CITY ALSO SUPPORTED SUCCESSFUL PILOT OF A STREET OUTREACH TEAM TO CONTRACT WITH LANE COUNTY SERVING 245 PEOPLE.
THE GOALS MARKED WITH YELLOW HALF CIRCLES INDICATE WORKS IN PROGRESS.
EXAMPLE DEVELOPING A FULLY COORDINATED RESPOND PROTOCOL IS A GOAL STILL IN PROGRESS.
WE HAVE THIS GOAL OF CONTINUING MORE SHELTER AND WE'RE FOCUSING STATE RESOURCES ON MAINTAINING WHAT WE ALREADY HAVE IN PLACE.
INCOME QUALIFIED HOUSING GOALS ALSO SAW SOME PROGRESS.
WE EXCEEDED THE TWO-YEAR TARGET OF 50 UNITS OF NEW PERMANENT SUPPORTIVE HOUSING UNITS WITH THE OPENING OF 102 PSH UNITS INCLUDING APARTMENTS FOR VERY LOW AND EXTREMELY LOW HOUSEHOLDS EXPERIENCING HOMELESSNESS AND SINGLE USE OCCUPANCY FROM FOSTER CARE.
WE EXCEEDED OUR NEW HOMEOWNERSHIP TARGET BY TEN UNITS.
THE CITY INVESTED IN MORE THAN $1.2 MILLION IN PEACE VILLAGE.
[AUDIO NOT UNDERSTANDABLE]
DESPITE THESE SUCCESSES OVER ALL INCOME QUALIFIED HOUSING PRODUCTION AND PRESERVATION IS LAGGING BEHIND OUR TWO-YEAR TARGET.
FOR EXAMPLE, 196 NEW AFFORDABLE UNITS HAVE BEEN COMPLETED TOWARDS A GOAL OF 310 UNITS.
56 UNITS HAVE BEEN PRESERVED TOWARDS THE GOAL OF 95.
THE GOAL TO SUPPORT UNITS WITH CITY FEE ASSISTANCE THAT WEREN'T RECEIVING OTHER FEE ASSISTANCE HAS BEEN DISCONTINUED.
THEY NEED MULTIPLE LAYERS OF SUBSIDY TO REACH FINANCIAL FEASIBILITY.
ALL PROJECTS HAVE RECEIVED OTHER CITY SUPPORT AND THEREFORE DIDN'T COUNT IN THIS CATEGORY.
THERE'S ONLY ONE TWO YEAR GOAL CREATING ANTI-DEPLACEMENT PLAN.
AS NOTED IN THE GOAL LANGUAGE ADDITIONAL RESOURCES WOULD BE NEEDED TO BEGIN THIS EFFORT.
MOVING ON TO HOW WE HAVE DONE OVER ALL, OUR NEW PERMANENT HOUSING UNITS AND OKAYED PALMAR HYPERHYDROSIS DOWNTOWN UNITS

WITH THIS FIRST GRAPH WE SHOW NET NEW HOUSING UNITS HAVE BEEN ISSUED PERMITS DURING FY-'23 AND '24, WE HAVE A DASH LINE IN THE GRAPH SHOWING THE HIP GOAL OF 6,000 PERMITTED UNITS IN FIVE YEARS THEN I HAVE A SOLID LINE SHOWING OUR ACTUALLY FROM THE FIRST TWO YEARS.
OVER ALL WE'RE ON TRACK FOR OUR PERMITTED UNITS.
HOWEVER, DEVELOPMENT AND PRESERVATION OF INCOME QUALIFIED UNITS IS NOT ON PACE.
HOUSING IS NOT BEING BUILT OR PRESERVED IN THE QUANTITIES WE FORECASTED.
THIS GRAPH THE GREEN LINE REPRESENTS NEW CONSTRUCTION AND THE BLUE SHOW PRESERVATION.
THE DASH LINE IS THE TARGET.
THE SOLID SHOWS OUR ACTUALS FOR THE FIRST TWO YEARS.
WE HAVE HAD 624 DOWNTOWN UNITS OPEN DURING THE FIRST TWO YEARS OF THE HIP.
THERE ARE SEVERAL MORE DOWNTOWN DEVELOPMENTS IN THE PIPELINE FOR CONSTRUCTION.
THE PROJECTS IN THE PIPELINE ARE LIKELY TO EXCEED OUR FIVE-YEAR GOAL OF 1,000 UNITS WITH NO FURTHER INTERVENTION.
THAT'S GOOD NEWS.
ALL THE PROJECTS, ALL THE UNITS COMPLETED SO FAR HAVE BEEN AROUND THE EDGES OF DOWN, HOWEVER, NONE BUILT IN THE DOWNTOWN CORE.
WE HAVE HAD MANY CHALLENGES IN THE FIRST TWO YEARS OF THE HIP.
YOU CAN READ MORE IN THE REPORT BUT I BROUGHT FIVE TO HIGHLIGHT FOR YOU.
ONE IS THAT FUNDING SOURCES FLUCTUATE INCLUDING OUR FEDERAL HUD FUNDS WHICH HAVE BEEN DECLINING AND OUR LOCAL CONSTRUCTION EXCISE TAX FUNDS THAT RISE AND FALL WITH LOCAL CONSTRUCTION VOLUME.
TWO, ONE TIME FUNDS ESPECIALLY PANDEMIC RELATED HAVE BEEN REALLY IMPACTFUL BUT ONGOING SOLUTIONS ARE NEEDED.
THE CITY FEE SYSTEMS PROGRAM USED ONE TIME FUNDS TO PAY FOR CITY FEES AND ENABLED MANY PROJECTS TO BE FINANCIALLY VIABLE BUT THAT NEEDS TO BE RECAPITALIZED TO SUPPORT NEW PROJECTS.
THREE, FINANCIAL CHALLENGES INCLUDING ELEVATED CONSTRUCTION COSTS, RISING INSURANCE RATES AND HIGH INTEREST RATES CONTINUE TO NEGATIVELY IMPACT HOUSING DEVELOPMENT AT ALL PRICE LEVELS.
FOUR, GROWING OUR HOUSING STOCK ESPECIALLY OUR INCOME QUALIFIED HOUSING IS NOT AN EASY FEAT.
IN ADDITION TO THE CHALLENGES I JUST MENTIONED THAT AFFECT ALL PROJECTS, INCOME QUALIFIED PROJECTS HAVE ADDITIONAL CHALLENGE OF NAVIGATING THE STATE FUNDING PROCESS AND AFFORDABLE HOUSING DEVELOPMENT CAN TAKE FROM FOUR TO TEN YEARS BEFORE A PROJECT IS COMPLETED.

FIVE, BASED ON OUR AVAILABLE STATE RESOURCES ALL OF OUR CURRENT EFFORTS ARE FOCUSED ON MAINTAINING OUR CURRENT SHELTERS, NOT ON INCREASING THE NUMBER OF SHELTER SPACES.
THROUGHOUT THE PAST PART OF THE TWO YEARS THE HIP HAS REMAINED TRUE TO ITS CONCEPTION OF OUR RESPONSIVE WORK PROGRAM.
WITH THAT WE MADE UPDATES TO THE HIP AS PART OF THE TWO-YEAR PROCESS.
THIS PROCESS HAS PROVIDED US AN OPPORTUNITY TO INCORPORATE NEW INFORMATION THAT DIDN'T EXIST IN 2022 SUCH AS REFERENCES TO THE STRATEGIC PLANS, MOST OF THE HIP UPDATES WE MADE WERE MINOR BUT DETAILS OF ANY MAJOR CHANGES IS DESCRIBED IN OUR PACKET UNDER HIP REFINEMENTS, WHICH IS APPENDIX B OF OUR REPORT.
CONTINUED PROGRESS ON OUR HIP DEPENDS LARGELY ON GENERAL ECONOMIC CONDITIONS BEYOND THE CITY'S DIRECT CONTROL INCLUDING COST OF MATERIALS, LABOR AND INTEREST RATES.
HOUSING IS A BIG EFFORT.
THAT SAID IN THE LAST FEW MONTHS YOU ALL HAVE APPROVED LIRPTE FOR HOUSING, URBAN RENEWAL FUNDS FOR AFFORDABLE HOUSING AT THE RIVERFRONT, THE EXTENSION OF THE SAFE PARKING AND SAFE TENT SITE SUNSET DATE, THREE MUPTES FOR 280 UNITS DOWNTOWN AND THE PROCESS FOR DISPOSITION OF THE NORTH LOT THROUGH AN RFQ PROCESS.
THERE'S MORE TO COME.
IN THE NEAR FUTURE YOU'LL HAVE THE OPPORTUNITY TO SUPPORT MORE PRO HOUSING WORK THROUGH HOUSING ACTIONS FOR URBAN GROWTH STRATEGIES, TRUST FUND PROJECT AWARDS, RIGHT OF WAY AND VOLUNTARY ANNEXATION WORK AND WASTEWATER EXTENSION PROJECTS.
I WON'T SHARE ANY SPOILERS TODAY BUT THE SIX-MONTH PROGRESS UPDATE FOR JULY THROUGH DECEMBER OF 2024, WHICH IS THE SIX-MONTH FOLLOWING THE TWO YEAR REPORT PERIOD IS IN YOUR PACKET.
THEN PREVIOUS SIX-MONTH UPDATES CAN BE FOUND ON THE WEBSITE.
THANKS FOR HAVING ME TODAY.
I HOPE THIS OVERVIEW GOT YOU EXCITED TO DIVE INTO THE FULL REPORT.
THERE'S A LOT MORE INFORMATION THERE.
MYSELF AND A COUPLE OF HIP FOLKS ARE HERE AVAILABLE TO TAKE YOUR QUESTIONS.
MAYOR KNUDSON: THANK YOU, AMBER, STAFF.
I'M GOING TO ASK ONE QUICK CLARIFYING QUESTION.
WE HAVE HEARD A LOT ABOUT THIS PARTICULAR TOPIC IN PUBLIC COMMENT IN RECENT WEEKS.
YOU JUST MENTIONED, AMBER, EFFECTIVENESS OF THE LIRPTE PROGRAMS AND SEVERAL RECENT COUNCIL ACTIONS TO SUPPORT AGENCY ACTIONS RELATED TO FUNDING A MUPTE PROJECT.
CAN YOU OFFER A CLARIFICATION AS TO THE DIFFERENCE IN A PROJECT AND IN ITS FEASIBILITY BETWEEN A TAX EXEMPTION THAT REACHES INTO THE FUTURE AND DIRECT IMMEDIATE FUNDING OR WHAT PEOPLE MIGHT UNDERSTAND TO BE FUNDING RELATED TO A GENERAL FUND.

I ASK THIS QUESTION.
THERE'S BEEN A LOT OF MISUNDERSTANDING ABOUT THE DIFFERENCE BETWEEN THOSE MECHANISMS AND I'M CURIOUS IF STAFF COULD OFFER A LITTLE BIT OF CLARITY AROUND THAT.
>> WELL, YOU TAKE IT.
>> HAPPY TO SPEAK TO THAT.
IN GENERAL THERE'S THE DIFFERENCE FOR THE DEVELOPER AND DIFFERENCE FOR THE CITY IN HOW WE LOOK AT THAT.
ANY KIND OF PROACTIVE SUBSIDY WE DO SUCH AS THE AFFORDABLE HOUSING TRUST FUND TO HELP PROJECTS MOVE FORWARD IS US TAKING FUNDS FROM ANY NUMBER OF SOURCES AND PUTTING THOSE FUNDS TOWARDS THE PROJECT.
IN THAT CASE WE'RE ESSENTIALLY WRITING A CHECK TO MAKE THAT DEVELOPMENT HAPPEN.
WE PRIMARILY USE THIS TOOL FOR AFFORDABLE HOUSING TO HELP THOSE PROJECTS PENCIL, HELP SUBSIDIZE THE COST OF HOUSING AND TO MAKE THOSE PROJECTS FEASIBLE.
IMPORTANTLY FOR THE DEVELOPMENT THEY GET THAT AS PART OF THEIR INITIAL CAPITAL FUNDING AND SO IT'S MONEY THEY HAVE ON THE FRONT END.
IT DECREASES THE AMOUNT OF MONEY THEY HAVE TO PAY WITH OTHER SOURCES TO MAKE THE PROJECT HAPPEN.
THE OTHER KIND OF THING THAT WE DO, A TAX EXEMPTION FOR AFFORDABLE HOUSING, THROUGH THE LIRPTE, THEN SOME MARKET RATE DEVELOPMENT ELIGIBLE FOR TAX EXEMPTIONS THROUGH THE MUPTE PROGRAM.
IN THOSE SITUATIONS THE CITY DOES NOT SPEND MONEY ON THE PROJECTS BUT CITY FOREGOES THE POSSIBILITY OF FUTURE REVENUE FOR A LIRPTE THAT'S A 20 YEARS TIME PERIOD, FOR THE MUPTE TEN YEAR TIME FRAME UPON WHICH WE'LL POINT THAT THE PROPERTY BEGINS PAYING TAXES SO THE CITY DOES NOT GO OUT OF POCKET WITH ANY COST.
THE CITY FOREGOES THE POTENTIAL OF FUTURE REVENUE.
THEN THE BENEFITS OF THE PROJECTS IS DECREASE IN THEIR OPERATIONAL COSTS.
INSTEAD OF PAYING TAXES DURING THAT TIME FRAME THEY GET TO SAVE THAT MONEY AND USE THAT TO PAY A LARGER LOAN PAYMENT OR TO COLLECT LESS MONEY IN RENT OR WHATEVER THEY NEED TO DO IN ORDER TO MAKE THE PROJECT PENCIL AND BE FINANCIALLY FEASIBLE DURING THAT TIME.
MAYOR KNUDSON: THANK YOU VERY MUCH.
COUNCILOR CLARK.
COUNCILOR CLARK: THANK YOU, MAYOR.
WELL, AMBER, THANK YOU VERY MUCH FOR THE REPORT AND THE INFORMATION.
AMBER, HOW WOULD YOU STACK UP THE CURRENT NATURE OF THE CITY'S PLANNING WITH REGARD TO THE HIP COMPARED TO THE NEW STATE MANDATES THAT WE'RE GOING TO HAVE TO SEE THE CITY PRODUCE 1600 UNITS A YEAR?

HOW ARE WE DOING COMPARED TO WHAT'S GOING TO BE EXPECTED OF US?
>> THAT'S A GREAT QUESTION.
I'LL START WITH MAIN DIFFERENCES BETWEEN THE HIP, URBAN GROWTH STRATEGIES YOU'RE TALKING ABOUT.
THE HIP WAS BUILT REALLY CONSIDERING WHAT RESOURCES AND FUNDING MECHANISMS WE HAVE SO WHAT CAN WE REASONABLY EXPECT TO BE DONE WITH THE RESOURCES WE HAVE.
URBAN GROWTH STRATEGIES WORK IS CONSIDERING THE WHOLE COMMUNITY NEEDS REGARDLESS OF RESOURCES AVAILABLE.
SO THE TARGETS THAT WE THOUGHT WAS IN THE HIP THEY HAD FUNDING FORECASTED BACKING INTO THOSE NUMBERS.
THE URBAN GROWTH STRATEGIES WE HAVE THE NUMBER TARGET THAT WE NEED TO HIT AND THERE'S NO CONSIDERATION FOR HOW WE'LL PAY FOR THAT.
THE OTHER THING I'LL MENTION IS THAT THE TIMING SO THE GOALS THAT WILL BE SET BY THE URBAN GROWTH STRATEGIES ARE IN THE FUTURE.
THEY WON'T START UNTIL AFTER THE HIP PERIOD IS ENDED.
IF WE WERE TO COMPARE THESE APPLES AND ORANGE, NOT EXACTLY THE SAME THING, OUR CURRENT UNITS THAT WE'RE SEEING EACH YEAR ARE NOT IN ALIGNMENT WITH WHERE THEY NEED TO BE TO MEET URBAN GROWTH STRATEGY'S GOALS.
THEY ARE ESPECIALLY LOW IN THE INCOME QUALIFIED CATEGORY.
IF YOU WANT SPECIFIC NUMBERS I CAN FOLLOW UP WITH YOU.
COUNCILOR CLARK: I AGREE WITH YOU.
I WOULD GO SO FAR AS TO SAY THE CHOICES WE ARE MAKING ARE FAILING ON A RADICAL BASIS.
WE ARE AS A CITY NOT IMPLEMENTING POLICIES THAT ALLOW THE MARKET THE ABILITY TO GROW AT THE RATE AT WHICH PEOPLE NEED US TO.
THE RATE AT WHICH PEOPLE EXPECT US TO.
AND I THINK OUR STRATEGIES ARE INSUFFICIENT TO THE NEED.
I DON'T BELIEVE WE WILL EVER BE ABLE TO AFFORD ENOUGH SUBSIDIZED HOUSING FOR US TO LOOK AT THAT AND CONTINUE TO SUBSIDIZE HOUSING AS A MEANS OF TRYING TO SOLVE THIS PROBLEM.
WE NEED A BROADER STRATEGY.
I SUGGEST THAT WE HAVE OURSELVES AN UPCOMING COUNCIL RETREAT ON THE GOAL OF DEALING WITH A LONG-TERM SUSTAINABLE BUDGET.
I WOULD SAY THE TWO THINGS ARE INTERACTIVE.
THEY ARE INTERTWINED.
BUT I THINK WE NEED TO TAKE A MUCH BROADER AND A MUCH MORE INTENSE APPROACH TO OUR HOMELESSNESS AND OUR HOMES AND OUR HOUSING CRISIS LOCALLY THAN WE ARE DOING.
I DON'T BELIEVE THE STRATEGIES WE HAVE IN PLACE ARE SUFFICIENT TO THE NEED AND I HOPE WE WILL DO THAT WORK AS TIME GOES ON.
THANK YOU.
MAYOR KNUDSON: COUNCILOR KASHINSKY.

COUNCILOR KASHINSKY: THANK YOU, AND THANK YOU FOR YOUR WORK ON THIS PROJECT.
THIS IS I THINK ONE OF THE MOST SERIOUS AND COMPLEX CHALLENGES THAT WE FACE AS A CITY.
SO GETTING REAL SOLUTIONS IN PLACE IS CRITICALLY IMPORTANT.
I WAS GOING TO ASK ABOUT THE INTERSECTION BETWEEN THE STATE GOALS AND HIP GOALS AND THAT QUESTION HAS BEEN ANSWERED.
SO THANK YOU, COUNCILOR CLARK.
THANK YOU FOR ANSWERING IT.
I HAD ANOTHER QUESTION SPECIFICALLY ABOUT OUR POPULATION'S DATA AND HOW WE'RE LOOKING AT NEED.
WHAT TYPES OF HOUSING WE NEED.
ONE OF THE THINGS THERE WAS A CHART THAT LOOKED AT COMPARISONS WITH PEER CITIES.
WHEN WE'RE LOOKING AT OUR NUMBERS FOR MEDIAN HOUSEHOLD INCOME AND THINGS LIKE THAT, HOW DOES THE STUDENT POPULATION OR OTHER POPULATIONS WHERE THE HOUSEHOLD MIGHT HAVE LESS INCOME BUT MIGHT HAVE OTHER RESOURCES THAT MEAN THEY HAVE DIFFERENT AFFORDABILITY NEEDS FACTORING INTO THOSE NUMBERS.
I NOTICED THAT BOTH TEND TO BE THE LOW END OF THE MEDIAN HOUSEHOLD INCOME NUMBERS AND ALSO OUR COMMUNITIES WITH LARGER STUDENT POPULATIONS THAN, SAY, SPRINGFIELD OR GRESHAM.
>> SO OUR NEED NUMBERS ARE COMING FROM THE STATE SO THEY DO HAVE METHODOLOGY INFORMATION ONLINE HOW THEY HAVE SET UP THAT.
I'M NOT AN EXPERT ON THE METHODOLOGY.
I WOULD GET YOU LINKS TO THOSE RESOURCES AND I KNOW OUR PLANNING FOLKS WILL BE HERE VISITING YOU IN JUNE TO TALK ALL ABOUT ALL THINGS, STRATEGIES AND OREGON HOUSING NEEDS.
SO THEY MIGHT CLEAR THAT UP FOR YOU THEN BUT I CAN GET YOU THE METHODOLOGY.
COUNCILOR KASHINSKY: PEOPLE ARE LOOKING AT HIGH LEVEL SUMMARY NUMBERS KNOWING CERTAIN OF WHAT IS MAKING UP THAT SUMMARY AND HOW THAT MIGHT IMPACT OUR NEEDS IS HELPFUL.
AND I WILL SAY I THINK OVER ALL IT'S A VERY CHALLENGING SITUATION.
IT WAS GOOD TO SEE SOME OF THOSE GOALS, HEY, WE MET THAT GOAL EVEN IF WE KNOW THAT THAT'S NOT ENOUGH IN THE LONG RUN.
THANK YOU FOR ALL YOUR WORK.
MAYOR KNUDSON: COUNCILOR GROVES.
COUNCILOR GROVES: THANK YOU, MAYOR.
THANK YOU, AMBER, FOR THE PRESENTATION.
THAT'S REALLY GOOD INFORMATION.
I COULDN'T AGREE MORE WITH WHAT COUNCILOR CLARK SAID ABOUT THEIR ABILITY TO PRODUCE HOUSING OR CREATE OPPORTUNITIES FOR HOUSING TO BE PRODUCED.

I'M CONCERNED WITH OUR CURRENT AVAILABLE LANDS INVENTORY WHICH I KNOW PLANNING STAFF ARE WORKING ON THAT BUT I THINK THAT'S PART OF THE ISSUE.
CERTAINLY COST OF CONSTRUCTION RIGHT NOW WITH SUPPLY CHAIN AND WORK LABOR SHORTAGES IS CREATING AN ISSUE.
BUT I ALSO WANT TO PUT IN A PLUG AS I FREQUENTLY DO FOR ECONOMIC DEVELOPMENT.
THE OTHER HALF OF AFFORDABLE HOUSING IS LIVING WAGE JOBS, AND HAVING WORK HERE FOR THEM WHETHER IT'S INDUSTRY, MANUFACTURING, WHATEVER IT IS, THAT'S HELPING TO PAY PEOPLE LIVING WAGE JOBS WILL HELP US WITH THIS SITUATION.
SO I WANT TO PLUG ON THAT AS WELL.
I ALSO APPRECIATED THE LINE OF QUESTIONING THAT COUNCILOR KASHINSKY BROUGHT UP.
I THINK IT'S IMPORTANT THAT WE UNDERSTAND THESE DEFINITIONS AND WHAT THEY ACTUALLY MEAN.
THAT'S PART OF BEING ABLE TO TELL OUR STORY.
THE LAST THING I HAD, I GUESS I WOULD DIRECT THIS TOWARDS YOU, WILL, IF THAT'S OKAY.
IT'S ABOUT THE MUPTE.
I FREQUENTLY HEAR HOW LUCRATIVE THE MUPTE IS AND THAT IT'S NOT NEEDED TO PRODUCE HOUSING.
SO DO WE HAVE DEVELOPERS ACTUALLY LINED UP AROUND THE BLOCK TRYING TO DO PROJECTS?
THAT'S A SERIOUS QUESTION.
>> THANK YOU FOR THAT.
I THINK THAT THERE'S TWO PARTS OF THE -- TWO WAYS TO ANSWER THAT.
THE FIRST HAS TO DO WITH THE PROCESS IN THE MUPTE WHERE THERE'S A MULTIPLE FINANCIAL ANALYSIS SO STAFF DOES THE FINANCIAL ANALYSIS BASED ON MATERIALS IN THE APPLICATION AND THAT GOES TO A THIRD PARTY CONSULTANT TO REVIEW THEN THAT'S IN TURN REVIEWED BY THE MUPTE PANEL.
THE COMMUNITY PANEL.
THE OTHER PART OF THIS IS THAT WITH THE EXISTENCE OF THE MUPTE PROGRAM WE HAVE SEEN NO PROJECTS MOVE FORWARD SINCE THE PROGRAM HAS BEEN REVISED IN 2016 THAT HAVE BEEN WITHIN THE DOWNTOWN CORE.
WE HAVE ONE ON ITS WAY, IT'S RECEIVED OTHER CITY SUBSIDIES.
WE'LL SEE AS THAT MOVES FORWARD HOPEFULLY IN THE NEAR FUTURE BUT NOTHING ELSE HAS HAPPENED IN THE IMMEDIATE CORE DOWNTOWN.
WE HAVE SEEN A COUPLE OF PROJECTS MAKE USE OF IT.
TO THE NORTH, NORTHEAST AND EAST SIDE OF THE DOWNTOWN BOUNDARY WE HAVE ALSO SEEN ONE PROJECT RECEIVE A MUPTE AND NOT MOVE FORWARD IN THE DOWNTOWN CORE.

WE HAVE SEEN COUPLE OF OTHER PROJECTS GET PROPOSED AND TALKED TO US ABOUT THE POTENTIAL TO MOVE FORWARD THEN NOT MOVE FORWARD FOR FINANCIAL REASONS.
WITH THE EXISTENCE OF THE PROGRAM WE HAVE SEEN FEWER THAN ONE PROJECT PER YEAR THAT HAS THE ABILITY TO MOVE FORWARD AND MULTIPLE PROJECTS DECIDE THERE'S STILL NOT ENOUGH FINANCIAL WHEREWITHAL FOR THEM TO BE ABLE TO PROCEED.
>> THANK YOU FOR THAT.
THE OTHER QUESTION I HAD, WE FREQUENTLY HEAR HOW SOME OF THE STUDENT HOUSING WHICH IS TRUE HAS BEEN BUILT WITHOUT MUPTES.
ARE THOSE CALCULATED DIFFERENTLY FROM A DEVELOPER'S STANDPOINT?
THE REASON I'M ASKING IS OUR SON BEFORE HE GRADUATED FROM COLLEGE IN ANOTHER STATE WAS LIVING IN THIS SETUP THAT HAD INDIVIDUAL BEDROOMS AND BATHROOMS BUT A SHARED KITCHEN AND LIVING ROOM SPACE.
HE WAS PAYING WHAT HE WOULD PAY FOR AN APARTMENT, ONE BEDROOM APARTMENT.
EVERYBODY IN THAT ARENA WERE PAYING THE SAME AMOUNT SO THEY WERE LIVING IN A MUCH SMALLER SQUARE FOOTAGE WHICH SEEMS TO ME WOULD PENCIL OUT DIFFERENTLY THAN A MARKET RATE OR AFFORDABLE OR LOW INCOME MULTI UNIT DEVELOPMENT.
CAN YOU SPEAK TO THAT?
>> YES.
I THINK I WASN'T WORKING ON THE MUPTE PROGRAM WHEN COUNCIL MADE THE DECISION TO REVISE IT BUT I THINK WHAT COUNCIL WAS RECOGNIZING IS THAT STUDENT HOUSING PROJECTS HAVE A DIFFERENT FINANCIAL MAP THAN OTHER HOUSING PROJECTS FOR TWO REASONS.
THE FIRST LIKE YOU SAID BECAUSE THEY ARE HIGHLY FOCUSED ON COMMUNITY, STUDENT COMMUNITY, THEY CHARGE A HIGH PER SQUARE FOOT RATE SO THEY ARE ABLE TO GET RENTS THAT ARE NOT AVAILABLE TO PEOPLE TARGETING OR TO DEVELOPMENT THAT TARGET MORE OF A GENERAL POPULATION.
FOCUSED ON THE GENERALITY OF POPULATION.
THE OTHER PART OF IT IS THAT WITH HOUSING ANY TIME YOU HAVE THIS HOUSING YOU CHANGE THE COMMODITY.
STUDENT HOUSING IS A PRODUCT THAT CAN BE TREATED MORE EASILY AT THE NATIONAL LEVEL AND IS MORE EASILY BUILT BY NATIONAL DEVELOPERS.
SO THE OPERATIONAL ABILITY FOR THOSE COMPANIES TO WORK IS EASIER THAN A SMALLER FIRM SO WHAT CAN HAPPEN IS THAT THEY ARE -- IT'S EASIER FOR THEM WORKING AT A NATIONAL SCALE WITH NATIONAL INVESTMENT AND PUBLICLY TRADED, IT'S EASIER FOR THEM TO WORK IN THIN MARKETS.
SO THEY ARE ABLE TO MOVE FORWARD REGARDLESS OF WHAT LOCAL DEVELOPERS MIGHT FACE IN TERMS OF CHALLENGES.
SO IT'S LIKE A LOT OF ECOLOGICAL EXAMPLES BUT JUST BECAUSE SOME PLANTS CAN DO WELL WHEN MOST THINGS CAN'T.

THAT'S A SITUATION THAT WE CAN FIND OURSELVES IN WHERE STUDENT HOUSING DEVELOPERS CAN THRIVE EVEN THOUGH A LOCAL DEVELOPER CAN'T PRODUCE SOMETHING THAT WOULD SERVE THE GENERAL POPULATION.
COUNCILOR GROVES: THAT IS HELPFUL.
I WOULD ADD MOST STUDENTS HAVE ACCESS TO GRANTS, SCHOLARSHIPS OR AT LEAST LOW INTEREST OR NO INTEREST LOANS UNTIL THEY GRADUATE.
SO THEIR FINANCIAL SITUATION I THINK IS FREQUENTLY DIFFERENT THAN PEOPLE WHO ARE JUST OUT THERE TRYING TO MAKE ENDS MEET.
THANK YOU FOR THAT.
THANK YOU, MAYOR.
MAYOR KNUDSON: A CLARIFYING NOTE, STUDENT HOUSING PROJECTS DO NOT QUALIFY FOR THE MUPTE PROGRAM AND HAVE NOT FOR ABOUT TEN YEARS.
IF I HAVE THE DATE RIGHT IT'S WHEN IT WAS REVISED AND SHIFTED TOWARDS THE WORK FORCE HOUSING PRIORITY.
COUNCILOR ZELENKA.
COUNCILOR ZELENKA: THANKS.
PRETTY SOBERING REPORT.
IN PARTICULAR THE AFFORDABLE HOUSING NUMBERS GOAL OF 835, 896.
THAT'S NOT EVEN A QUARTER WHAT WE NEED FOR THE FIVE YEAR GOAL.
THE ECONOMICS THEY ARE THE ROOT OF BIG PART OF THIS PROBLEM, THE ECONOMICS OF IT.
OF COURSE THE SOLUTION IS MORE FAMILY WAGE JOBS.
THAT'S WHAT WE NEED IN THIS ECONOMY.
THAT'S HARD TO COME BY.
I THINK ONE OF THE BRIGHT SPOTS, THOUGH, IS THAT THE DOWNTOWN AREA MARKET BASED HOUSING HAS BEEN A BOON RECENTLY.
BUT THE REST OF THIS IS DISMAL.
CAN YOU EXPLAIN THE DIFFERENCE BETWEEN PERMANENT AFFORDABLE HOUSING AND SUPPORTIVE HOUSING FOR THOSE WATCHING AT HOME?
>> PERMANENT SUPPORTIVE HOUSING IS HOUSING FOR FOLKS MOVING OUT OF CHRONIC HOMELESSNESS SITUATIONS SO THERE'S A LOT MORE SOCIAL SUPPORT BUILT IN BUT IT'S NOT TEMPORARY.
SO THEY CAN LIVE THERE LONG TERM BUT IT HAS MORE SOCIAL SUPPORT THAN JUST AN AFFORDABLE HOUSING UNIT WHERE THE RENTS ARE BEING MAINTAINED AT AN AFFORDABLE RATE.
THERE'S NOT NECESSARILY ANY SOCIAL SUPPORT HELPING YOU IN YOUR DAY-TO-DAY LIFE.
STAYING IN THAT SITUATION.
COUNCILOR ZELENKA: RIGHT.
THAT'S A CRITICAL PIECE THAT WE NEED TO FILL TO HELP PEOPLE INTO THAT KIND OF MORE PERMANENT HOUSING.
AFFORDABLE HOUSING IS REALLY WHAT WE REALLY NEED.
HAVE WE BUILT ANY MARKET RATE AFFORDABLE HOUSING UNITS OR ALL SUBSIDIZED?

>> YOU'RE ASKING I THINK YOU'RE ASKING DO WE HAVE NATURALLY AFFORDABLE?
COUNCILOR ZELENKA: WITHOUT A SUBSIDY.
>> WE DON'T HAVE DATA ON THAT EXACTLY.
BUT I DID -- THE CITY DID A REVIEW OF MULTI UNIT MARKET RATE RENT ASSESSMENT IN 2024, AND LOOKED AT ABOUT 23 DEVELOPMENTS THAT WERE OVER 20 YEARS OLD.
THAT'S WHEN WE EXPECT RENTS TO BECOME AFFORDABLE AFTER THEY HAVE BEEN THE MARKET 20 YEARS.
BASED ON WHAT WE FOUND OUR ESTIMATE WOULD BE LESS THAN 20% OF -- LESS THAN 13% OF THE UNITS IN THE COMMUNITY THAT ARE OVER 20 YEARS OLD ARE PROBABLY NATURALLY OCCURRING.
I THINK YOU'RE ASKING ARE WE HAVING GROUNDS THAT ARE AFFORDABLE AND I WOULD SAY NO.
COUNCILOR ZELENKA: THE ANSWER IS ZERO.
YEAH.
SINCE THE FEDERAL GOVERNMENT TRUMP ADMINISTRATION IS GOING AWAY AS A PARTNER IN HOUSING IT'S GOING TO FALL ON TO THE STATE AND LOCAL GOVERNMENTS.
I APPLAUD GOVERNOR KOTEK'S FOCUS ON CREATING MORE HOUSING UNITS AND KEEPING THAT UP, FOCUS ON GETTING THE DOLLARS, REGULAR MARKET BASED HOUSING AND AFFORDABLE HOUSING.
LOCALLY WE'RE NOT EVEN CLOSE TO MEETING OUR GOALS.
GIVEN THE TRAJECTORY WE WILL NEVER MEET OUR GOALS.
I TOTALLY AGREE WITH COUNCILOR CLARK, MY FRIEND MIKE, THE CURRENT STRATEGIES ARE NOT WORKING.
THEY ARE INSUFFICIENT TO DO WHAT WE NEED TO DO.
WE DEFINITELY NEED TO SHAKE THINGS UP.
GIVEN ALL OF OUR AFFORDABLE HOUSING IS SUBSIDIZED ONE OF THE ISSUES IN THAT PARTICULAR AREA WHICH IS THE MOST DIRE OF ALL OF THIS I THINK IS THAT WE HAVE LACK OF FUNDS.
ESPECIALLY IN THAT AFFORDABLE HOUSING PIECE.
SO WE HAVE SEVERAL OPTIONS.
WE CAN INCREASE THE CET FROM HALF A PERCENT TO 1%.
WE COULD DO A BOND, SOME CITIES HAVE DONE THAT.
WE COULD INCREASE FEES OR TAXES.
WE LOOKED AT THESE OPTIONS BUT HAVEN'T CENTERED ON ANYTHING AND THE ABILITY TO ACTUALLY CREATE THOSE FUNDS THAT WE NEED.
THAT LACK OF AFFORDABLE HOUSING IS THE ROOT CAUSE OF HOMELESSNESS AS POINTED OUT IN YOUR REPORT.
I HAVE SAID THIS MANY TIMES, HOMELESSNESS IS THE SYMPTOM.
LACK OF AFFORDABLE HOUSING, LACK OF SUBSTANCE ABUSE TREATMENT AND MENTAL HEALTH TREATMENTS ARE PROBLEMS AND HAVE GONE ON FOR A VERY LONG TIME.
DECADES.
MAYOR KNUDSON: COUNCILOR CLARK.

COUNCILOR CLARK: THANK YOU, MAYOR.
I HAVE TAKEN QUITE A BIT OF YOUR WORDS TO HEART, MAYOR.
WHEN YOU RAN YOUR CAMPAIGN AND THINGS THAT I KNOW ARE NEAR AND DEAR TO YOUR HEART.
SO THIS IS ONE OF THOSE MOMENTS WHERE I APPRECIATE MY FRIEND COUNCILOR ZELENKA'S WORDS ON THIS, BUT I THINK HE AND I ARE SAYING VERY NEARLY THE SAME THING THAT OUR STRATEGIES MAY NOT BE SUFFICIENT TO THE NEED.
TO THE CHALLENGE.
I SUGGEST THAT TIME IS PERFECT FOR US TO CONSIDER SOME SORT OF HOUSING SUMMIT LOCALLY IN THIS NEW YEAR TO BRING TOGETHER EXPERTS THAT WE CAN TAKE A DEEP DIVE ON THE TOOLS THAT WE HAVE AVAILABLE, THE THINGS THAT WE DON'T, THE NEED ON A DIFFERENT SCALE LEVEL, AND HOW WE CAN BEST ADDRESS OUR ROLE IN A MARKET THAT'S HAVING DIFFICULTY RIGHT NOW TO BE THE MOST HELP TO SEE BETTER RESULTS.
I THINK WE'RE AT A TIME WHERE IT REQUIRES A LARGE SCALE EFFORT BY A LOT OF SMART PEOPLE.
CERTAINLY THERE ARE THOSE IN THE COMMUNITY BEYOND OURSELVES WHO COULD BE GOOD RESOURCES FOR THIS.
I WOULD ASK YOU TO CONSIDER CALLING FOR SUCH A THING.
THANK YOU.
MAYOR KNUDSON: COUNCILOR KEATING.
COUNCILOR KEATING: THANK YOU, MAYOR.
WE MAY NOT HAVE TO CALL FOR SUCH A SUMMIT IF HOUSE BILL 3644 PASSES AS I UNDERSTAND IT.
IT CALLS FOR A REGIONAL ASSESSMENT TO PROPERLY PLAN AND PRODUCE AN ANNUAL REPORT WITH PLANNING PARTNERS WHO ARE DEFINED AS SHELTER PROVIDERS, LOCAL JURISDICTIONS, HOUSING AUTHORITIES, COMMUNITY ACTION AGENCIES, CONTINUUMS OF CARE, IN THIS CASE THE COUNTY, DAY CENTER SERVICE PROVIDERS, REHOUSING SERVICE PROVIDERS, COUNTY MENTAL HEALTH PROVIDERS AND COORDINATED CARE ORGANIZATIONS.
MY QUESTION IS AMBER OR WILL, SHOULD THAT BILL PASS, HB 3644, HOW DOES THAT AS REQUESTED BY THE GOVERNOR, I BELIEVE BRETT MARSH IS DRIVING IT ON THE HOUSE SIDE, HOW DOES THAT CHANGE OUR GOALS WHEN IT COMES TO INCREASING STABILITY AND SAFETY WITH TEMPORARY SHELTER SUPPORT SERVICES THAT TWO YEAR GOAL THAT AMBER MENTIONED DOES IT REDUCE OUR MUNICIPAL GOAL BUT ALLOW FOR MORE EMERGENCY SHELTER OR DOES IT INCREASE THE GOAL AND ARE WE AT THE TABLE AS A LOCAL JURISDICTION OR IS THE RESPONSIBILITY SHIFTED TO OUR COUNTY PARTNERS?
>> I THINK THE INTENT OF THE HIP IS TO BE AN EVOLVING DOCUMENT TO DOCUMENT WHERE WE ARE AS A COMMUNITY AND IT'S REALLY TO DOCUMENT THE CITY'S WORK PLAN AROUND HOUSING.
SO IN THAT SENSE I THINK WHAT'S REFLECTED IN THE CHANGES THAT AMBER AND THE TEAM HAVE MADE TO THE DOCUMENT, IT'S TO PULL IN ALL OF THE

NEW INFORMATION, WHETHER THOSE ARE DECISIONS LOCAL ACTIONS LIKE THE STRATEGIC PLAN AS AMBER MENTIONED OR EXTERNAL CONSIDERATIONS LIKE THE ECONOMY TO PUT ALL THAT IN AND SAY BASED ON WHERE WE ARE HERE'S WHAT WE HOPE TO DO, HERE'S THINGS THAT WE ARE DOING, HERE'S WHERE WE WOULD LIKE TO GET.
I THINK IN THAT CONTEXT THERE'S AN OPPORTUNITY FOR US WITH THE HIP TO TAKE NEW INFORMATION COMING THROUGH STATE LEGISLATION TO PULL THAT IN TO SAY THIS IS A PART OF WHAT WE'RE DOING, WE'RE PARTICIPATING.
THEN TO USE THAT AS A WAY TO LOOK FORWARD AND TO BE CLEAR ABOUT WHAT WE'RE PARTICIPATING IN, WHAT WE'RE ACCOMPLISHING, WHAT WE'RE DOING AS A TEAM, AS A CITY STAFF TEAM, THEN TO SHARE THAT WITH COUNCIL AND THE COMMUNITY TO BE ALL ON THE SAME PAGE.
HIP BECOMES THE OPPORTUNITY TO DOCUMENT THAT AND COMMENT ON.
THAT UPPING OUR ROLE WILL BE AN IMPORTANT THING.
I DON'T HAVE ALL THE INFORMATION TO TELL YOU EXACTLY HOW WE DO THAT BUT WE WILL DO IT.
HOUSING IS LOCAL AND REGIONAL BOTH SO WE'LL PARTICIPATE AS THE LOCAL MUNICIPALITY AND PART OF A LARGER REGION.
MAYOR KNUDSON: THANK YOU, STAFF, COUNCIL FOR THAT DISCUSSION.
I WILL OFFER IN RESPONSE TO COUNCILOR CLARK'S OVERTURE AS YOUR MAYOR, A LICENSED ARCHITECT AND A PERSON WORKING INTENSIVELY ON HOUSING OVER TEN YEARS.
THERE ARE CERTAINLY OPPORTUNITIES BEFORE US.
I LOOK FORWARD TO BEING INVOLVED IN THAT WORK.
THIS IS A VERY ENCOURAGING CONVERSATION.
PEOPLE ARE VERY HOPEFUL ABOUT EUGENE'S CONTINUED WORK AND CONTINUED SUCCESS IN THIS ARENA.
IT'S AN ENORMOUS CHALLENGE BUT WE HAVE A HISTORY OF RISING TO THE CHALLENGE.
WE'LL KEEP THAT.
WITH THAT I WILL SAY THANK YOU, STAFF, FOR A COUPLE OF VERY IMPORTANT UPDATES BOTH TYPES OF LOOKING AT OUR STREETS AND HOUSING PRIORITIES AND THAT CONTINUED WORK.
LOOK FORWARD TO THE NEXT DISCUSSION RELATED TO BOTH TOPICS.
WITH THAT THIS CONCLUDES OUR AGENDA FOR TODAY.
I WILL NOW CLOSE THE MAY 28, 2025 CITY COUNCIL WORK SESSION AND WE'RE ADJOURNED