



Eugene City Council

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www.eugene-or.gov

EUGENE CITY COUNCIL AGENDA

January 11, 2021

7:30 p.m. CITY COUNCIL MEETING

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

Meeting of January 11, 2021; Her Honor Mayor Lucy Vinis Presiding

Councilors

Emily Semple
Mike Clark
Randy Groves
Matt Keating

Jennifer Yeh
Greg Evans
Claire Syrett
Alan Zelenka

7:30 p.m. CITY COUNCIL MEETING

1. ELECTION OF CITY COUNCIL OFFICERS FOR 2021

2. CEREMONIAL MATTER

- American Public Works Association Re-Accreditation

3. COMMITTEE REPORTS AND ITEMS OF INTEREST

4. CONSENT CALENDAR 1

A. Approval of City Council Minutes

October 19, 2020, Work Session

November 9, 2020, Work Session

November 23, 2020, Work Session

B. Approval of City Council Tentative Agenda

C. Approval of Resources for Housing Affordable to Low-Income Persons

D. Adoption of a Resolution Approving A Low-Income Rental Housing Property

**Tax Exemption for Property Located on Hope Loop, Eugene, Oregon
(Assessor's Map 17-04-27-24, Tax Lots 02201, 02211, 02214, 02215, and
02218; Assessor's Property Account Nos. 1511623, 1511599, 1511631,
1511458, and 1511482)**

E. Adoption of a Resolution Approving a Low-Income Rental Housing Property Tax Exemption for Property Located on W. 2nd Avenue, Eugene, Oregon (Assessor's Map 17-03-30-34; Tax Lots 400 and 401, Assessor's Property Account Nos. 1304375 and 0255198) (Applicant St. Vincent De Paul Society of Lane County, Inc.)

5. PUBLIC FORUM

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.

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

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Action: Election of City Council Officers for 2021

Meeting Date: January 11, 2021
Department: City Manager's Office
www.eugene-or.gov

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

ISSUE STATEMENT

This item is to elect the 2021 City Council President and Vice President.

BACKGROUND

Each year the City Council elects a new president and vice president. The City Charter and City Code specify the office of Council President; the City Code outlines the process of selecting the President and Vice President.

Section 13 of the Charter states:

- "Council - President. (1) Each year, at the first regular meeting of the council, or as soon as practicable, the council shall choose by ballot one of its members to serve as council president.
- (2) The council president shall preside at council meetings when the mayor is absent.
- (3) The council president shall function as mayor, with the powers and subject to the limitations of the office of mayor when the mayor:
- (a) is absent from the city on leave granted by the council;
 - (b) has been absent from the city for 30 days or more; or
 - (c) has been physically unable to function as mayor for 30 days or more."

Further, the Section 2.009 of the City Code states:

(1) The council president shall be elected for a one-year term. That person who has served the longest on the council and has not previously acted as council president shall normally be entitled to election as the president. A councilor may be re-elected as president of the council only after the expiration of one year from the date the councilor last served as such president unless two-thirds of the total membership of the council votes otherwise. A councilor will not be eligible to be elected president who has not served as a councilor for at least two years.

(2) The vice-president of the council shall be elected at the same time and in the same manner as the president of the council. A vice-president may be nominated and elected as president.

(3) The candidates for president and vice-president of the council shall be nominated and elected by a majority vote at the first regular meeting of the council in each calendar year.”

SUGGESTED MOTIONS

Move to elect Jennifer Yeh as President of the City Council for 2021.

Move to elect Claire Syrett as Vice President of the City Council for 2021.

FOR MORE INFORMATION

Staff Contact: Beth Forrest

Telephone: 541-682-5882

Staff E-Mail: bforrest@eugene-or.us

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Ceremonial Matter

Meeting Date: January 11, 2021
Department: Central Services
www.eugene-or.gov

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

ISSUE STATEMENT

This item is to acknowledge awards and achievements and inform the public of proclamations signed by the Mayor. No action is required by the City Council.

BACKGROUND

At its 1997 fall process session, the council agreed to include a monthly agenda item entitled "Ceremonial Matters." From time to time, the Mayor is asked to sign proclamations or acknowledge awards received, which serve to encourage and educate the community about important issues and events.

CITY MANAGER'S RECOMMENDATION

This is an information item only.

ATTACHMENTS

None.

FOR MORE INFORMATION

Staff Contact: Beth Forrest
Telephone: 541-682-5882
Staff E-Mail: bforrest@eugene-or.gov

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Approval of City Council Minutes

Meeting Date: January 11, 2021
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 4A
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 minutes for the work session on October 19, November 9 and November 23, 2020.

ATTACHMENTS

- A. October 19, 2020, Work Session Minutes
- B. November 9, 2020, Work Session Minutes
- C. November 23, 2020, Work Session Minutes

FOR MORE INFORMATION

Staff Contact: Beth Forrest
Telephone: 541-682-5882
Staff E-Mail: bforrest@eugene-or.gov

MINUTES

**Eugene City Council
Virtual Work Session
Eugene, Oregon 97401**

**October 19, 2020
5:30 p.m.**

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

Mayor Vinis opened the October 19, 2020, work session of the Eugene City Council.

1. WORK SESSION: Community Safety Initiative Workshops for Communities of Color

Human Rights and Neighborhood Involvement Manager Michael Kinnison gave a presentation on the engagement process for the Community Safety Initiative.

Council Discussion:

- Councilor Syrett- said she felt this is a much better plan that reflected Council feedback; asked for clarification about organizations included on the invitation list; asked whether local school districts' interests would be represented (i.e. students, educators).
- Council Pryor- said he was pleased with the direction of the work, noting its more balanced approach; encouraged consideration of the research methodology that will be used and whether it will accomplish the council's goals; said process was redesigned to measure qualitative vs quantitative information.
- Councilor Zelenka - agreed that the proposed new process was a better plan, a more realistic timeline and was more inclusive; encouraged efforts to reach out to people who don't usually engage in initiatives like this one; asked about the formation of the survey.
- Councilor Yeh -said she thought the proposal was responsive and addressed most of council's concerns; asked for an estimate of how many focus groups will be held.
- Councilor Taylor - asked if these workshops were redundant to Ad Hoc Police Policy Committee work; asked who will attend and who will facilitate workshops, noting that there is no proposed representation from the Police Union.
- Councilor Clark - asked if residence in the city of Eugene will be required for people to participate in the workshops and survey.
- Councilor Syrett – shared that she had the same questions about survey requirements; noted the payroll tax is not a property tax and participation should include Santa Clara and people living in unincorporated areas.
- Councilor Pryor -raised concerns about the potential impacts of cheating on the validity of the survey; said he wants only people from the local area to be able to participate and decide on what the "universe" parameters will be such as people who pay the tax; asked that mechanisms be put in place ensure that only local voices are participating.

MOTION AND VOTE: Semple, seconded by Councilor Yeh, moved to direct the City Manager to implement the CSI engagement plan outlined as attachment A in the AIS.

PASSED 7:1, Councilor Taylor opposed.

2. WORK SESSION: City Manager Evaluation Process

City Manager Medary shared a presentation on a framework for a mutually agreed upon process to evaluate her every year.

Council Discussion:

- Councilor Pryor – recommended adding four traits to be called out under individual leadership: ethics, integrity, ability to exhibit courage, and clarity, or the ability to make things clear; expressed the importance of making sure pay isn't based on opinions.
- Councilor Syrett - suggested creating a timeline that concludes in October; supported decoupling the compensation decisions from the evaluation decisions.
- Councilor Taylor - said she felt the City Manager should be responsible for remembering and responding to requests for information and follow-up; agreed with the recommendation to decouple the compensation issue from the evaluation process.
- Councilor Yeh - asked questions about the plan for stakeholders and staff to engage in the evaluation process.
- Councilor Zelenka - added he would like to see some evaluation criterion related to how long it takes to get Council-requested items on the agenda; said he felt the regular monthly meetings are good opportunities to discuss performance issues; supported the proposal to push the evaluation process out until October; shared a historical perspective on the numerical score and merit raise issues.
- Councilor Clark – said he felt the numbering system is the wisest way to depoliticize the issue.
- Councilor Semple - supported moving the evaluation to October or later; expressed dislike of the numbering system and supported having a different method to measure pay and merit; voiced uncertainty about how to measure the merit raise; said Mayor's input on the evaluation is important.
- Councilor Evans - shared how a former subcommittee he served on looked at compensation as a side component of the evaluation; supported consideration of this option.
- Councilor Zelenka - asked whether the City Manager or the council would make a recommendation on the amount of any compensation increase; encouraged using a more thoughtful process, noting the use of a numbering system made it clear as to how the council arrived at its decision; agreed it is important to get the Mayor's input although the decision is up to the City Council.
- Councilor Syrett – acknowledged that the Mayor is part of the stakeholder input and doesn't make the final decision; asked what metric or process was used before the numbering system; said she felt the formula was too prescriptive and would rather see it used as a guideline.
- Councilor Clark - expressed that this is a starting point and there's room for other aspects of determining a merit increase.
- Councilor Pryor – said he understands the two extremes as compensation is emotional and doesn't want an overly mechanical system or a free-for-all; supported having certain assumptions on budget availability through a series of criteria and making a recommendation based on the set parameters.
- Councilor Yeh - made clear that she disapproves of the number system and does not want to see them used in the evaluation process.
- Councilor Taylor - shared there were years when the council did not use the numbering system and said she felt it's appropriate to do the evaluation in public.
- Councilor Zelenka - noted the evaluation process was ugly and unpleasant in the past and is why the numbering system was created; said he believed the numbering system is helpful and the process merits some quantification; supported consideration of a hybrid model.
- Councilor Syrett - appreciated Councilor Pryor's input; said she is supportive of a process that allows room for greater latitude for input and consideration.
- Councilor Semple – expressed concern that doing the evaluation in public might affect what she would say and finds that potentially unproductive.

The meeting adjourned at 7:01 p.m.

Respectfully submitted,

Beth Forrest
City Recorder

(Recorded by Niyah Ross)

Link to the webcast of this City Council meeting [here](#).

MINUTES

Eugene City Council Virtual Work Session Eugene, Oregon 97401

**November 9, 2020
5:30 p.m.**

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

Mayor Vinis opened the November 9, 2020, work session of the Eugene City Council.

1. WORK SESSION: An Overview of Disaster Recovery and Mitigation Plan for Metropolitan Wastewater Management Commission.

Wastewater Division Director David Breitenstein shared results from the resiliency evaluation and what updates are necessary to withstand an earthquake.

Council Discussion

- Councilor Clark - appreciated the report, noting the projected \$34 million to put the community in a place to be resilient; asked if there are any ideas about funding sources for the commission's plans; asked when the report will be completed and if there's any portion included on the Capital Improvement Plan.
- Councilor Zelenka - inquired about the date the Owosso bridge was built; discussed costs to build new infrastructure to withstand an earthquake; asked for update on COVID and RFP projects.
- Councilor Yeh - shared that Metropolitan Wastewater Management Commission received two awards: the Peak Performance Platinum Award and the EPA Daily Monitoring Report Quality Assurance Study Award, evidence that the organization is doing things right to ensure safety and quality; reported that the water quality and maintenance lab has been completed; thanked staff and expressed appreciation for the partnership with Springfield.
- Mayor Vinis – said she was enlightened by the report and excited about the innovation of the RNG project.

2. WORK SESSION: Ad Hoc Committee on Police Policy Progress Update

Lead staff for the Ad Hoc Committee on Police Policy Kevin Alltucker gave a summary of the outline and progress of the committee and requested an extension of their timeline.

Council Discussion

- Councilor Evans - suggested extending the timeline to end of March and then re-evaluate if another extension is appropriate; said that communication needs to be clear about payment to committee members; asked for the budget to be increased, noting the importance of getting the process right rather than doing it quickly.
- Councilor Syrett - appreciated and was impressed by the work of all staff and committee members; supported extending the timeline to April; asked for clarification on the extent of what the increased expenses will cover and support.

- Councilor Zelenka - asked why the proposed action was being taken by resolution and what the original budget was; supported adding more time and agreed the process needs to be done right, not necessarily fast; shared that he participated in the meetings so far.
- Councilor Yeh – expressed concern that the schedule seems tight to add more meetings and the proposed schedule may be unrealistic; said she felt the topics such as Use of Force are not a one meeting issue; supported the proposed motions with hesitation about the timeline.
- Councilor Clark – clarified that the original resolution was to hear from an underrepresented part of the community and their recommendations were to be presented to the council; voiced concern about the timeline seeming overly long; recognized the need to have thorough discussions; agreed that committee participants should be compensated as the meetings occur.
- Councilor Pryor – said he felt the meetings are process-oriented; recognized it takes time to work together and to build trust.
- Councilor Taylor - asked how much the facilitator is being paid and voiced opposition to paying the volunteers; questions why the committee is necessary when the Police Commission is already in place to address the same issue; said there's community concern about homelessness and traffic control, not the police.
- Mayor Vinis – clarified that the Ad Hoc Committee on Police Policy was formed to directly address outcries from the BIPOC community about Police policy; agreed that the timeline is ambitious and speaks to the thoroughness of the committee.
- Councilor Zelenka – said he felt that good direction wasn't given to the committee on how to make a good recommendation to the council, noting the three things that make a good recommendation are to 1) identify the problem, 2) be clear and specific as to the change that's being recommended with strong rationale or reasons for making the change, and 3) recommend actions that are realistic and doable.
- Councilor Syrett - appreciated the idea behind the Ad Hoc Committee and noted that these will be recommendations only and the Police Chief will make the decision on adoption; expressed confidence that allowing extra time will result in quality work and helpful recommendations.
- Councilor Clark - agreed with much of what has been said; said he felt it is important how the information is presented to council and what will be done with the report; shared that there is not broad support for defunding the police, but several concerns and suggestions that the council should consider.
- Mayor Vinis - clarified that not all of the community is in support of the demands made by the protestors, but the council was responding to some of the demands.

MOTION AND VOTE: Councilor Semple, seconded by Councilor Yeh, moved to change the date that the Ad Hoc Committee on Police Policy must complete its work from 1/31/21 to 3/30/21. **PASSED 6:2**, councilors Taylor and Clark opposed.

MOTION AND VOTE: Councilor Semple, seconded by Councilor Yeh, moved to adopt a resolution concerning compensation for the members of the Ad Hoc Committee on Police Policy for committee and sub-committee meeting hours as set forth in Attachment B. **PASSED 7:1**, Councilor Taylor opposed.

MOTION AND VOTE: Councilor Semple, seconded by Councilor Yeh, moved to authorize use of the City Manager's Office general fund as the funding source for costs associated with compensating members of the Ad Hoc Committee that exceeds \$12,000. **PASSED 7:1**, Councilor Taylor opposed.

The meeting adjourned at 6:34 p.m.

Respectfully submitted,

Beth Forrest
City Recorder

(Recorded by Niyah Ross)

Link to the webcast of this City Council meeting [here](#).

MINUTES

**Eugene City Council
Virtual Work Session
Eugene, Oregon 97401**

**November 23, 2020
5:30 p.m.**

Councilors Present: Emily Semple, Betty Taylor, Alan Zelenka, Jennifer Yeh, Mike Clark, Greg Evans, Claire Syrett (arrived 5:49 p.m.), Chris Pryor

Mayor Vinis opened the November 23, 2020, work session of the Eugene City Council.

1. WORK SESSION and POSSIBLE ACTION: An Ordinance Adopting an Amended Urban Renewal Plan for the Downtown Urban Renewal District.

Co-Community Development Director AIC Will Dowdy and Town Square Analyst Josh Berman shared a presentation on the urban renewal plan for the downtown urban renewal district and a proposed amendment to restore the northwest park block and build a pavilion.

Council Discussion

- Councilor Taylor - questioned why the cost for the project had doubled; asked what property was purchased and what will not be done as a result of the increased cost; clarified that council can still change the other projects; asked for clarification about the blighted properties.
- Councilor Zelenka - acknowledged that his recommendations were thoroughly addressed; said he was impressed by the amount of public involvement and support; asked for clarification about the subsidies for the 1059 Willamette building and the dollar amount that will be left over to complete this project; said he was pleased with the direction the project is headed
- Councilor Semple - stated the thorough packet is helpful; voiced concern about the other projects' funds being exhausted; wondered if this project will lead to increased maximum indebtedness; asked about other ideas to pay for these two big projects; voiced concern about loose bricks on sidewalks downtown and would like to see them fixed.
- Mayor Vinis - shared that the cost is conservative not counting on the EDA grant; asked for clarification if the grant money is a possibility.

MOTION AND VOTE: Councilor Semple, seconded by Councilor Yeh, moved to adopt the proposed ordinance in Attachment A, an ordinance adopting an amended urban renewal plan for the downtown urban renewal district. **PASSED 8:0**

2. WORK SESSION: Riverfront Virtual Tour and Construction Update.

Planning and Development Director Denny Braud gave an intro and summary on progress on the Riverfront project and Principal Landscape Architect Emily Proudfoot gave a virtual tour and construction updates.

Council Discussion

- Mayor Vinis- expressed amazement and appreciation for the tour, and for having the capacity and technology to move forward during the COVID restrictions.
- Councilor Clark – said he was stunned by the tour, noting this is one of the most important projects for the community; asked for an estimate of the amount of money spent on public infrastructure to-date, what is authorized to spend and what will be spent by summer or fall;

requested more details about the private development agreement and whether council can change it: inquired about the inclusion of natural gas in the plans.

- Councilor Evans - asked for an update on what is happening with the steam plant, whether further investment is needed to start that project and if plans could include housing; said he felt this will improve the riverfront; asked about quiet zones and needing a sound barrier for trains.
- Councilor Syrett – expressed excitement about the development’s progress; said she felt redevelopment of the steam plant is important for the overall success of the site and supported a reimagining of the plan; appreciated all the work done to-date.
- Councilor Zelenka - asked if there were any deal point changes in the development agreement with Williams and Dame, shared his concerns about spending the money on infrastructure and the developer not meeting the deadline; asked if there are any urban renewal dollars left for funding the steam plant project and about where the non-refundable deposit will go.
- Councilor Clark - asked what the developer needs to have more certainty about the project.

3. **WORK SESSION: Alternative Shelter Update**

City Manager’s Office Director Brooke Freed and Homeless Systems Policy Manager Peter Chavannes presented a status update on the City’s homelessness efforts and the recently approved additional rest-stops and asked for Council’s feedback on the alternative location for one of the rests-tops.

Council Discussion

- Councilor Syrett - reminded Council of the success of the first rest stop locations and the decrease in property crimes after construction; asked if the Alton Baker site is larger than the other sites and how many Conestoga huts are planned for that location.
- Councilor Pryor - recognized the new proposed site is smaller, constrained, and has potential; raised awareness about the impacts of illegal camping in his ward and asked how to promote this option and be diligent in cleaning up the mess around West 11th; said it is an opportunity to show the City is tackling the issue in a thoughtful and deliberate manner.
- Councilor Semple – expressed concern about the proximity of a tavern to the proposed site but is pleased overall about the new rest stops.
- Councilor Clark – said he understood the state non-eviction orders will end on December 31; asked for an estimate on the demand for these sites when the eviction hold is lifted; voiced concern that there will be a big wave of unhoused in the winter.

MOTION AND VOTE: Councilor Semple, seconded by Councilor Yeh, moved to replace the establishment of a new rest stop at the Bertelsen Nature Park with the approval of a new rest stop within the right-of-way located on the northwest intersection of W. 7th Ave. and S. Bertelsen Rd. as recommended by the City Manager. **PASSED 7:1** (Councilor Clark opposed)

The meeting adjourned at 7:01 p.m.

Respectfully submitted,

Beth Forrest
City Recorder

(Recorded by Niyah Ross)

Link to the webcast of this City Council meeting [here](#).

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Approval of Tentative Working Agenda

Meeting Date: January 11, 2021
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 4B
Staff Contact: Beth Forrest
Contact Telephone Number: 541-682-5882

ISSUE STATEMENT

This is a routine item to approve the 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.

COUNCIL OPTIONS

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

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: bforrest@eugene-or.gov



City Council Tentative Agenda

Updated January 6, 2021

**** SPECIAL NOTICE ****

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

Council Break: December 17 – January 6

January 2021

Date	Day	Time	Title		Length	Dept. Contact
6-Jan	Wednesday	5:30 p.m.	State of the City Address			Niyah Ross, CS
Expected absences for 1/6: none						
11-Jan	Monday	5:30 pm	 Equity in Community Engagement (Work Session)	45 mins	Mike Kinnison, CS	
			 Report from Police Commission (Work Session)	45 mins	Jeremy Cleversey, EPD	
		7:30 pm	Election of 2021 Council Officers			
			 Ceremonial Matter - APWA Re-Accreditation			
			 Committee Reports and Items of Interest			
			 Approval of Funding and Use of City Resources for Housing Affordable to Low-Income Persons (Consent Calendar 1)		Ellen Meyi-Galloway, PDD	
			 Resolution Approving Low-Income Rental Housing Property Tax Exemption for Hope Circle (Consent Calendar 1)		Ellen Meyi-Galloway, PDD	
			 Resolution Approving Low-Income Rental Housing Property Tax Exemption for Mary Skinner Apartments (Consent Calendar 1)		Ellen Meyi-Galloway, PDD	
			 Public Forum			
Expected absences for 1/11: none						



Work Session



Action



Public Hearing



Public Forum



Consent Calendar



Committee Reports/Items of Interest



CC Agenda Ceremonial Matters



Pledge of Allegiance

13-Jan	Wednesday	12 pm	 Homeless Services Update (Work Session)	60 mins	Peter Chavannes, CS
			 URA Riverfront Park - Southern Plaza Property Transfer (Work Session)	30 mins	Jared Abbott, PDD
Expected absences for 1/13: none					
19-Jan	Tuesday	5:30 pm	Schedule only as needed		
		7:30 pm	 Ordinance Concerning Chapter 4 Offenses (Public Hearing)		Travis Smith, CPO
			 Ordinance Concerning Disposition of EWEB Real Property (Public Hearing)		Kathryn Brotherton, CAO
Expected absences for 1/19: none					
20-Jan	Wednesday	12 pm	 Naming Policy (Work Session)	45 mins	Jason Dedrick, CS
			 TBD (Work Session)	45 mins	
Expected absences for 1/20: none					
25-Jan	Monday	5:30 p.m.	 Middle Housing (Work Session)	90 mins	Terri Harding, PDD
		7:30 pm	 Committee Reports and Items of Interest  Public Forum  Resolution Approving Low-Income Rental Housing Property Tax Exemption for Garfield Park Apts. (Consent Calendar 1)		Ellen Meyi-Galloway, PDD
Expected absences for 1/25: none					
27-Jan	Wednesday	12 pm	 Commercial Setbacks (Work Session)	45 mins	Chad Cramer, PDD
			 URA – Riverfront Urban Renewal Follow-Up (Work Session)	45 mins	Amanda Noble, PDD
Expected absences for 1/27: none					

February 2021					
Date	Day	Time	Title	Length	Dept. Contact
8-Feb	Monday	5:30 pm	 Emergency Response – Lessons Learned (Work Session)	45 mins	Mia Cariaga, CS Chief Heppel, Fire
			 Urban Forestry Program (Work Session)	45 mins	Craig Carnagey, PW
		7:30 pm	 Committee Reports and Items of Interest		
 Public Forum					
Expected absences for 2/8: none					
10-Feb	Wednesday	12 pm	 Joint Meeting with Lane County Commissioners on Homeless Services (Work Session)	90 mins	Sarai Johnson, CS
Expected absences for 2/10: none					
16-Feb	Tuesday	5:30 pm	Schedule only as needed		
		7:30 pm	 Ordinance Providing for Withdrawal of Annexed Properties from Special Districts (Public Hearing)		Althea Sullivan, PDD
 Ordinance on Northwest Natural Franchise Renewal (Public Hearing)			Ethan Nelson, CS		
Expected absences for 2/16: none					
17-Feb	Wednesday	12 pm	 Ward Redistricting (Work Session)	45 mins	Jason Dedrick, CS
			 TBD (Work Session)	45 mins	
Expected absences for 2/17: none					
22-Feb	Monday	5:30 p.m.	 TBD (Work Session)	45 mins	
			 TBD (Work Session)	45 mins	
		7:30 pm	 Committee Reports and Items of Interest		
			 Public Forum		
Expected absences for 2/22: none					
24-Feb	Wednesday	12 pm	 Housing Tools and Strategies (Work Session)	90 mins	Amanda Nobel, PDD
Expected absences for 2/24: none					

March 2021						
Date	Day	Time	Title		Length	Dept. Contact
8-Mar	Monday	5:30 pm	 Steam Plant Deal Points (Work Session)	45 mins	Amanda D’Souza, PDD	
			 Growth Monitoring (Work Session)	45 mins	Heather O’Donnell, PDD	
		7:30 pm	 Committee Reports and Items of Interest		Althea Sullivan, PDD	
 Ordinance Providing for Withdrawal of Annexed Properties from Special Districts (Consent Calendar 1)						
 Public Forum						
 Clear and Objective Standards Ordinance (Public Hearing)	Jenessa Dragovich, PDD					
Expected absences for 3/8: none						
10-Mar	Wednesday	12 pm	 Community Safety Initiative Community Engagement Update (Work Session)	45 mins	Michael Kinnison, CS	
			 TBD (Work Session)	45 mins		
Expected absences for 3/10: none						

Council Break: March 11 – April 12

April 2021						
Date	Day	Time	Title		Length	Dept. Contact
12-Apr	Monday	5:30 pm	 TBD (Work Session)	45 mins		
			 TBD (Work Session)	45 mins		
		7:30 pm	 Committee Reports and Items of Interest  Public Forum			
Expected absences for 4/12: none						

14-Apr	Wednesday	12 pm	 TBD (Work Session)	45 mins	
			 TBD (Work Session)	45 mins	
Expected absences for 4/14: none					
19-Apr	Monday	5:30 pm	Schedule only as needed		
		7:30 pm	Hold for Boards and Commissions Interviews		
Expected absences for 4/19: none					
21-Apr	Wednesday	12 pm	 TBD (Work Session)	45 mins	
			 TBD (Work Session)	45 mins	
Expected absences for 4/21: none					
26-Apr	Monday	5:30 p.m.	 TBD (Work Session)	45 mins	
			 TBD (Work Session)	45 mins	
		7:30 pm	 Committee Reports and Items of Interest  Public Forum		
Expected absences for 4/26: none					
28-Apr	Wednesday	12 pm	 TBD (Work Session)	45 mins	
			 TBD (Work Session)	45 mins	
Expected absences for 4/28: none					

May 2021						
Date	Day	Time	Title		Length	Dept. Contact
10-May	Monday	5:30 pm	 TBD (Work Session)	45 mins		
			 TBD (Work Session)	45 mins		
		7:30 pm	 Committee Reports and Items of Interest		James McClendon, PW	
 Public Forum						
 FY22 MWMC Budget Ratification (Consent Calendar 1)						
Expected absences for 5/10: none						

12-May	Wednesday	12 pm	 TBD (Work Session)	45 mins	
			 TBD (Work Session)	45 mins	
<i>Expected absences for 5/12: none</i>					
17-May	Monday	5:30 pm	Schedule only as needed		
		7:30 pm	 TBD (Public Hearing)		
<i>Expected absences for 5/17: none</i>					
19-May	Wednesday	12 pm	 TBD (Work Session)	45 mins	
			 TBD (Work Session)	45 mins	
<i>Expected absences for 5/19: none</i>					
24-May	Monday	5:30 p.m.	 TBD (Work Session)	45 mins	
			 TBD (Work Session)	45 mins	
		7:30 pm	 Committee Reports and Items of Interest		
			 Public Forum		
<i>Expected absences for 5/24: none</i>					
26-May	Wednesday	12 pm	 TBD (Work Session)	45 mins	
			 TBD (Work Session)	45 mins	
<i>Expected absences for 5/26: none</i>					

 Work Session	 Action	 Public Hearing	 Public Forum	 Consent Calendar
 Committee Reports/Items of Interest	 Ceremonial Matters	 Pledge of Allegiance		

Approved Work Session Polls to be Scheduled	Councilor	Date Approved
"Housing Status" as a Protected Class – <i>follow-up TBD</i>	Sample	03/12/20
Equity in Community Engagement – <i>scheduled 01/11</i>	Yeh	08/06/20
Urban Forestry Program – <i>scheduled 02/08</i>	Syrett	12/03/20
Follow-Up Work Sessions to be Scheduled		
TAC Implementation – <i>ongoing</i>		
Commercial Setbacks – <i>scheduled 1/27</i>		
Naming Policy – <i>scheduled 01/20</i>		

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Approval of Resources for Housing Affordable to Low-Income Persons

Meeting Date: January 11, 2021
Department: Planning & Development
www.eugene-or.gov

Agenda Item Number: 4C
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 2020 Affordable Housing Request for Proposals (RFP). The two new construction proposals recommended for funding are: 1) 1100 Charnelton, by Homes for Good Housing Agency (Homes for Good), for 45 units of permanent supportive housing for persons experiencing chronic homelessness; and 2) The Lucy, by Cornerstone Community Housing, for 36 units of affordable housing targeted to low, very low, and extremely low-income households.

BACKGROUND

The Affordable Housing RFP process is guided by the priority needs and strategies identified in the Eugene-Springfield 2020 Consolidated Plan, the One-Year Action Plans, and the Eugene-Springfield HOME Intergovernmental Agreement.

The 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 Consolidated Plan established a 5-year goal to increase the affordable housing supply by 400 units using federal HOME funds. Since plan adoption in April 2020, 245 units are either complete, under construction, or in the pipeline to be constructed by 2025.

HOME Program

One way the City expands affordable housing opportunities for low-income persons is through the HOME Program, a federal program administered by the U.S. Department of Housing and Urban Development (HUD). 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.

HOME funds are offered as a development subsidy through the Affordable Housing RFP process. The HOME Consortium Governing Board makes final decisions for use of HOME funds for development projects based on the input of the Board's Evaluation Committee and direction of the respective City Councils. The Governing Board is composed of the Eugene and Springfield mayors, one Springfield city councilor, and one Eugene city councilor. City of Eugene is represented by Councilor Semple (to replace Councilor Pryor starting in 2021) and Mayor Vinis.

2020 RFP Process

Through the 2020 Affordable Housing RFP, \$1,838,118 were made available for projects in Eugene and Springfield that addressed the needs of very-low income persons and special needs populations, with \$1,454,539 available for Eugene and \$383,579 available for Springfield. Of Eugene's portion, the RFP prioritized \$700,000 in Eugene HOME funds for permanent supportive housing developments. Four proposals were received for Eugene including one permanent supportive housing proposal (see a map of the four proposals in Attachment A). No proposals were received for Springfield.

Summary of Proposals

The following summary of proposals are presented in order of their ranking by the Evaluation Committee. See Attachments B – D for images and additional information about each proposal.

1100 Charnelton – Homes for Good requested \$909,250 to build 45 permanent supportive housing units at the southwest corner of 11th Avenue and Charnelton Street. The 4-story building would include 45 studio apartments and common space. All units would be targeted to persons experiencing chronic homelessness through the "Housing First" model, with services staff on site all hours of every day.

The Lucy – Cornerstone Community Housing requested \$650,000 to build 35 affordable housing units and one on-site manager unit at 850 Hunsaker Lane. Three 3-story buildings would include one, two, and three-bedroom housing units and the site would include a community building and common space. Units would be targeted to households earning no more than 30%, 50% and 60% of area median income (AMI), including 8 units for households earning no more than 30% AMI using project-based rental assistance vouchers through the public housing authority, and 3 units targeted as transitional housing for survivors of domestic violence.

Polk 2.0 – DevNW requested \$754,539 in HOME funds to build 12 affordable housing units and one on-site manager unit at 89 North Polk Street. The new 2-story building would include 12 Single Room Occupancy (SRO) units and common space. The SROs would be targeted to low-income youth entering independence from foster care earning no more than 60% AMI.

River Road Senior Housing– Cascade Housing Association requested \$300,000 to build 101 affordable housing units and one on-site manager unit at 621 River Road. The 4-story building would include one and two-bedroom housing units and common space. The units would target low-income senior households age 55+ earning no more than 60% AMI.

Evaluation Committee Scoring

In the evaluation process, the Evaluation Committee scores and ranks the proposals for consideration of the applicable City Council and the Governing Board. The proposals were reviewed 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.

Evaluation Committee members included: City of Eugene Councilor Chris Pryor; City of Springfield Councilor Sean VanGordon; Isabelle Matthews, who represents the Springfield Community Development Advisory Committee; and Daniel Ivy, Consumer Loan Center Manager with Northwest Community Credit Union. The Evaluation Committee also invites representatives from each neighborhood where the proposed projects were located. Clare Strawn represented the River Road Community Organization, and Ivy Dreyer-Goldman represented the Santa Clara Community Organization. Downtown Neighborhood Association was not able to participate on the Evaluation Committee. Whiteaker Community Council was not able to participate on the Evaluation Committee, but the neighborhood association and an adjacent neighbor of the project proposal sent letters of support.

At the public hearings no comments were received. The two letters in favor of the Polk 2.0 proposal were the only written comments received.

Funding Two Proposals

The projects could not proceed without the funds requested in the proposals. The RFP prioritized \$700,000 in HOME funds for a permanent supportive housing development, but the 1100 Charnelton proposal requested \$909,250 in HOME funds. The second highest scoring development proposal was The Lucy which requested \$650,000. The two requests together totaled approximately \$100,000 more than the amount of HOME funds available for Eugene.

City Council adopted the Supplemental Budget on December 14, 2020, which included the use of general fund to pay Systems Development Charge (SDC) fees ("SDC Assistance") for the two HOME proposals beyond the SDC exemption cap amount in Eugene Code 7.725(c). The general fund SDC Assistance can pay for the remaining SDCs in the 1100 Charnelton proposal, reducing its need for HOME funds to \$851,105. The SDC Assistance can pay for the remaining SDCs in The Lucy proposal, reducing its need for HOME funds to \$603,434. With both the SDC exemptions under EC 7.725(c), and SDC Assistance from the supplemental budget, both proposals can be fully funded using HOME funds.

If the Eugene City Council approves the recommended project proposals, final HOME funding decisions will be made by the HOME Consortium Governing Board at a public meeting to be held in late January or early February.

PREVIOUS COUNCIL DIRECTION

[December 14, 2020](#) – City Council adopted the Supplemental Budget including general fund dollars to pay Systems Development Charge fees for two approved HOME-funded project proposals.

[April 27, 2020](#) - City Council adopted the Annual Action Plan that includes the allocation of HOME funds for development projects that was approved by the HOME Consortium Governing Board.

COUNCIL OPTIONS

The City Council has three options:

1. Approve the use of \$851,105 in HOME funds for the construction of 1100 Charnelton as proposed by Homes for Good; and \$603,434 in HOME funds for the construction of The Lucy as proposed by Cornerstone Community Housing.
2. Approve use of 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 Council Option 1.

SUGGESTED MOTIONS

Move to approve \$851,105 in HOME funds for the construction of 1100 Charnelton as proposed by Homes for Good Housing Agency and \$603,434 in HOME funds for the construction of The Lucy as proposed by Cornerstone Community Housing.

ATTACHMENTS

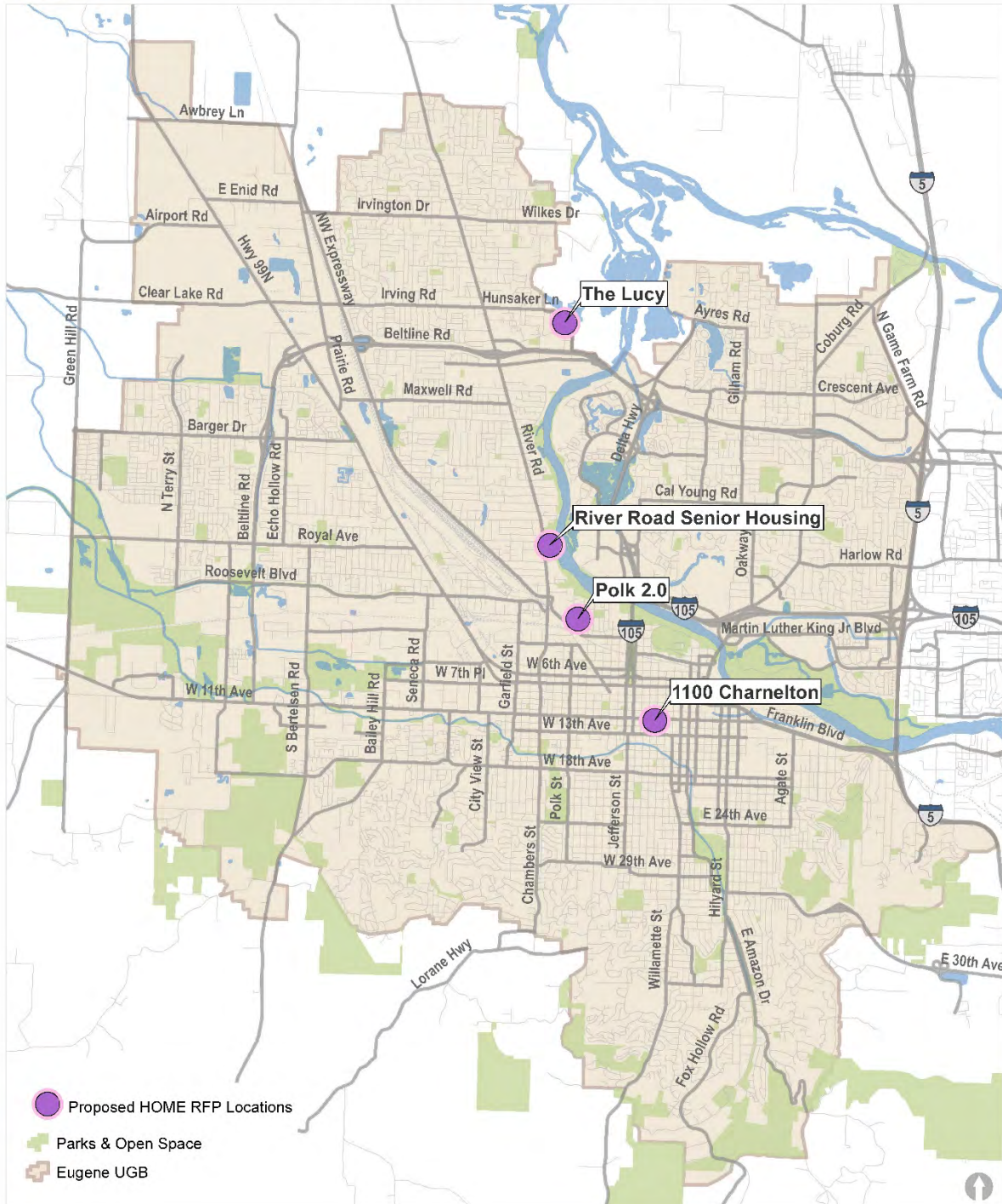
- A. Map of the four development proposals
- B. Summary of 1100 Charnelton
- C. Summary of The Lucy
- D. Summary of Polk 2.0
- E. Summary of River Road Senior Housing

FOR MORE INFORMATION

Staff Contact: Ellen Meyi-Galloway, Housing Finance Analyst
Telephone: 541-682-5532
Staff E-Mail: EMeyi-Galloway@eugene-or.gov



2020 HOME RFP Proposed Locations



City of Eugene, PDD 12/15/2020
 Caution: This map is based on imprecise source data, subject to change, and for general reference only.

0 0.5 Miles

1100 Charnelton Homes for Good Housing Agency 1100 Charnelton St.

- New construction proposal
- 45 studio apartments
- All targeted to persons experiencing chronic homelessness earning no more than 50% AMI
- “Housing First” model to first be housed without eligibility barriers and then receive access to services or treatment.
- Lane County supported full time staff providing services 24 hours a day, 7 days a week just for residents
- Four story building with common area including secure bicycle parking, secure outdoor courtyard, resident lounge, kitchen, laundry, computer room, offices, counseling rooms
- Aligns City, County, healthcare sector, state and federal goals
- Helps advance PSH goals of the City/County TAC Report



- \$1,050,000 in City funds: HOME funds \$851,105, SDC assistance \$58,145, SDC exemption \$140,750
- Total development cost: \$14,475,662
- Cost per unit: \$321,681
- Other proposed funding sources: 9% Low-Income Housing Tax Credits, state General Housing Account Program, Private bank loan, Pacific Health Associates grant, EWEB incentives

The Lucy Cornerstone Community Housing 850 Hunsaker Lane

- New construction proposal
- 36 units: 6 one-bedroom, 21 two-bedroom, 9 three bedroom
- 8 units for 30% AMI, 3 units for 50% AMI, 24 units at 60% AMI, & 1 on-site manager
- The households at 30% AMI would have Project Based rent assistance vouchers paying 30% of their income for rent
- 3 units targeted to transitional housing for survivors of domestic violence
- Three 3-story buildings, nature play area, outdoor gathering/ cookout space, community garden
- Community building with large meeting room, kitchen, and offices



- \$859,931 in City funds: HOME funds \$603,434; SDC assistance \$115,747; SDC exemption \$140,750
- Total development cost: \$8,698,967
- Cost per unit: \$241,638
- Other proposed funding sources: Local Innovation Fast Track (LIFT) funds, 4% Low-Income Housing Tax Credits, Tax exempt bonds, EWEB incentives
- Property has a LIRHPTE from the acquisition of phase I of the development in 2015, Delta Court

Polk 2.0
DevNW
89 N. Polk Street

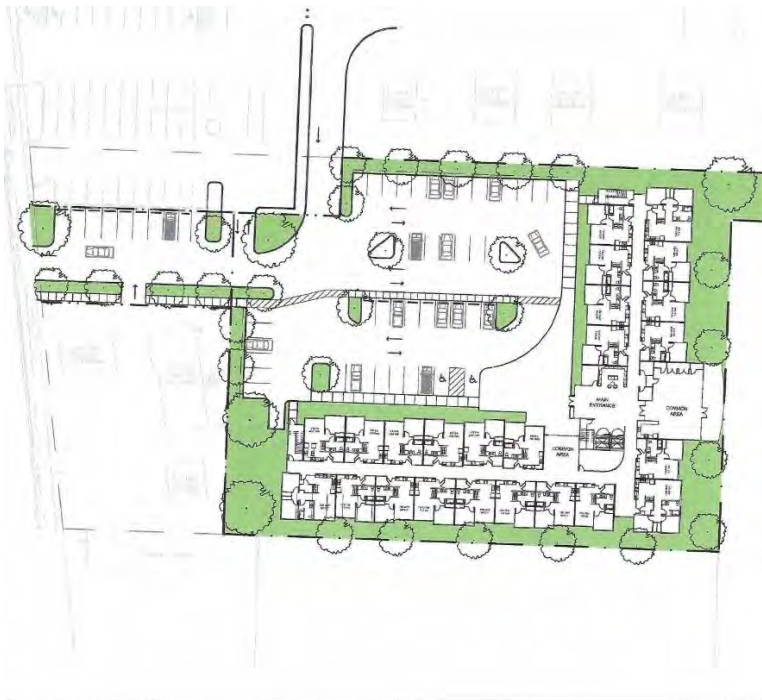
- New construction proposal
- 13 units: 12 Single Room Occupancy (SROs), 1 two-bedroom
- 12 units targeted to households earning no more than 60% of AMI and one on-site manager
- Targeted to youth entering independence from foster care as a phase 2 for the Polk Street Apartments development
- SROs include bathrooms and food preparation area
- Two-story building, outdoor gathering spaces, community garden
- Community building with large meeting room/lounge, stocked kitchen, laundry, computer room, and offices



- HOME funds requested: \$754,539
- Total development cost: \$2,509,314
- Cost per unit: \$193,024
- Other proposed funding sources: private bank loan, private donations, Eugene SDC exemption, EWEB incentives
- Property has a LIRHPTE from the acquisition of phase I Polk Street Apartments in 2014

River Road Senior Housing Cascade Housing Association 621 River Road

- New construction proposal
- 102 units: 90 one-bedroom, 12 two-bedroom
- 101 units targeted to households earning no more than 60% of AMI and one on-site manager
- Targeted to seniors age 55+
- Four-story building, community garden
- Units include laundry and dishwashers
- Common area includes computer resource center, community room, and offices



- HOME funds requested: \$300,000
- Total development cost: \$27,758,589
- Cost per unit: \$193,024
- Other proposed funding sources: 9% Low Income Housing Tax Credits, state General Housing Account Program, Freddie Mac tax exempt loan, Eugene SDC exemption
- Property would apply for a LIRHPTE

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



A Resolution Approving a Low-Income Rental Housing Property Tax Exemption for Hope Circle

Meeting Date: January 11, 2021
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 4D
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 Hope Circle, an existing affordable housing development consisting of 5 duplexes on Hope Loop in the Bethel neighborhood. The owner of the development is St. Vincent de Paul Society of Lane County, Inc (St. Vincent de Paul). The development consists of 10 three-bedroom units available to families with low-incomes. The development was previously awarded a LIRPHTE in 1995, which has now expired.

BACKGROUND

Council adopted the LIRHPTE program in 1990. Since the adoption of the program, Council has approved tax exemptions for 34 affordable housing developments with over 1,400 units. Council unanimously approved extending the LIRHPTE program for an additional ten years in 2020. The ordinance also enables recipients to apply for renewal of the 20-year LIRHPTE when a prior LIRPHTE period has expired. Council reviews and takes action on each LIRHPTE request. Most recently, Council approved a LIRHPTE for the Iris Place development in December 2020.

Projects must meet ten 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; Council would need to make 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 the Hope Circle development which consists of 5 duplexes owned by St. Vincent de Paul located on Hope Loop (see map in Attachment D). St. Vincent de Paul built the duplexes, made up of 10 three-bedroom units, in 1995; 2 units are designated to serve transitional housing families.

Hope Circle was awarded a LIRPHTE when it was built in 1995. The LIRPHTE expired and St. Vincent de Paul is applying for a new LIRPHTE, which will provide the property with a tax

January 11, 2021, Meeting – Item 4D

exemption, lower the current rents, and preserve the affordability of the units for the next 20 years.

All 10 units currently have rents of \$586 per unit (affordable to families at or below 50% of AMI). With the tax exemption, St Vincent de Paul will be able to lower the rents to be set at 32% of AMI. This will improve the affordability and thus results in housing stability for the residents. The units would not be able to achieve their proposed level of affordability without the City 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.

PREVIOUS COUNCIL DIRECTION

[May 26, 2020](#) – City Council adopted an update to the LIRHPTE code, extending the program for ten years to June 30, 2030.

[December 4, 1995](#) – City Council approved an initial LIRPHTE for Hope Circle development.

COUNCIL OPTIONS

The City Council has two options:

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

CITY MANAGER'S RECOMMENDATION

Adopt the Resolution included in Attachment B approving a Low-Income Rental Housing Property Tax Exemption for Hope Circle.

SUGGESTED MOTION

Move to adopt A Resolution Approving a Low-Income Rental Housing Property Tax Exemption for Hope Circle.

ATTACHMENTS

- A. Report and Recommendation
- B. Draft Resolution Approving the Tax Exemption
- C. Draft Resolution Denying the Tax Exemption
- D. Map of the proposed site

FOR MORE INFORMATION

Staff Contact: Ellen Meyi-Galloway
Telephone: 541-682-5532
Staff E-Mail: EMeyi-Galloway@eugene-or.gov

January 11, 2021, Meeting – Item 4D

**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 302-390 Hope Loop, 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. owns real property located at 302-390 Hope Loop, Eugene, Oregon, 97402 (Assessor's Map 17-04-27-24; Tax Lots 2201, 2211, 2214, 2215, 2218; Assessor's Property Account Nos. 1511623, 1511599, 1511631, 1511458, 1511482, respectively). St. Vincent de Paul Society of Lane County, Inc., ("the applicant"), located at 2890 Chad Drive, Eugene, Oregon 97408, has submitted an application 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) for 5 duplexes comprising 10 low-income rental housing units.

2. I have reviewed the application and find that the applicant has submitted all required materials and is in compliance with the provisions of EC 2.939(3) and Sections 2.1 through 2.9 of the Standards and Guidelines adopted by Resolution No. 5297. 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 applicant's application was filed prior to July 1, 2030.
- (c) The property is owned by a nonprofit corporation organized in a manner that meets the criteria for a public benefit corporation as described under ORS 65.001(38).
- (d) The property is owned by a nonprofit corporation that expends no more than ten percent of its annual income from residential rentals for purposes other than acquisition, maintenance or repair of residential rental property for low-income persons, or for the provision of on-site child care services for the residents of the rental property.
- (e) The applicant has complied with the policies set forth in Section 5 of the Standards and Guidelines for Low-Income Rental Housing Property Tax Exemption adopted by council Resolution No. 5297 (Standards and Guidelines).
- (f) The proposed development is consistent with the city's Housing Dispersal Policy.

- (g) The proposed development does not cause the displacement of low-income persons.
- (h) The proposed development does not cause destruction of historic properties.
- (i) The proposed development is otherwise consistent with the Eugene Code and adopted city regulations and policies.
- (j) 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.
- (k) 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, Bethel School District, and the affected neighborhood group. No public 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 22nd day of December, 2020.

Print: Amanda Nobel Flannery Sign: 
Amanda Nobel Flannery (Dec 27, 2020 17:21 PST) 
ns

AIC Community Development Manager of the Planning and Development Department

RESOLUTION NO. _____

A RESOLUTION APPROVING A LOW-INCOME RENTAL HOUSING PROPERTY TAX EXEMPTION FOR PROPERTY LOCATED ON HOPE LOOP, EUGENE, OREGON (ASSESSOR'S MAP 17-04-27-24, TAX LOTS 02201, 02211, 02214, 02215, AND 02218; ASSESSOR'S PROPERTY ACCOUNT NOS. 1511623, 1511599, 1511631, 1511458, AND 1511482) (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 on Hope Loop, Eugene, Oregon, 97402 (Assessor's Map 17-04-27-24, Tax Lots 02201, 02211, 02214, 02215, and 02218; Assessor's Property Account Nos. 1511623, 1511599, 1511631, 1511458, 1511482), more particularly described in Exhibit A attached to this Resolution (the Property).

B. St. Vincent de Paul Society of Lane County, Inc. (2890 Chad Drive, Eugene, Oregon, 97408) (the applicant) has submitted an application for a low-income housing exemption from ad valorem taxes levied on the Property beginning July 1, 2021, under the City's Low-Income Rental Housing Property Tax Exemption Program (EC 2.937 to 2.940).

C. The Property includes five duplexes for a total of ten three-bedroom units, two of which are designated to serve transitional housing families. The applicant is seeking an exemption for the entire Property.

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 (EC), and is in compliance with the policies set forth in Section 5 of the Standards and Guidelines adopted by Resolution No. 5297. In addition, the Community Development Manager found that the applicant has complied with the criteria for approval provided in EC 2.939(3), and the eligibility requirements at Section 2.10 of the Standards and Guidelines adopted by Resolution No. 5297.

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 identified as Assessor's Map 17-04-27-24, Tax Lots 02201, 02211, 02214, 02215, and 02218; Assessor's Property Account Nos. 1511623, 1511599, 1511631, 1511458, 1511482, and more particularly described on Exhibit A attached to this Resolution, which includes five duplexes for a total of ten three-bedroom units.

Section 2. The land and units described in Section 1 above are declared exempt from local ad valorem property taxation commencing July 1, 2021, 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 July 1, 2030, 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. 5297, 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 units, 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, 2021. 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, 2021.

City Recorder

Exhibit A

Lot 15 in Paddock Plat as platted and recorded in File 74, Slide 186 & 187, Lane County Plat Records in Lane County, Oregon.

Lots 1, 4 18 and 19 PADDOCK PLAT, as platted and recorded in File 74, Slide 186 and 187 Lane County Plat Records, in Lane County, Oregon.

Lot 1, Vincent Court, as platted and recorded in File 74, Slide 185, Lane County Plat Records, City of Springfield, Lane County, Oregon.

RESOLUTION NO. _____

A RESOLUTION DENYING A LOW-INCOME RENTAL HOUSING PROPERTY TAX EXEMPTION FOR PROPERTY LOCATED ON HOPE LOOP, EUGENE, OREGON (ASSESSOR'S MAP 17-04-27-24, TAX LOTS 02201, 02211, 02214, 02215, AND 02218; ASSESSOR'S PROPERTY ACCOUNT NOS. 1511623, 1511599, 1511631, 1511458, AND 1511482) (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 on Hope Loop, Eugene, Oregon, 97402 (Assessor's Map 17-04-27-24, Tax Lots 02201, 02211, 02214, 02215, and 02218; Assessor's Property Account Nos. 1511623, 1511599, 1511631, 1511458, 1511482), more particularly described in Exhibit A attached to this Resolution (the Property).

B. St. Vincent de Paul Society of Lane County, Inc. (2890 Chad Drive, Eugene, Oregon, 97408) (the applicant) has submitted an application for a low-income housing exemption from ad valorem taxes levied on the Property beginning July 1, 2021, under the City's Low-Income Rental Housing Property Tax Exemption Program (EC 2.937 to 2.940).

C. The Property includes five duplexes for a total of ten three-bedroom units, two of which are designated to serve transitional housing families. The applicant is seeking an exemption for the entire Property.

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 (EC), and is in compliance with the policies set forth in Section 5 of the Standards and Guidelines adopted by Resolution No. 5297. In addition, the Community Development Manager found that the applicant has complied with the criteria for approval provided in EC 2.939(3), and the eligibility requirements at Section 2.10 of the Standards and Guidelines adopted by Resolution No. 5297.

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 identified as Assessor's Map 17-04-27-24, Tax Lots 02201, 02211, 02214, 02215, and 02218; Assessor's Property Account Nos. 1511623, 1511599, 1511631, 1511458, 1511482, and more particularly described on Exhibit A attached to this Resolution, because the applicant has failed to demonstrate satisfactory compliance with the criteria in Section 2.939(3) 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, 2021.

City Recorder

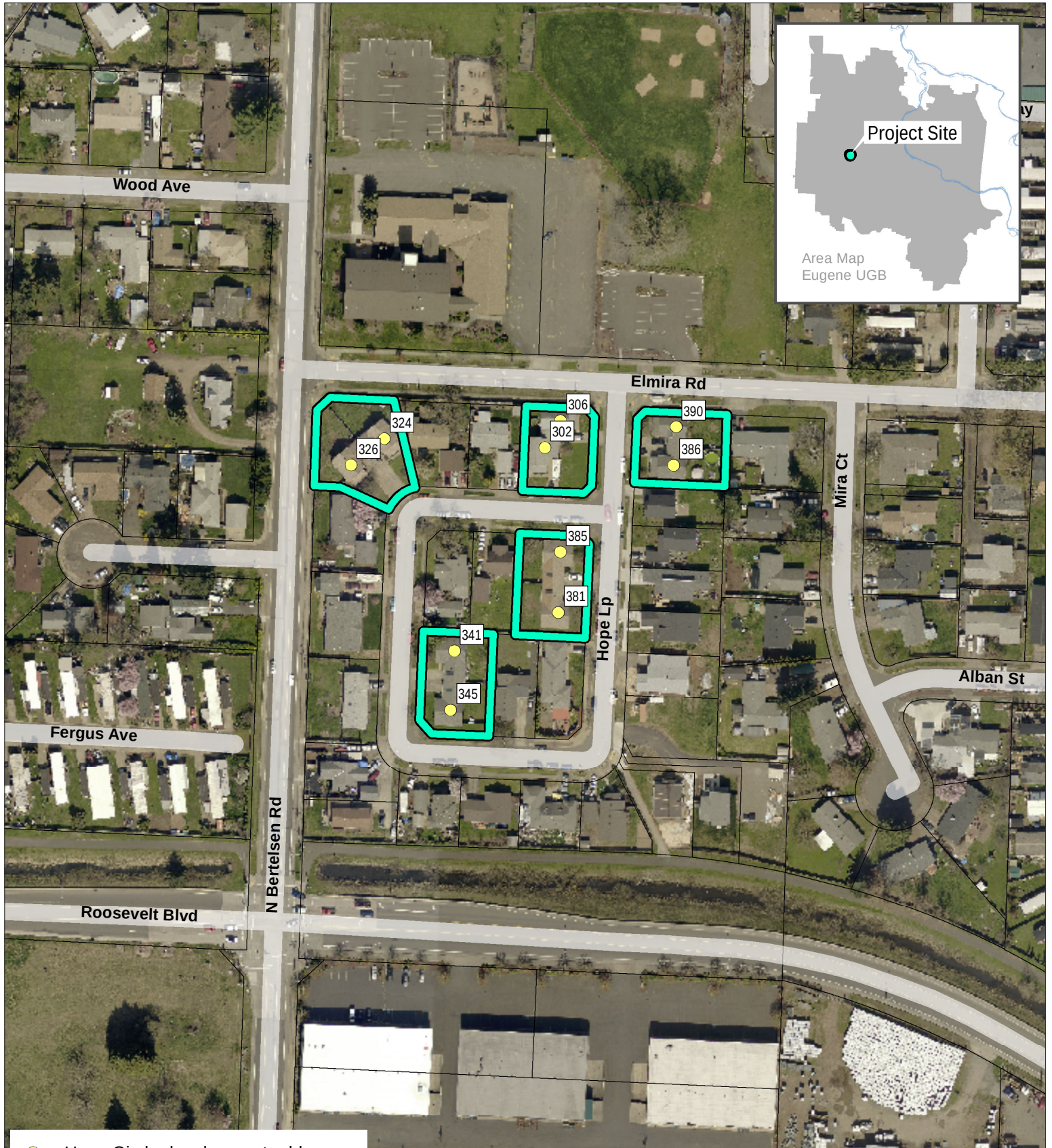
Exhibit A

Lot 15 in Paddock Plat as platted and recorded in File 74, Slide 186 & 187, Lane County Plat Records in Lane County, Oregon.

Lots 1, 4 18 and 19 PADDOCK PLAT, as platted and recorded in File 74, Slide 186 and 187 Lane County Plat Records, in Lane County, Oregon.

Lot 1, Vincent Court, as platted and recorded in File 74, Slide 185, Lane County Plat Records, City of Springfield, Lane County, Oregon.

Potential LIRHPTE: Hope Circle Development Properties



- Hope Circle development addresses
- Hope Circle Development Properties

City of Eugene, PDD
12/8/2020

0 50 Feet



Orthophotography: 2019

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



EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



A Resolution Approving a Low-Income Rental Housing Property Tax Exemption for Mary Skinner Apartments

Meeting Date: January 11, 2021
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 4E
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 Mary Skinner Apartments, an existing affordable housing development located on W. 2nd Avenue. The owner of the development is St. Vincent de Paul Society of Lane County, Inc (St. Vincent de Paul). The 40-unit development is targeted toward low-income households. The development was previously awarded a LIRPHTE in 1993, which has now expired.

BACKGROUND

Council adopted the LIRHPTE program in 1990. Since the adoption of the program, Council has approved tax exemptions for 34 affordable housing developments with over 1,400 units. Council unanimously approved extending the LIRHPTE program for an additional ten years in 2020. The ordinance also enables recipients to apply for renewal of the 20-year LIRHPTE when a prior LIRPHTE period has expired. Council reviews and takes action on each LIRHPTE request. Most recently, Council approved a LIRHPTE for the Iris Place development in December 2020.

Projects must meet ten 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; Council would need to make 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 Mary Skinner Apartments, an affordable housing development located on W. 2nd Avenue at the base of Skinner Butte (see map in Attachment D). The development includes 40 single room occupancy units as well as common kitchen areas and a manager's unit.

Mary Skinner Apartments was awarded a LIRPHTE in 1993 when the property was developed. The LIRPHTE expired and St. Vincent de Paul is applying for a new LIRPHTE, which will provide

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the property with a tax exemption, lower the current rents, and preserve the affordability of the units for the next 20 years.

The units currently have rents of \$456 per unit (affordable to renters with incomes at or below 50% area median income). With the tax exemption, St. Vincent de Paul will be able to lower the rents to be set at 35% of AMI. This will improve the affordability and thus results in housing stability for the residents. The units would not be able to achieve their proposed level of affordability without the City 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.

PREVIOUS COUNCIL DIRECTION

[May 26, 2020](#) – City Council adopted an update to the LIRHPTE code, extending the program for ten years to June 30, 2030.

[July 27, 1992](#) – City Council approved an initial LIRPHTE for Mary Skinner Apartments.

COUNCIL OPTIONS

The City Council has two options:

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

CITY MANAGER'S RECOMMENDATION

Adopt the Resolution included in Attachment B approving a Low-Income Rental Housing Property Tax Exemption for Mary Skinner Apartments.

SUGGESTED MOTION

Move to adopt A Resolution Approving a Low-Income Rental Housing Property Tax Exemption for Mary Skinner Apartments.

ATTACHMENTS

- A. Report and Recommendation
- B. Draft Resolution Approving the Tax Exemption
- C. Draft Resolution Denying the Tax Exemption
- D. Map of the proposed site

FOR MORE INFORMATION

Staff Contact: Ellen Meyi-Galloway
Telephone: 541-682-5532
Staff E-Mail: EMeyi-Galloway@eugene-or.gov

January 11, 2021, Meeting – Item 4E

**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 335 W. 2nd Avenue, 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. owns real property located at 335 W. 2nd Avenue, Eugene, Oregon, 97401 (Assessor's Map 17-03-30-34; Tax Lots 400 and 401; Assessor's Property Account Nos. 0255198 and 1304375, respectively). St. Vincent de Paul Society of Lane County, Inc., ("the applicant"), located at 2890 Chad Drive, Eugene, Oregon 97408, has submitted an application 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) for 40 low-income rental housing units, as well as a Manager's unit and residential common areas.

2. I have reviewed the application and find that the applicant has submitted all required materials and is in compliance with the provisions of EC 2.939(3) and Sections 2.1 through 2.9 of the Standards and Guidelines adopted by Resolution No. 5297. 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 applicant's application was filed prior to July 1, 2030.
- (c) The property is owned by a nonprofit corporation organized in a manner that meets the criteria for a public benefit corporation as described under ORS 65.001(38).
- (d) The property is owned by a nonprofit corporation that expends no more than ten percent of its annual income from residential rentals for purposes other than acquisition, maintenance or repair of residential rental property for low-income persons, or for the provision of on-site child care services for the residents of the rental property.
- (e) The applicant has complied with the policies set forth in Section 5 of the Standards and Guidelines for Low-Income Rental Housing Property Tax Exemption adopted by council Resolution No. 5297 (Standards and Guidelines).
- (f) The proposed development is consistent with the city's Housing Dispersal Policy.

- (g) The proposed development does not cause the displacement of low-income persons.
- (h) The proposed development does not cause destruction of historic properties.
- (i) The proposed development is otherwise consistent with the Eugene Code and adopted city regulations and policies.
- (j) 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.
- (k) 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 group. No public 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 22nd day of December, 2020.

Print: Amanda Nobel Flannery Sign: 
Amanda Nobel Flannery (Dec 27, 2020 17:21 PST) 
ns

AIC Community Development Manager of the Planning and Development Department

RESOLUTION NO. _____

A RESOLUTION APPROVING A LOW-INCOME RENTAL HOUSING PROPERTY TAX EXEMPTION FOR PROPERTY LOCATED ON W. 2ND AVENUE, EUGENE, OREGON (ASSESSOR'S MAP 17 -03-30-34; TAX LOTS 400 AND 401, ASSESSOR'S PROPERTY ACCOUNT NOS. 1304375 AND 0255198) (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 on W. 2nd Avenue, Eugene, Oregon, 97401 (Assessor's Map 17 -03-30-34; Tax Lots 400 and 401, Assessor's Property Account Nos. 1304375 and 0255198), more particularly described in Exhibit A attached to this Resolution (the Property).

B. St. Vincent de Paul Society of Lane County, Inc. (2890 Chad Drive, Eugene, Oregon, 97408) (the applicant) has submitted an application for a low-income housing exemption from ad valorem taxes on the Property beginning July 1, 2021, under the City's Low-Income Rental Housing Property Tax Exemption Program (EC 2.937 to 2.940).

C. The tax exemption being sought for the Property includes 40 low-income rental housing units as well as a manager's unit and residential common areas. The applicant is seeking the tax exemption for the entire property.

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 (EC), and is in compliance with the policies set forth in Section 5 of the Standards and Guidelines adopted by Resolution No. 5297. In addition, the Community Development Manager found that the applicant has complied with the criteria for approval provided in EC 2.939(3), and the eligibility requirements at Section 2.10 of the Standards and Guidelines adopted by Resolution No. 5297.

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

identified as Assessor's Map 17-03-30-34; Tax Lots 400 and 401, Assessor's Property Account Nos. 1304375 and 0255198, and more particularly described on Exhibit A attached to this Resolution, which includes 40 low-income rental housing units as well as a manager's unit and residential common areas.

Section 2. The land and units described in Section 1 above are declared exempt from local ad valorem property taxation commencing July 1, 2021, 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 July 1, 2030, 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. 5297, 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 units, 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, 2021. 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, 2021.

City Recorder

Exhibit A

Lots 2, 3, 4 and 5, Block 4, SHELTON'S ADDITION, as platted and recorded in Book R, Page 603, Lane County Oregon Deed Records, in Lane County, Oregon.

RESOLUTION NO. _____

A RESOLUTION DENYING A LOW-INCOME RENTAL HOUSING PROPERTY TAX EXEMPTION FOR PROPERTY LOCATED ON W. 2ND AVENUE, EUGENE, OREGON (ASSESSOR'S MAP 17 -03-30-34; TAX LOTS 400 AND 401, ASSESSOR'S PROPERTY ACCOUNT NOS. 1304375 AND 0255198) (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 on W. 2nd Avenue, Eugene, Oregon, 97401 (Assessor's Map 17 -03-30-34; Tax Lots 400 and 401, Assessor's Property Account Nos. 1304375 and 0255198), more particularly described in Exhibit A attached to this Resolution (the Property).

B. St. Vincent de Paul Society of Lane County, Inc. (2890 Chad Drive, Eugene, Oregon, 97408) (the applicant) has submitted an application for a low-income housing exemption from ad valorem taxes on the Property beginning July 1, 2021, under the City's Low-Income Rental Housing Property Tax Exemption Program (EC 2.937 to 2.940).

C. The tax exemption being sought for the Property includes 40 low-income rental housing units as well as a manager's unit and residential common areas. The applicant is seeking the tax exemption for the entire property.

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 (EC), and is in compliance with the policies set forth in Section 5 of the Standards and Guidelines adopted by Resolution No. 5297. In addition, the Community Development Manager found that the applicant has complied with the criteria for approval provided in EC 2.939(3), and the eligibility requirements at Section 2.10 of the Standards and Guidelines adopted by Resolution No. 5297.

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 identified as Assessor's Map 17-03-30-34; Tax Lots 400 and 401, Assessor's Property Account Nos. 1304375 and

0255198, and more particularly described on Exhibit A attached to this Resolution, because the applicant has failed to demonstrate satisfactory compliance with the criteria in Section 2.939(3) 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, 2021.

City Recorder

Exhibit A

Lots 2, 3, 4 and 5, Block 4, SHELTON'S ADDITION, as platted and recorded in Book R, Page 603, Lane County Oregon Deed Records, in Lane County, Oregon.

Potential LIRHPTE: Mary Skinner Apartments



Mary Skinner Apartments

Orthophotography: 2019

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

City of Eugene, PDD 12/8/2020

0 50 Feet



EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Public Forum

Meeting Date: January 11, 2021
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 5
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: bforrest@eugene-or.gov