



Eugene City Council

101 W 10th Ave., Suite 203
Eugene, OR 97401
541-682-5010 • 541-682-5414 Fax
www.eugene-or.gov

EUGENE CITY COUNCIL AGENDA

April 25, 2022

7:30 p.m. CITY COUNCIL MEETING

As the state and community recover from the COVID-19 pandemic, City Council meetings will continue to 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 April 25, 2022; Her Honor Mayor Lucy Vinis Presiding

Councilors

Claire Syrett, President
Mike Clark
Randy Groves
Jennifer Yeh

Matt Keating, Vice President
Greg Evans
Emily Semple
Alan Zelenka

7:30 p.m. CITY COUNCIL MEETING

1. CEREMONIAL MATTERS

2. COMMITTEE REPORTS AND ITEMS OF INTEREST

3. CONSENT CALENDAR 1

A. Approval of City Council Minutes

- December 15, 2021 Work Session
- February 16, 2022 Work Session
- February 22, 2022 Work Session
- February 22, 2022 Public Hearing
- February 23, 2022 Work Session
- February 28, 2022 JEO Work Session
- February 28, 2022 Meeting
- March 09, 2022 Work Session
- March 14, 2022 Meeting
- March 16, 2022 Work Session

B. Approval of City Council Tentative Agenda

C. Appointment to the Eugene Planning Commission

April 25, 2022 Meeting

**D. One-Year Plan for Affordable Housing and CDBG Approval Eugene-Springfield
2022 One-Year Action Plan for Affordable Housing and Community
Development**

4. 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.

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

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Ceremonial Matter

Meeting Date: April 25, 2022
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 1
Staff Contact: Sara McKinney
Contact Telephone Number: 541-682-8497

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.

FOR MORE INFORMATION

Staff Contact: Sara McKinney
Telephone: 541-682-8497
Staff E-Mail: smckinney@eugene-or.gov

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Approval of City Council Minutes

Meeting Date: April 25, 2022
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 3A
Staff Contact: Brooke Freed
Contact Telephone Number: 541-682-5010

ISSUE STATEMENT

This is a routine item to approve City Council minutes.

SUGGESTED MOTION

Move to approve the minutes for the work sessions on December 15, 2021, February 16, 2022, February 22, 2022, February 23, 2022, March 9, 2022, March 16, 2022; public hearing on February 22, 2022; JEO work session on February 28, 2022; and meeting on March 14, 2022.

ATTACHMENTS

- A. December 15, 2021 Work Session
- B. February 16, 2022 Work Session
- C. February 22, 2022 Work Session
- D. February 22, 2022 Public Hearing
- E. February 23, 2022 Work Session
- F. February 28, 2022 JEO Work Session
- G. February 28, 2022 Meeting
- H. March 09, 2022 Work Session
- I. March 14, 2022 Meeting
- J. March 16, 2022 Work Session

FOR MORE INFORMATION

Staff Contact: Brooke Freed
Telephone: 541-682-5010
Staff E-Mail: bfreed@eugene-or.gov

MINUTES

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

**December 15, 2021
12:00 p.m.**

Councilors Present: Emily Semple, Matt Keating, Alan Zelenka, Jennifer Yeh, Mike Clark, Greg Evans, Claire Syrett, Randy Groves

Mayor Vinis opened the December 15, 2021, work session of the Eugene City Council in virtual format.

1. EXECUTIVE SESSION: Pursuant to ORS 192.660 (2) (i) to review and evaluate the City Manager.

2. WORK SESSION: City Manager Evaluation

Council President Jennifer Yeh gave background and introduced the topic. Lane Council of Governments Executive Director Brenda Wilson gave a presentation on the topic.

Council Discussion:

- Councilor Zelenka - stated that Sarah has done an excellent job and has provided the City with strong leadership; stated Sarah has an open, approachable, and authentic style that is in keeping with the City's values; summed up his evaluation of the City Manager performance as "calm competence;" stated that the City Manager has been tested through these extraordinary times and has passed with flying colors; said the community is lucky to have one of the best City Managers seen in a long time; shared some areas to work on such as the importance of self-care.
- Councilor Clark - echoed the community's evaluation and said he feels the City Manager has done an exceptional job and has dealt with crises that have never been experienced before, such as giving emergency powers to the City Manager during the pandemic; stated he is immensely impressed by the job well done.
- Councilor Syrett – said she feels that the City Manager has done an exceptional job with the City and the City Council; appreciated the City Manager's big heart, clear head, incredible integrity, excellent sense of humor, and imaginative spirit; stated she feels the City Manager takes direction from Council well and gave an example of getting masks to unhoused people in the community; shared a couple of areas for improvement.
- Councilor Groves - shared he has known the City Manager for years and has seen her advance through the organization has watched her level of competence grow; said he would like some mechanism to measure progress on key issues.
- Councilor Semple - shared the City Manager's ability to respond to many challenging emerging issues has been amazing; said she feels that the City Manager is insightful, honest, resilient, dedicated, caring and has exceptional performance.
- Councilor Keating - shared that the City Manager is a gem; is accessible to Council, informed, and intellectually curious; said he liked the grading system used in the

evaluation and feels that the City Manager is strong in performance; commented that he did not give an “S plus” because there is always room to room to improve.

- Councilor Evans - shared he had difficulties with the selection process for the City Manager; stated the right selection was made and she has been able to make tough, controversial decisions; commented that this City Manager is the right person at the helm when looking into a future that promises more difficulties to come.
- Mayor Vinis - shared that the consistency of the responses is encouraging; noted that the City Manager stated in her own self-evaluation that this was a team effort and reminded everyone that every successful team needs a good team captain; said she is incredibly grateful for and appreciative of the role the City Manager played in creating the can- do, agile, nimble organizational system where peoples’ greatest skills and strengths rise to the top and are given the capacity to do their best work for the City and community.
- Councilor Evans - commented that the City Manager is the greatest of all time (the GOAT).

The meeting was adjourned at 1:43 p.m.

Respectfully submitted,

Brooke Freed
AIC 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**

**February 16, 2022
12:00 p.m.**

Councilors Present: Claire Syrett, Matt Keating, Jennifer Yeh, Emily Semple, Alan Zelenka, Randy Groves, Greg Evans, Mike Clark

Mayor Vinis opened the February 16, 2022, work session of the Eugene City Council in virtual format.

1. WORK SESSION – Public Art Update

Public Art Manager Kate Ali presented Council with an overview of the Public Art Program, along with a synopsis of several recent projects.

Council Discussion:

- Mayor Vinis – thanked staff for the inspiring presentation; expressed hope that people traveling through the city will be surprised and intrigued by art installations; expressed appreciation for the efforts to keep vibrant art in public spaces.
- Councilor Keating – thanked staff for the presentation; found it pleasant and inspiring to see the multitude of projects across the city; asked about the open call for artists and how that list is compiled, if it is made public and how community members can contribute to the public art program outside of the website; asked if artists are local to the city, region and/or state.
- Councilor Groves – expressed appreciation for finding new public art and what it adds to the vibrance of the community; expressed concerns around vandalism and defacing of public art; asked if anti-graffiti coats can be applied to public installations; asked what can be done to restore and protect public art; asked to consider the overpass support columns in Washington-Jefferson as possible future site for public art and other non-conventional canvases; expressed concern about fire hydrants being covered with artwork and the unintentional effect of making them more difficult for first responders to locate.
- Councilor Syrett – thanked staff for the presentation; asked to confirm that artists working with City programs are commissioned and paid for their work; noted that having a blank wall painted with a mural is quite effective at reducing graffiti; encouraged business having issues with chronic tagging to look into the urban canvas program; suggested adding a link with program information in the economic development section of the City’s website; noted the Whiteaker Community Council has received grant money from the Centers for Disease Control and Prevention to create public art which addresses vaccine hesitancy; noted Washington-Jefferson Park has multiple murals on the overpass infrastructure.
- Councilor Zelenka – stated a complete city involves many things and the role of Council and local government extends beyond providing basic services to increasing overall quality of life for its residents, which includes public art.
- Councilor Yeh – thanked staff for the presentation; noted many larger statues are seemingly more culturally mainstream, whereas murals have a higher diversity of representation; asked about the consideration surrounding the selection of various art pieces.
- Councilor Semple – stated her support for highway columns being painted; expressed a desire to see more free walls in the city; noted the downtown window exhibits have been quite successful; stated the 20x21 murals have turned out to be a great use of public funding; asked if art can be moved on occasion in order to increase visibility.

- Councilor Keating – stated he abhors offensive graffiti, yet street art extends beyond the offensive, with many celebrated artists around the globe for whom it is their primary medium; asked if there has been any outreach to local street artists when seeking new public art.
- Councilor Clark – thanked staff for presentation; asked who will decide on the goals and themes for Riverfront Park public art, noting its central location in the community and need for broad community appeal; asked if those responsible for vandalizing the pioneer mother and father statues on the University of Oregon campus were ever caught; asked if the City has access to these statues to reinstall elsewhere.
- Councilor Evans – noted there are marginalized street artists across the city, and it would be beneficial to reach out and consider their art in the existing scheme; discussed the defacing of public art and working with communities on prevention.
- Councilor Zelenka – asked staff to clarify the nature of free walls and their open use for community artists.
- Councilor Semple – discussed illegal tagging and its ongoing impact on public infrastructure; shared her hope that free walls can mitigate some of those occurrences.
- Mayor Vinis – applauded the work of the public art program and staff efforts.

2. **WORK SESSION – Peterson Pacific Corp. Enterprise Zone Extension Request**

Business Development Analyst Amanda D'Souza provided information on Peterson Pacific Corp. (Peterson), who submitted an Enterprise Zone Authorization Application seeking a tax exemption on a proposed investment of \$8,225,000 for building renovations, machinery, and equipment to accommodate the relocation of a Washington state manufacturing facility to the existing Eugene location. Peterson requested a two-year extension of the standard three-year exemption (for a total of five years). Council was asked to consider approval of Peterson's two-year extension request consistent with the conditions included in the resolution in Attachment A of the AIS.

Council Discussion:

- Councilor Clark – thanked staff for the clear and succinct presentation; asked about clawbacks if criteria are not met; stated facilitating the creation of manufacturing jobs is a win for the City; noted this could provide young people not attending college more career opportunities.
- Councilor Zelenka – expressed appreciation for the clawback option; clarified that this will be a new investment with additional jobs added; noted the creation of jobs will be of significant public benefit; asked why the lot in question is not in the city and about the Planning Department's process for annexation of commercial properties.
- Councilor Syrett – thanked staff for the presentation; clarified the investment and exemption amounts; asked for clarification on the chances of this property being annexed into the city limits at the end of the exemption period; noted the additional jobs created will be a significant increase in employment opportunities; stated the partnership with Lane Community College is also an excellent increase in skill-building capacity for the city; suggested adding a provision related to employing the previously incarcerated as an additional public benefit criterion.
- Councilor Groves – stated the creation of living wage jobs is a public benefit; asked for further input on annexation from Executive Director of Planning and Development Denny Braud.
- Councilor Semple – thanked Councilor Syrett for suggesting the addition to public benefit criteria focusing on recidivism.
- Councilor Keating – stated he welcomes job creation for the community, especially when it provides a living wage; stated his reservations about providing exemptions to corporations that should be paying their fair share in taxes; noted that Peterson Corp. has a broad corporate footprint; noted the company website has very outdated information on its COVID response and planning.
- Councilor Zelenka – asked staff to clarify what triggers annexation for commercial properties.

- Councilor Semple – referred to a prior conversation on the benefits and qualifications for an extension of the exemption, and that a Council decision should be based on them meeting criteria and not personal interests; stated that one’s position on COVID should not be a factor.
- Councilor Yeh – concurred with Councilor Semple and agreed the program criteria has been met; expressed support for the addition to future public benefit criteria around working with previously incarcerated residents.
- Councilor Clark – expressed support for adding criteria around the previously incarcerated; stated the benefits paid through job creation and learning opportunities will be above and beyond the tax exemption amounts granted to Peterson Corp.; stated the time may be right for another conversation on incentivizing voluntary annexation, which he believes could do a lot of good for the City in the long term.
- Councilor Evans – echoed Councilor Syrett’s proposed inclusion of support for the previously incarcerated into public benefit criteria; stated a larger conversation is needed on how to reinvest in and reintegrate these individuals.
- Councilor Syrett – appreciated the endorsement of the concept of supporting the previously incarcerated as public benefit criteria; noted it may be possible as an administrative change made by staff; asked staff to follow up on the pathway for adding new public benefit criteria or stating the current criteria more explicitly.
- Councilor Evans – stated the need to be explicit in the language around a benefit for hiring and retaining the previously incarcerated.
- Mayor Vinis – added the possibility of including climate and environmental impact considerations to the public benefit criteria.
- Councilor Keating – stated his support for recidivism efforts, use of locally sourced materials and climate considerations into future public benefit criteria; asked about the percentage of Peterson Corp. workforce who are represented by a labor union.

MOTION AND VOTE: Councilor Syrett, seconded by Councilor Keating, moved to adopt the Resolution Approving a Two-Year Extension Request for a Property Tax Exemption to Peterson Pacific Corp. for its Operations in the West Eugene Enterprise Zone as outlined in Attachment A. **PASSED 8:0**

Mayor Vinis adjourned the meeting at 1:31 p.m.

Respectfully submitted,

Brooke Freed
City Recorder AIC

(Recorded by Jay Ferris)

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

MINUTES

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

**February 22, 2022
5:30 p.m.**

Councilors Present: Claire Syrett, Matt Keating, Jennifer Yeh, Emily Semple, Alan Zelenka, Randy Groves, Greg Evans, Mike Clark

Mayor Vinis opened the February 22, 2022, work session of the Eugene City Council in virtual format.

1. WORK SESSION – Riverfront MUPTE Applications – Lots 3BC, 7, and 9

Community Development Director Will Dowdy, Business Development Analyst Amanda D'Souza, Development Analyst Dylan Huber-Heidorn and Economic Development Planner Anne Fifield provided information on the Multi-Unit Property Tax Exemptions (MUPTE) applications for three of the Downtown Riverfront redevelopment parcels – lots 3BC, 7, and 9 (map in Attachment A of the AIS).

Council Discussion:

- Councilor Zelenka – thanked staff for the clear presentation and packet of information; stated he wants to understand these applications in the context of MUPTE reforms; noted the independent analysis and pro forma are very helpful; discussed the importance of public benefits for MUPTE qualified projects; asked about project returns and performance; asked about the return rates for standard projects and the impact of MUPTE on that; asked about the developer's equity stake in these projects.
- Councilor Clark – asked for information on student housing utilizing MUPTE and the number of properties that took advantage of MUPTE; asked for the amount of taxes paid before and after the lapse of MUPTE; asked for the total impact on the economy for these projects; expressed hope that these projects move forward.
- Councilor Syrett – noted she is a big fan of riverfront developments and investments, but she must nonetheless ask tough questions and scrutinize applications thoroughly; asked about the total of deferred taxes for these projects; noted the original rationale of MUPTE focused on downtown development given the challenges presented by that area; asked staff to discuss the barriers faced by developers in building these lots as to justify the need for MUPTE; noted the design compatibility element of MUPTE and the goal of harmonizing new developments with adjacent neighborhoods; noted the building designs do not feel architecturally compatible with the adjacent Ferry Street neighborhood.
- Councilor Groves – thanked staff for the presentation; stated this is an important project to connect downtown to the river; expressed some disappointment that the housing density has been reduced; asked if there are any avenues to incentivize developers to bring back some of the reduced square footage; asked how many projects of a comparable nature have been completed downtown without MUPTE.
- Councilor Keating – thanked staff for the presentation; expressed enthusiasm about additional housing for the community but also has some questions and concerns; asked when MUPTE was last revised by Council; asked about ADA-accessible and pet-friendly units and if developers could provide an amount above state and federally mandated minimums.
- Councilor Yeh – thanked staff for their time and providing upfront information for review; asked what it means that the developer must be open to working with Minority-owned,

Woman-owned, or Emerging Small Business (MWESB), how that criteria is applied and how positive outcomes are tracked from these efforts.

- Councilor Evans – asked for a report of MWESB businesses that have been involved in MUPTE projects; stated his desire for more than names on streets in this development and that MWESB workers and businesses have opportunities to participate in these projects.
- Councilor Zelenka – clarified his issue with those receiving MUPTE that potentially did not need it in the first place; asked about ensuring public benefit and how the City confirms developers use 55 percent or more of local firms and MWESB; asked what happens if developers fall short of stated goals; asked how the City tracks that developers are compliant with paying a prevailing wage; asked how the City ensures green building and sustainability benefits are captured; asked for previous MUPTE recipients who opted to offer 30 percent or more of their units as affordable housing; asked about the timing of and how payments are tracked from developers to the affordable housing trust fund; asked if new setback requirements will be applied to these projects.
- Councilor Clark – provided an overview of 2015 MUPTE reforms; asked for total revenue dollars received from the construction excise tax; noted the construction excise tax has deterred the developments of homes in a market that badly needs them.
- Councilor Syrett – expressed appreciation for the well-organized presentation; stated she feels the building designs are overly modern; expressed appreciation for Councilor Groves' concerns about building height and density and the missed opportunity for additional housing, but the current design is likely to be more conducive to a neighborhood feel; noted the independent analysis states the developer intends to charge rent higher than typical for this type of housing in Eugene; asked if there are any concerns they will have trouble attracting tenants; asked if electric vehicle charging stations are required by MUPTE green building criteria; asked for more information on Earth Advantage and Fitwel certifications; clarified the amount and timing of the \$2 million contribution to the affordable housing trust fund; stated she believes the MUPTE reforms were well done but would like to have another work session about the program.
- Councilor Keating – stated there should be an opportunity for Council to intervene should developers plans and commitments go sideways; expressed concern over the lack of tools to hold developers accountable to certain MUPTE requirements; asked about the aesthetics of the buildings and what staff consider to be the “most Eugene” thing about these projects; asked staff to speak to the mixed economy of these units and how tenants will be integrated.
- Councilor Clark – asked staff to clarify on the accountability measures of the MUPTE public benefit criteria; noted there is a lot of housing that would not have been built were it not for the MUPTE; stated the MUPTE program exists in a very delicate balance with the community, and to alter it dramatically may impact large-scale support and risk losing it as a tool to build much needed housing.
- Councilor Groves – asked the City Manager if there is a plan to maintain order in this area, as this could be another problem spot if adequate consideration is not given prior to moving people into this space.
- Councilor Zelenka – reminded all that prior to the 2015 reform by Council, there was no independent review or proforma of MUPTE projects, something which is now required.
- Mayor Vinis – stated she does not take issue with the proposed building aesthetic; questioned why so many buildings use brick given our location in the Cascadia subduction zone; stated her support for practical building heights that do not tower over the city; commented on MUPTE changes, noting there was a dry spell of applicants after Council reform in 2015, but developers eventually came around; noted applying for MUPTE can be a challenge due to the extra work it requires, but most see it as ultimately worth the effort given the opportunity to generate revenue; stated that if all goes through with these projects, it will result in a spectacular site in a new neighborhood and provide 381 much needed units of housing.

Mayor Vinis adjourned the meeting at 7:01 p.m.

Respectfully submitted,

Brooke Freed
City Recorder AIC

(Recorded by Jay Ferris)

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

MINUTES

**Eugene City Council
Virtual Meeting
Eugene, Oregon 97401**

**February 22, 2022
7:30 p.m.**

Councilors Present: Claire Syrett, Matt Keating, Randy Groves, Emily Semple, Jennifer Yeh, Alan Zelenka, Mike Clark, Greg Evans

Mayor Vinis opened the February 22, 2022, meeting of the Eugene City Council in virtual format.

- 1. PUBLIC HEARING: An Ordinance Providing for Withdrawal of Annexed Properties from the Following Special Districts: Junction City Water Control District; Lane Fire Authority; River Road Parks & Recreation District; River Road Water District; Santa Clara Rural Fire Protection District; Santa Clara Water District; and Willakenzie Rural Fire Protection District**

Mayor Vinis opened the Public Hearing.

There were no speakers for the Public Hearing.

Mayor Vinis closed the public hearing and closed the record.

The meeting adjourned at 7:35 p.m.

Respectfully submitted,

Brooke Freed
City Recorder AIC

(Recorded by Jay Ferris)

Webcast of meeting available [here](#).

MINUTES

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

**February 23, 2022
12:00 p.m.**

Councilors Present: Claire Syrett, Matt Keating, Jennifer Yeh, Emily Semple, Alan Zelenka, Randy Groves, Greg Evans, Mike Clark

Mayor Vinis opened the February 23, 2022, work session of the Eugene City Council in virtual format.

1. WORK SESSION – Unhoused Response Update

Assistant City Manager Kristie Hammitt, Homeless Systems Policy Manager Peter Chavannes and Public Works Director Matt Rodrigues provided an update on Unhoused Response actions related to the establishment of Safe Sleep sites to address the growing number of unhoused community members and related community-wide impacts. Staff also provided an update on temporary urban camps and vehicle camping response. Staff reviewed the financial aspects including the one-time funding, on-going funding and the funding expiration dates.

Council Discussion:

- Mayor Vinis – thanked staff for the review of their efforts; stated it is a good foundation for determining next steps.
- Councilor Groves – thanked staff for the reminder of their accomplishments and overview of ongoing work; asked staff to state specifically the goals of safe sleep sites and to clarify if it stops with getting people off the streets or goes beyond that; stated he is very supportive of the concepts in practice at Everyone Village and is continually impressed by their efforts to do more than just warehousing people; asked how efforts compare to those at the 310 and 410 Garfield sites; asked if there are documented outcomes and metrics used for assessment; noted the signage placed in West Eugene by parking enforcement has been effective and asked if there are plans to expand its use into others areas experiencing a disproportionate number of issues, such as wards 1 and 7; emphasized the need for an ongoing response to illegal street parking and managing of community expectations; expressed appreciation for neighbors, businesses and workers dealing with these issues who tend to lead with an element of compassion, but understands they still have realistic expectations for follow-up on behavioral challenges.
- Councilor Syrett – thanked staff for the exhaustive update of the incredible work being done; said she is pleased about the opening of the 410 Garfield site and is very supportive of safe sleep sites in general; stated she does not hope such sites will be needed forever, but for now they continue to provide safe, stable shelter; stated her concerns around those who preemptively left Washington Jefferson Park having already moved to adjacent strips of land and are not expected to relocate to safe sleep sites; stated staff have acknowledged limitations for responding to calls for service; expressed hope that the Navigation Center will assist those in shelters find stable housing; asked in what City department neighborhood service officers will be located.
- Councilor Clark – stated his continued belief that a great majority of homelessness is driven by drug abuse; asked about Oregon Ballot Measure 110 and progress to-date on the receipt of addiction recovery resources; asked if the Intergovernmental Relations Committee has any work in progress to hold the state to its responsibility in this matter; asked about the wellness continuum for the unhoused and if there is a scoring process for those traveling along it; asked

if it is known what percentage of the unhoused population chooses to not engage with services; asked if there is a requirement for those in emergency shelters to participate in the wellness continuum; asked if those staying at low-barrier emergency shelters are required to not be using drugs; stated there are some who will not seek shelter resources in the first place due to their desire to continue drug use.

- Councilor Zelenka – thanked staff for the good work; noted the accomplishment of increasing the number of available safe sleep sites and suite of services; asked staff to clarify what is meant by “request for service”; asked to review funding and cost information and if the \$2.4 million of ongoing funding is assumed; stated this information underscores the importance of a work session to discuss dedicated funding for homelessness services and climate change; asked staff to elaborate on the issues at Chase Commons site.
- Councilor Semple – thanked staff for the numerous of hours of work; expressed appreciation for the depth and breadth of this update; stated this issue is at the top of everyone’s mind in the city; stated it is a nearly insurmountable task, yet a lot of people are being helped by these costly efforts; stated this problem is so enormous and people should realize it is affecting everything else the City does, including other services; expressed support for rest stop sites as an affordable way of helping people; stated shower trucks and laundry services are needed and useful; stated concerns about one-time funding and where it will come from on a recurring basis; noted that a lot of money has come from the Community Safety Initiative, and not just in the form of police coverage; stated her concern about people disbursing back into the community and the need for more shelters spread throughout the city.
- Councilor Yeh – thanked staff for the report and said it is astounding how much work is happening between staff and service providers; stated she is also anxious about \$8.2 million of one-time funds, as they are not something the community will be able to provide; asked for an approximate timeframe of when the one-time funding will be depleted; stated that dealing with addiction is a serious concern and requires good solutions to stabilize those experiencing it alongside homelessness.
- Councilor Evans – thanked staff for the comprehensive presentation; asked about coordination efforts with governmental partners and what the long-term outlook is for providing support and services with help from the state and federal level; stated he was hoping for a more proactive response at the federal level on long-term funding for emergency shelters and affordable housing, including maintenance; noted the history of putting people in housing projects that had no ongoing funds for maintenance, which ultimately must be demolished and leads to its formers tenants seeking alternate forms of shelter; asked if there are any plans to meet with leadership from the Department of Housing and Urban Development.
- Councilor Groves – stated this problem is bigger than Eugene and it extends to the regional, state and federal levels; asked if there are currently any methods in place to measure the performance of nonprofit providers; stated that housing people in large recreational vehicles and trailers is inefficient given their large footprint; asked if there are ways to incentivize people out of these larger vehicles, particularly for the many whose vehicles appear uninhabitable; expressed hope that the Mayor will be given an opportunity to update Council on her work with Mayor Wheeler in Portland.
- Councilor Clark – stated he believes staff are doing a phenomenal job with a herculean effort to successfully implement policy; noted it is Council’s job to decide on a policy approach which staff then implements; stated he only wants to highlight failures in policy; stated the general public expects the City to have a plan for ramping down expenditures and demand for emergency shelters; noted one of the biggest failures is that people receiving homelessness services are not required to seek wellness; stated his concern for the lack of accountability for those receiving services.
- Councilor Keating – thanked staff for the presentation; asked if there has been a conversation around deploying physical and/or online resources where people most in need can access

information on specific site locations and hours of availability; noted the difficulty and confusion that can be caused by each site having a different name/naming format.

- Councilor Zelenka – noted figures showing very low investments and resources for substance abuse and mental health services in Oregon; stated homelessness is often a symptom of mental health and substance abuse problems; asked about metrics to help ensure funding is spent in an effective and efficient way; noted that current services require approximately \$5 million of ongoing funding that is not currently available, which underscores the need for comprehensive and diverse funding approaches.
- Mayor Vinis – noted the City’s short-term legislative priorities do not directly address substance abuse and mental health services but agreed it needs to be a top priority.
- Councilor Evans – noted the Intergovernmental Relations Committee is not focused on access to substance abuse and mental services in this short session of the state legislature but should consider their approach to it during the long session in 2023 and how to move forward with municipal partners; stated something beyond money and resources are needed, including a strategic approach to address lack of services and affordable housing.
- Councilor Syrett – noted her role as Intergovernmental Relations Committee Chair, and if members of Council want them to lobby on funding for substance abuse and mental health services, Council will need to take an explicit position on it, which they have yet to do.
- Mayor Vinis – thanked all for their discussion and work; referred to her earlier comments noting this work allows the City to begin answering questions; recognized the opening of the 75-bed Navigation Center will bring greater clarity to how people move along the continuum of services; stated as one-time funding runs out there will need to be structured asks from legislative bodies, the conversations for which are in the early stages of being orchestrated.

Mayor Vinis adjourned the meeting at 1:44 p.m.

Respectfully submitted,

Brooke Freed
City Recorder AIC

(Recorded by Jay Ferris)

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

MINUTES

**Eugene City Council and
Lane Transit District Board of Directors
Virtual Work Session
Eugene, Oregon 97401**

**February 28, 2022
5:30 p.m.**

Councilors Present: Claire Syrett, Matt Keating, Emily Semple, Alan Zelenka, Jennifer Yeh, Mike Clark, Greg Evans, Randy Groves

LTD Directors Present: Caitlin Vargas, Emily Secord, Susan Cox, Don Nordin, Michelle Webber, Gino Grimaldi, Pete Knox

Mayor Vinis opened the February 28, 2022, work session of the Eugene City Council.

Board President Vargas opened the February 28, 2022, meeting of the Lane Transit District (LTD) Board of Directors.

1. JOINT WORK SESSION: MovingAhead Project Update

City of Eugene Transportation Planning Manager Rob Inerfeld and Lane Transit District Development Planner Andrew Martin provided a MovingAhead project update.

Council Discussion:

- Councilor Clark – asked about public engagement for this project and discussed a signed petition received from Coburg Road area residents who are opposed to the enhanced corridor; asked if staff plans to reach out to individuals who signed the petition opposing a Coburg corridor; asked for a comparison of pre-project ridership estimates versus current numbers for West Eugene, Riverbend and Glenwood transit loops.
- Director Nordin – responded to Councilor Clark, noting that a recent meeting of the American Association of Public Transit questioned the use of ridership metrics and that chasing peak ridership is not necessarily best for determining community need.
- Councilor Syrett – stated the choices presented today seem like the most logical and are an appropriate use of public dollars spent for the amount of public benefit generated; noted she has received a great deal of support for the River Road EMX option from Ward 7 constituents; encouraged colleagues to listen to the experts and planners who have been engaged in this process for its entirety; noted some do not support further investments in public transit, but she does not believe they represent a majority of the public.
- Director Knox – stated support for staff recommendations; noted resident concerns center around the potential for increased congestion and asked staff to clarify why that is unlikely to occur; highlighted the amount of review and analysis that has been completed and the ways with which the plan has been responsive to new information.
- Councilor Keating – thanked staff for the report; asked about the 30th Avenue corridor and if anyone from Lane Community College participated in discussions; stated the Amazon Station appears to be wholly underutilized, with data points from the Southeast Neighbors Transportation Committee suggesting the potential for greater utilization; asked about preserving neighborhood routes and expressed hope none will be sacrificed for MovingAhead, as it could negatively impact more vulnerable residents.

- Director Grimaldi – noted expectation that implementation of MovingAhead will increase operational costs, and is working with staff to better understand how those costs will be absorbed.
- Councilor Yeh – thanked staff for presentation; asked about 30th Avenue corridor and whether the City would forego county-sponsored improvements by selecting the “no build option”; stated Highway 99 planning is not complete and this may not be the right time to consider a larger transit package.
- Councilor Groves – thanked staff for the report; expressed support for wider sidewalks and anything that can be done to separate children from transit corridors; highlighted efforts along River Road to install a pedestrian/bike bridge over the Beltline; noted shared lanes seem to work well on West 11th Avenue; advocated for transit corridors as an ideal place to build new housing and other connections to the community.
- Councilor Semple – noted there has been much analysis and discussion on this complicated effort; recognized it is still the beginning of this project and final outcomes have yet to be seen; noted concerns about unknowns such as falling ridership; stated she is looking forward to future work on and discussion of this topic.
- Councilor Evans – stated the need for a comprehensive planning effort along Highway 99 to assess growth and considerations related to schools and other public services; stated more work is needed before moving ahead.
- Director Nordin – asked about designs showing bikes on the left of buses and if there are plans to make bike lanes more protected.
- Councilor Clark – stated public transportation is a critical public utility and the bigger questions are important and worth taking the time to ask; stated that ridership numbers are a critical metric which inform service levels and types; noted he has received many emails from people with concerns about the transit corridors, but the vast majority of residents from the River Road and Santa Clara areas are positive about them; asked what percent of a River Road corridor would be paid for by the City versus other funding sources.
- Councilor Syrett – regarding comments on planning for Highway 99, reminded everyone it is up to Council to decide when neighborhood planning happens for the Bethel Area; stated proposed investments into transit corridor are such that if a planning process for Bethel results in changes to the transit corridor, those could easily be adjusted at minimal cost; noted a new multi-family development on Highway 99 that is about to apply for permits, for which the transit corridor could have a meaningful impact on its future residents.
- Councilor Yeh – expressed appreciation for the analysis done on MLK Boulevard and Coburg Road; stated the enhanced corridor proposal for Coburg Road makes a lot of sense; stated support for an enhanced corridor on MLK Boulevard; asked about further refinement of plans and ongoing community engagement along Coburg Road.
- Councilor Keating – asked what creative concepts, such as “free ride Friday”, have been discussed at the LTD board level; stated he is a champion of such concepts and would like to be included in any future opportunities to advocate for them; thanked drivers and other LTD frontline operators for their efforts throughout the pandemic.
- Councilor Zelenka – stated support for additional EMX routes (except the 30th Avenue corridor); noted in 10-15 years officials and residents will look back on this initiative wishing more had been done; stated such projects will only become more costly and desirable in the future; stated his support for staff recommendations.
- Councilor Evans – noted previous work experience with LTD customer service; discussed local dependency on public transit; advocated for a more robust outreach to business owners; concurred with the need for determining how to fund an expanding system and its increased operating costs.
- Councilor Clark – stated Eugene residents will pay more for the River Road/Santa Clara leg of EMX than non-residents; asked if there has been work completed by staff on promoting cost

equity for residents who will use this public utility; advocated for the future of transportation being individual transportation on a public scale (micromobility).

- Councilor Evans – reviewed funding history of LTD, noting payroll taxes support LTD in Eugene, as opposed to other municipalities using property tax revenue; stated his desire for all to be clear about how this system runs and how it is funded.
- Councilor Syrett – clarified that all pay for LTD transit services and objected to assertion that River Road residents will pay more.
- Mayor Vinis – stated the work being done here is for the city of the future, not necessarily what is needed now; noted each corridor has a unique mix of safety and congestion issues but an overall need for greater bus service; stated support for project; advocated for direct outreach to those who have petitioned against expansion efforts; stated this project is fundamentally a question of safety and equity; anticipated a future in which public transportation is much safer, cleaner and viable.
- Councilor Clark – added that fewer people would use their personal vehicles under a micromobility model.
- Director Vargas – provided an opportunity to discuss feedback from constituents and address misinformation on project.
- Director Secord – stated it is helpful to hear questions, recommended areas of focus and what councilors have on their minds; noted strong community support for River Road corridor; noted challenges with Coburg Road corridor but also opportunities that exist therein.
- Director Webber – thanked councilors for their thoughtful questions and comments; stated this is a large project and emphasized connecting with people on their needs and concerns.

Mayor Vinis adjourned the Eugene City Council meeting at 6:56 p.m.

Board President Vargas adjourned the Lane Transit District Board of Directors meeting.

Respectfully submitted,

Brooke Freed
City Recorder AIC

(Recorded by Jay Ferris)

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

MINUTES

**Eugene City Council
Virtual Meeting
Eugene, Oregon 97401**

**February 28, 2022
7:30 p.m.**

Councilors Present: Claire Syrett, Matt Keating, Randy Groves, Emily Semple, Jennifer Yeh, Alan Zelenka, Greg Evans, Mike Clark

Mayor Vinis opened the February 28, 2022, meeting of the Eugene City Council in virtual format.

1. COMMITTEE REPORTS AND ITEMS OF INTEREST

Council Discussion

- Mayor Vinis – read proclamation in recognition of Women in Construction Week (March 6-12, 2022); read proclamation in recognition of American Red Cross Month (March 2022); expressed concerns over Russian invasion of Ukraine and the humanitarian crisis it presents; noted history and ongoing conversations about Eugene’s Sister City relationship with Irkutsk, Russia.
- Councilor Syrett – provided an update as Intergovernmental Relations Committee Chair on state-level funding in process, including \$5 million for homeless response and \$750k for site cleanups, both of which are pending final approval; noted the \$1 million funding requested for the Riverfront Festival and the \$5million requested for development of the former EWEB Steam Plant were not included; discussed additional funding in process for affordable housing and shelter resources; followed up on motion to schedule a work session on the concept of a public health overlay zone.

MOTION AND VOTE: Councilor Syrett, seconded by Councilor Groves, moved to direct the City Manager to schedule a work session on the concept of a public health overlay zone; the work session should provide information on what the benefits of creating an overlay zone might be, and how the City would develop criteria for deciding which areas of the City might benefit from such a zone. **PASSED 8:0**

- Councilor Groves – expressed strong support for this idea due to a significant problem in the Bethel area and other threats from the Union Pacific railyard; stated it is time to put proactive measures in place for certain industries who may pose health hazards to nearby neighborhoods.
- Councilor Zelenka – led Council in a moment of silence for the victims of the Russian invasion of Ukraine.
- Councilor Semple – spoke about the unnerving nature of the times due to hostilities abroad; expressed hope that unity with and support for Ukraine continues beyond the current conflict; expressed concern about the City’s relationship with Irkutsk.

- Councilor Keating – discussed the City’s role as a municipal government and how the City can send a message of support for those under siege in the Ukraine; suggested exploration of and a conversation about Eugene’s Sister City relationship with Irkutsk and redirecting some of those program funds to relief efforts in Ukraine.

MOTION: Councilor Keating, seconded by Councilor Evans, moved to temporarily pause the City of Eugene’s Sister City relationship with the Russian community of Irkutsk and direct the City Manager to 1) suspend expending any City funds appropriated in the fiscal year 2022 budget for the Irkutsk Eugene Sister City Committee, 2) return to Council with a proposal for how to redirect those fiscal year 2022 funds for humanitarian assistance in Ukraine, and 3) schedule a work session to discuss future Sister City possibilities within Ukraine.

- Councilor Semple – discussed her thoughts on the nature of the relationship of Sister Cities; stated she does not think the City should abandon Irkutsk.
- Mayor Vinis – clarified that the City does not send money to Irkutsk and that any funds are used to support exchange programs.
- Councilor Groves – noted his perspective on Sister City relationships as being “people to people” and not “government to government”; stated it is important for the City to maintain relationships with people; stated his initial reaction was to agree with the motion but, upon further reflection, he is concerned about relationships being damaged between those in the Eugene community and those in Irkutsk.
- Councilor Syrett – appreciated Councilor Semple’s remarks about the war in Ukraine and Councilor Keating’s call to action and responsiveness to constituents but said she is not willing to support the negative aspects of this motion, only the positive ones; noted she does not feel there is any responsibility on the part of Irkutsk for this invasion as they are not their federal government; stated the symbolic act of rebuking them would not be helpful; stated support for allocating \$10,000 in City funds to provide humanitarian efforts in Ukraine as well as exploring possible Sister City relationships with Ukraine in the future.
- Councilor Evans – stated he thinks requesting a work session to discuss the Sister City is appropriate; stated now is a good time to take a step back and look at the Sister City program and what is in the best interest of the City, its residents, and its Sister City partners.
- Councilor Clark – expressed appreciation for the intent of the motion as a value statement from the people of Eugene; stated he will not be supporting the motion; stated he does support reaching out to Irkutsk in a time where the government is failing them; agreed with Councilor Evans that sister cities should be reevaluated, but added there are more pressing concerns for the community at this time.
- Councilor Zelenka – stated the Russian people and the people of Irkutsk are not Vladimir Putin and his aggressors; stated diplomacy is critically important and cutting off the City’s relationship with Irkutsk confuses the issue; noted very little funds are allocated to the Sister City program; suggested friendly amendment to finding \$10,000 to send to Ukraine in humanitarian aid.

- Councilor Keating – discussed pushback to motion and clarified intent to “temporarily pause” the Sister City relationship, not yet suspend; stated he believes it is a noble effort to send a message that war is unacceptable.
- Councilor Yeh – discussed the Sister City program in South Korea and highlighted differences in the level of government involvement and representation.
- Mayor Vinis – agreed there is a lot to discuss about the sister cities program.

MOTION TO SUBSTITUTE: Councilor Zelenka, seconded by Councilor Syrett, moved to substitute the motion with one to direct the City Manager to investigate how the City of Eugene can send \$10,000 from the budget, other than Sister City program, to Ukrainian humanitarian relief and aid.

- Councilor Syrett – requested the City Manager move with all due haste on this direction; stated she believes Councilor Keating’s passion on this topic is misplaced to rhetorically smack down a City whose residents have no control over what is happening right now; stated Putin is not only creating a humanitarian crisis in Ukraine, but he is also doing so on his own people.
- Councilor Keating – noted he will be submitting a work session poll to Council about reevaluating the sister cities program and the nature of current relationships.
- Councilor Semple – stated support for a work session to discuss and reevaluate the nature of the sister cities program.

VOTE ON MOTION TO SUBSTITUTE: PASSED 8:0

VOTE ON MAIN MOTION AS SUBSTITUTED: PASSED 8:0

2. CONSENT CALENDAR 1

- A. Approval of City Council Meeting Minutes
 - July 28, 2021, Work Session
 - September 27, 2021, Work Session
 - September 27, 2021, Council Meeting
 - September 29, 2021, Work Session
 - October 18, 2021, Work Session
 - November 22, 2021, Council Meeting
 - December 13, 2021, Council Meeting
 - January 10, 2022, Work Session
 - January 10, 2022, Council Meeting
- B. Approval of City Council Tentative Agenda
- C. Appointment to the Police Commission

MOTION AND VOTE: Councilor Syrett, seconded by Councilor Keating, moved to approve the items on Consent Calendar 1. **PASSED 8:0**

3. PUBLIC FORUM

1. Karyn Kaplan – discussed large events using sustainable waste management.
2. Peter Dragovich – discussed environmental benefits of electric induction cooking.

3. Kaylynn – advocated for passage of proposed renter’s protections.
4. Michael Havlik – expressed concerns about proposed renter’s protections.
5. Scott Zakarian – expressed concerns about proposed renter’s protections.
6. Jacob Trewe – advocated for passage of proposed renter’s protections.
7. Lin Woodrich – discussed soil contaminants and rules for chronic toxic polluters.
8. Kevin Cronin – advocated for passage of proposed renter’s protections.
9. Todd Boyle – advocated for expanded middle housing code amendments.
10. Joann Shotola – expressed concerns about proposed renter’s protections.
11. Kathryn Dunn – expressed concerns about proposed renter’s protections.
12. Dave Biagi – urged Council to use ARPA funding for essential worker pay.
13. Chris Wig – advocated for passage of proposed renter’s protections.
14. Nicholas Smith – urged Council to use ARPA funding for essential worker pay.
15. Pavel Gubanikhin – advocated for suspending Sister City relationship with Irkutsk.
16. Rob Zako – advocated for approval of LTD MovingAhead plans.
17. Nancy Ahnert – advocated for mandating electrification of new developments.
18. Kathie Robidou – expressed concerns about proposed renter’s protections.
19. Arjorie Arberry-Baribeault – discussed impacts of chronic polluters in Bethel area.
20. Jason Evans – expressed concerns about proposed renter’s protections.
21. Eva Kronen – advocated for passage of proposed renter’s protections.
22. Rick Lekowsky – urged Council to use ARPA funding for essential worker pay.
23. Lisa Arkin – advocated for implementation of public health overlay zone.
24. Keith Eddins – discussed sanctions against Russia and Belarus for war crimes.
25. Isaac Judd – advocated for passage of proposed renter’s protections.
26. Anna McCormack – expressed concerns about proposed renter’s protections.
27. David Slayton – advocated for passage of proposed renter’s protections.
28. Mario Dericco – urged Council to use ARPA funding for essential worker pay.
29. Heidi Schroeder – urged Council to use ARPA funding for essential worker pay.
30. Ted Shriro – urged Council to use ARPA funding for essential worker pay.
31. Brian Stewart – advocated for mandating electrification of new developments.
32. Jamie Cornett – advocated for passage of proposed renter’s protections.
33. Louisa de Heer – advocated for work to address climate impacts to community.
34. Jesse Noone – advocated for passage of proposed renter’s protections.
35. Zach Mulholland – advocated for passage of proposed renter’s protections.
36. Chad McCarty – discussed broadband infrastructure and wireless safety.
37. Sabrina Segal – discussed broadband infrastructure and wireless safety.
38. Ryan Moore – advocated for passage of proposed renter’s protections.

Council Discussion

- Mayor Vinis – thanked speakers for their testimony.
- Councilor Clark – thanked speakers for their testimony; proposed using the City’s Sister City relationship to appeal to the humanity of Irkutsk and advocate for the release of those who have been jailed for speaking out in opposition to Russia’s actions.
- Councilor Semple – stated she enjoyed hearing support for electrification; said it would be good to show appreciation to the City’s essential workers; expressed interest in protecting renters and keeping them housed; stated she is looking

forward to working on public health overlay zones; thanked Sustainability Commissioners for their input and testimony.

- Councilor Groves – thanked everyone for their testimony; expressed appreciation and support for those with family in Russia and Ukraine dealing with the impacts of the invasion; reiterated support for public health overlay zones and forming tools to manage chronic toxic polluters.
- Councilor Keating – discussed guardrails for Sister Cities that engage in blatant humanitarian violations; thanked members of the community for the diverse and thoughtful testimony; expressed hope to prioritize constituent’s public testimony over those from outside the city in future public forums.
- Councilor Evans – discussed invasive trees previously planted in subdivisions and damage to sidewalks and roads it has created; believes a symbolic stance should be taken on Russian/Belarus athletes for Oregon22 World Championships; expressed support for public health overlay.

4. CONSENT CALENDAR 2

- A. Adoption of a Resolution Annexing Land Annexing Land to the City of Eugene (Assessor’s Map 17-03-08-40, Tax Lot 1101, Located at 110 S. Garden Way) (City File: A 21-12)

MOTION AND VOTE: Councilor Syrett, seconded by Councilor Keating, moved to adopt a resolution approving the proposed annexation request consistent with the applicable approval criteria. **PASSED 8:0**

The meeting was adjourned at 10:12 p.m.

Respectfully submitted,

Brooke Freed
City Recorder AIC

(Recorded by Jay Ferris)

Webcast of meeting available [here](#).

MINUTES

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

**March 9, 2022
12:00 p.m.**

Councilors Present: Claire Syrett, Randy Groves, Emily Semple, Jennifer Yeh, Alan Zelenka, Greg Evans, Mike Clark

Councilors Absent: Matt Keating

Mayor Vinis opened the March 9, 2022, work session of the Eugene City Council in virtual format.

1. WORK SESSION: Riverfront MUPTE Applications – Lots 3BC, 7, and 9

Community Development Director Will Dowdy and staff presented to Council on the requests for Multi-Unit Property Tax Exemptions (MUPTE) for three of the Downtown Riverfront redevelopment parcels – Parcels 3BC, 7, and 9. Council previously discussed the applications at the February 22 work session.

Council Discussion

- Councilor Syrett – thanked staff for the presentation; expressed appreciation for the independent review, noting it provides much reassurance and a deeper understanding of the dynamics; asked about housing contributions for this project being directed to the moderate income housing as opposed to the City’s affordable housing fund.
- Councilor Semple – thanked staff for the presentation; noted she has changed her mind on MUPTE in recent years, having formerly been against it due to its misuse in other projects, but is now excited to see the funding it has generated; stated support for these MUPTE requests; expressed appreciation for the commitment to using local resources and green building standards; noted independent review is critical, as is the assurance that these projects are not being used for more student housing; discussed possible future adjustments to MUPTE program timelines; stated her preference to see the entire riverfront remain as public land, but housing is needed and she believes this will be a good neighborhood.
- Councilor Clark – thanked staff and all involved for their long-term efforts; asked to confirm this particular project will pay prevailing wages, and whether that is determined at the state level and not a MUPTE requirement; asked for an approximation of the percent differential and total dollar if labor for this was paid at market rate vs prevailing wage; estimated that developers hiring locally at prevailing wage will be almost as much as the MUPTE benefit, making this a clear benefit to the community.
- Councilor Zelenka – discussed previous work completed to ensure tangible, public benefits would be received by granting MUPTE to developers; noted the additional benefit from use of green building standards; discussed possible future reforms to

the MUPTE program; stated the requirement for using 50 percent local labor and targeting Minority-owned, Woman-owned, or Emerging Small Business (MWESB) contractors is a good start, but more could be done; discussed decisions which led to the independent review requirement; noted he has not voted for a MUPTE since reforms, but is satisfied there is public benefit here; asked about setback requirements and bike parking in the right-of-way instead of project site.

- Councilor Evans – asked how the City will hold developers accountable to working with MWESB; asked if developers can submit a history of tangible projects in the past in which they were inclusive of MWESB contractors; expressed hope that as much money as possible will stay in the local economy.
- Councilor Yeh – noted she understands the limitations in requiring vs recommending use of certain contractors but would also like to see data which supports developers’ use of MWESB contractors.
- Councilor Groves – stated he is satisfied with the process and appreciates Council’s questions and staff’s responses today; said he understands this project is unlikely to proceed without being granted MUPTE, and while this is an important tool for developers, it should never be a ‘rubber stamp’ as each case must be vetted in a detailed way.
- Councilor Zelenka – expressed support for this substantial investment in the downtown area; noted it is a relatively small investment by the City to create 381 new units; discussed the positive impacts of using prevailing wages and MWESB contractors; however, believes there should be clawback options if those goals are not met.
- Councilor Evans – stated the need to revisit a phasing approach to such tax exemptions versus having a full 10-year exemption period, such as 5-7 year exemption tiers; proposed a work session on phasing MUPTE with shorter exemption periods and built-in criteria that incentivize developers to use shorter terms.
- Councilor Zelenka – stated his support for a work session on reviewing MUPTE reforms, their efficacy and where adjustments or enhancements may be needed.
- Mayor Vinis – recognized the council’s collective desire to have another work session on MUPTE reforms.

MOTION AND VOTE: Councilor Syrett, seconded by Councilor Zelenka, moved to adopt a Resolution Approving a Multiple-Unit Property Tax Exemption For Residential Property Located on Lot 2 and Lot 3 of the Town Run Plat in Eugene, Oregon (Assessor’s Map 17-03-32-22, Tax Lots 1800 and 1900) (Applicant Eugene Riverfront District LLC) approving a multiple-unit property tax exemption for Parcel 3BC. **PASSED 7:0**

MOTION AND VOTE: Councilor Syrett, seconded by Councilor Zelenka, moved to adopt a Resolution Approving a Multiple-Unit Property Tax Exemption For Residential Property Located on Lot 9 of the Town Run Plat in Eugene, Oregon (Assessor’s Map 17-03-32-22, Tax Lot 2500) (Applicant Eugene Riverfront District LLC) approving a multiple-unit property tax exemption for Parcel 7. **PASSED 7:0**

MOTION AND VOTE: Councilor Syrett, seconded by Councilor Zelenka, moved to adopt a Resolution Approving a Multiple-Unit Property Tax Exemption For Residential Property Located on Lot 12 of the Town Run Plat in Eugene, Oregon (Assessor's Map 17-03-32-22, Tax Lot 02800) (Applicant Eugene Riverfront District LLC) approving a multiple-unit property tax exemption for Parcel 9.

PASSED 7:0

2. WORK SESSION: Middle Housing Code Update

Principal Planner Terri Harding presented on Middle Housing Code Amendments that will be coming to the City Council for public hearing and action after the Council's spring break. The work session included an overview of the public outreach and Planning Commission review process, which resulted in a unanimous recommendation for Council to adopt a package of land use and plan amendments which both implement state law and respond to public outreach.

Council Discussion

- Councilor Semple – thanked staff for the presentation and update; noted code updates have to be signed by end of May in order to make the June deadline, which is 10 weeks away; stated the code suggestions from the Planning Commission are based off of the model code and not the minimum code, and she would prefer to start with minimum code and have a chart referencing minimum code versus model code versus Planning Commission suggestions; asked if there has been any statistical analysis on public outreach performed to date, as she is hearing many are unaware of these recommendations and, if people are caught off guard by them, they may be shocked and push back enormously; asked for clarification on the update to allowable height of buildings; stated she believes the Planning Commission has gotten overzealous with recommendations; stated the state has given a broad set of changes to implement and it would be better to start there and revisit after a year with enhancements; stated these are good ideas but the City must first start at the base and see where Eugene wants to go from there.
- Councilor Groves – thanked staff and the Planning Commission for their presentation and hard work; stated this is not an easy issue and many are emotional on both sides of it, and there remains much misunderstanding; asked how House Bill 2003 interfaces/integrates with House Bill 2001; stated his preferred approach to first seek middle ground wherever possible, though he does like the idea of starting with the minimum code changes and adding enhancements to it over time; noted there is much concern over this issue and he would like to better understand the consequences for these decisions before proceeding fully.
- Councilor Zelenka – asked for additional information from staff, including 1) detail of incremental changes from existing codes and standards, 2) further information on the '¼ mile from transit quarter' incentives and 3) additional detail on the Willamette greenway issue; expressed concerns with misinformation around protections reportedly missing from new code, yet they are only absent because they already exist in current code.
- Councilor Yeh – expressed appreciation for the charts and information provided by staff; agreed potential code amendments will not solve middle housing crisis; noted many in the community seem confused with conflicting information streaming from

multiple sources; asked staff for a plan to get accurate, usable information to the community as to allow for more informed feedback; asked staff to consider additional outreach beyond online and social media platforms; asked for clarification of the primary differences between parent and child lots.

- Councilor Clark – asked if there is time to get staff responses to detailed questions before a decision is required; discussed goals of code recommendations and engagement and involvement and engaging public broadly; stated a better informed public generally leads to less conflict as it is difficult to pass along misinformation to the already informed; stated he would like to see further public engagement and an analysis from the Department of Land Conservation and Development.
- Councilor Syrett – thanked staff and the Planning Commission for the presentation and their work; stated she is satisfied with the recommendations of the Planning Commission as the City should strive for more than the minimum standard; discussed concerns with misinformation to the public; noted that Eugene’s community outreach is more robust than any other community in Oregon currently being required to make these changes; stated that more information is always good; however, some members of community are determined to be in conflict over this.
- Mayor Vinis – discussed complaints by some in the community that minimum code standards do not address affordable housing, therefore the Planning Commission has tailored its recommendations to do so; stated she understands the frustration of those who, despite robust coverage of this topic, have yet to receive no or bad information; discussed incremental development approaches.
- Councilor Semple – clarified additions to the height maximum allowances in parent lot versus child lot; expressed concerns over displacement of older housing in favor of newer multi-family housing; expressed concerned about state Measure 49 and waivers; stated it is great that outreach has been more expansive than other communities, but there will still be issues if not all who need the information receive it; asked for a detailed overview of the minimum code, model code from the state, recommendations from the Planning Commission, and external suggestions.
- Councilor Zelenka – clarified his previous request to staff for additional information; advocated for the City to have a more customized approach to code changes which consider specific circumstances and on-the-ground impact for individual neighborhoods.

The meeting was adjourned at 1:31 p.m.

Respectfully submitted,

Brooke Freed
City Recorder AIC

(Recorded by Jay Ferris)

Webcast of meeting available [here](#).

MINUTES

**Eugene City Council
Virtual Meeting
Eugene, Oregon 97401**

**March 14, 2022
7:30 p.m.**

Councilors Present: Claire Syrett, Matt Keating, Randy Groves, Emily Semple, Jennifer Yeh, Alan Zelenka, Greg Evans, Mike Clark

Mayor Vinis opened the March 14, 2022, meeting of the Eugene City Council in virtual format.

1. CEREMONIAL MATTER

Mayor Vinis proclaimed March 31, 2022, as Transgender Day of Visibility in the City of Eugene.

2. COMMITTEE REPORTS AND ITEMS OF INTEREST

Council Discussion

- City Manager Medary – discussed options for providing humanitarian aid to the citizens of Ukraine.
- Councilor Syrett – thanked City Manager Medary and staff for their efforts to reestablish the City Council Emerging Need Fund.

MOTION AND VOTE: Councilor Syrett, seconded by Councilor Keating, moved to direct the City Manager to contribute \$10,000 from the City Council Emerging Need Fund to the nonprofit Direct Relief for humanitarian aid and relief in Ukraine. **PASSED 8:0**

- Councilor Semple – discussed candidate registrations for City Councilor elections.
- Councilor Yeh – discussed the opening of a renewable natural gas facility; gave an overview of presentations on equity, diversity, inclusion provided by Dr. Johnny Lake at a recent Police Commission meeting.
- Councilor Keating – discussed access issues with links to Transponder and other LGBTQIA+ resources on the City website; advocated for more prominent space on the City webpage for LGBTQIA+ resources; discussed a recent trip to Washington DC and President Biden’s advocacy for bipartisan efforts to address the national opioid crisis and lack of mental health resources.
- Councilor Zelenka – discussed the discrimination and equity presentation at Police Commission and suggested inviting Dr. Lake to a City Council meeting for part of a work session
- Councilor Clark – echoed Councilor Zelenka’s request that Dr. Lake present to Council on equity and inclusion.
- Councilor Evans – asked the City Manager about ongoing equity and diversity trainings within the City and advocated for additional presentations and resources dedicated to these issues; shared his experience with police encounters.

- City Manager Medary – discussed increased trainings surrounding equity, diversity and inclusion provided by the City.
- Councilor Evans – asked further questions about trainings related to the trans community and those representing the full gender spectrum.
- Councilor Yeh – noted “Pints for Cause” event for Transponder at Ninkasi Brewing on March 17.
- Mayor Vinis – provided an update that she sent letter to mayor of Irkutsk on behalf of Council condemning the Russian invasion of Ukraine.
- Councilor Keating – asked to have the Mayor’s letter read aloud and placed into the City record.

2. CONSENT CALENDAR 1

- A. Approval of City Council Meeting Minutes
 - October 11, 2021, Work Session
 - October 20, 2021, Work Session
 - January 12, 2022, Work Session
 - January 19, 2022, Work Session
 - January 24, 2022, Work Session
 - January 24, 2022, Council Meeting
 - January 26, 2022, Work Session
- B. Approval of City Council Tentative Agenda
- C. Adoption of an Ordinance Providing for Withdrawal of Annexed Properties from the Following Special Districts: Junction City Water Control District; Lane Fire Authority; River Road Parks & Recreation District; River Road Water District; Santa Clara Rural Fire Protection District; Santa Clara Water District; and Willakenzie Rural Fire Protection District.

MOTION AND VOTE: Councilor Syrett, seconded by Councilor Keating, moved to approve the items on Consent Calendar 1, minus the October 11, 2021 meeting minutes. **PASSED 8:0**

3. PUBLIC FORUM

1. Michael Havlik – expressed concerns about proposed renter’s protections.
2. Kathryn Dunn – expressed concerns about proposed renter’s protections.
3. Tom Kreider – discussed large events using sustainable waste management.
4. Joann Shotola – expressed concerns about proposed renter’s protections.
5. Steve Trewe – advocated for passage of proposed renter’s protections.
6. Carolyn Partridge – advocated for mandating electrification.
7. Robin Miller – expressed concerns about proposed renter’s protections.
8. Linda Kelley – discussed concerns about dependency on fossil fuels.
9. Ellen McKean – advocated for passage of proposed renter’s protections.
10. Moriah Stendel – advocated for ongoing work towards decarbonization.
11. Mahindra Mohan Kumar – advocated for passage of proposed renter’s protections.
12. Scott Smith – expressed concerns about proposed renter’s protections.
13. Lin Woodrich – discussed soil contaminants and rules for chronic toxic pollutants.
14. Dylan Plummer – advocated for mandating electrification.
15. Kyle Trefny – advocated for mandating electrification.

16. Kevin Cronin – advocated for passage of proposed renter’s protections.
17. Tim Morris – advocated for passage of proposed renter’s protections.
18. Jane Coverdell – advocated for passage of proposed renter’s protections.
19. William Smith – discussed wireless safety and broadband infrastructure.
20. Sandra Shotridge – advocated for passage of proposed renter’s protections.
21. Isabella Clark – advocated for passage of proposed renter’s protections.
22. David Soloos – expressed concerns about proposed renter’s protections.
23. Richard Locke – shared business owner concerns on homelessness issues.
24. Jennifer Korn – advocated for passage of proposed renter’s protections.
25. Aya Cockram – advocated for ongoing work towards decarbonization.
26. Cindy Allen – advocated for delay in implementation of House Bill 2001.
27. Tara Garkow – advocated for passage of proposed renter’s protections.
28. Aimee Okotie-Oyekan - advocated for ongoing work towards decarbonization.

Council Discussion

- Mayor Vinis – thanked the speakers for their testimony.
- Councilor Keating – thanked the speakers for their testimony and ongoing contributions to the community; discussed equitable treatment of tenants and urged others to not draw parallels between tenants requesting the return of their deposit and theft.
- Councilor Syrett – thanked the speakers for their testimony; discussed middle housing codes and the impact on climate change; encouraged residents to look at housing implementation pipeline work toward affordable housing.
- Councilor Yeh – discussed the expansion of the urban forest; thanked speakers for their testimony on diversity and reminded everyone about current openings on Eugene Boards and Commissions.

4. CONSENT CALENDAR 2

- A. Adoption of a Resolution Annexing Land to the City of Eugene (Assessor’s Map 17-04-23-14, Tax Lots 01600 and 02300, Located at 1070 and 1075 Fairway Drive)(City File: FAIRWAY HOMES LLC; A 21-14)

MOTION AND VOTE: Councilor Syrett, seconded by Councilor Keating, moved to approve the item(s) on Consent Calendar 2. **PASSED 8:0**

The meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Brooke Freed
City Recorder AIC

(Recorded by Jay Ferris)

Webcast of meeting available [here](#).

MINUTES

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

**March 16, 2022
12:00 p.m.**

Councilors Present: Claire Syrett, Matt Keating, Jennifer Yeh, Emily Semple, Alan Zelenka, Randy Groves, Greg Evans, Mike Clark

Mayor Vinis opened the March 16, 2022, work session of the Eugene City Council in virtual format.

1. WORK SESSION – Renter Protection Follow-up

Community Development Grants Manager Genevieve Middleton presented the Renter Protection Roadmap, Guide to the Roadmap and information previously requested by council on November 22, 2021. This Roadmap provided the outline of Phases I, II and III. This presentation ended posing two questions to Council members:

1. Does Council support moving forward with Phase I protections?
2. Does Council want staff to bring back the feasibility and resources needed to implement the Phase II and III recommendations?

Council Discussion:

- Mayor Vinis – thanked staff for their work on this project and voiced her appreciation for the clear and concise way that staff has presented the information as well as suggested timelines.
- Councilor Syrett – thanked staff for their work on this project and stated her disappointment that council is not able to more quickly set renter’s protections in place but recognized that this is a challenging topic; pointed out that the reason that Eugene is in this position of needing renter’s protections is due to the city’s low rental vacancy rate, forcing renters to compete against one another for very few rental units; recognized that Council is working on the Housing Implementation Pipeline which will take longer to enact; stated her appreciation for the public input that Council has received; stated that some of this input has been requests for data surrounding renter protections ordinances, but she feels that the lived experiences of residents are just as important as data and studies; outlined that councilors recognize and understand that surveys taken are a small snapshot of those who responded and are given appropriate weight in decision-making.
- Councilor Yeh – thanked staff for the presentation and work; confirmed she is in support of moving forward with Phase I and would be in favor of moving forward with displacement assistance based on the Portland model as well as capping the application fee at \$10 to move forward to public hearing; stated that she would appreciate more research and information regarding real world implications, specifically, how Phase II and III would or could impact loans and financing as she has received public input indicating this could be the case.

- Councilor Keating – thanked staff for their work on this project; stated he supports moving forward adding that any item that has the orange bubble in the presentation (keeping people housed bucket) would be an urgent need and should be considered in Phase I as well, specifically items seven and eleven; stated that items eight (banning application and screening fees), nine (prohibiting landlords from including medical and education debt in regards to credit score), and 10 (loosening monthly gross income requirements) are items that also, at least partially, keep people housed and he would be in favor of advancing these items; voiced his gratitude for all who provided public testimony and recalled that testimony came equally from landlords and tenants or tenant rights activists; noted that 53 percent of the community are renters, and approximately one percent are local landlords, which leads him to believe that landlords may have been overrepresented in public testimony; stated his desire to give local resident testimony priority over out-of-town individuals and suggested that Council review best practices at the next retreat to try to identify a way to ensure that Eugene residents be given priority in public forum.
- Councilor Semple – thanked the Mayor and staff for the presentation and stated that as the liaison to the Housing Policy Board, it took many months to narrow the recommendations from 50 items to the 14 that have been under consideration; stated she is 100 percent in favor of moving forward on Phase I protections, especially creating the housing navigator position; with respect to displacement assistance and no cause evictions, inquired if lease agreements require landlords to automatically extend a lease or if they have the option to decline an extension request-shared concern that landlords may choose to offer less than one-year leases to get around the one-year timeline that could require them to provide displacement assistance in a no-cause eviction; voiced regret that Council is unable to move forward on a universal housing application, however, understands that it is beyond the City of Eugene’s abilities.
- Councilor Evans – thanked staff for the work they have done creating the roadmap presentation; called attention to the green bullets in Attachment B (Housing Racial Equity), stating he believes this is not just reflective of national statistical averages but equally reflective of local trends as well; called attention to the timeline and the fact that Council has been working on this matter for a long time; supported pushing for a timeline to have Phase I approved prior to next break at the end of July and to move forward with Phases II and III before Winter break.
- Councilor Groves – thanked staff for the succinct presentation; recognized that renter protections are an emotional topic on both sides of the matter and that with a 1.6 percent rental vacancy rate, Eugene is facing a real problem in housing; supported moving forward with Phase I and said he would like to see the code version and hear public testimony but is hesitant regarding Phases II and III, as the consequences could be more pronounced; asked if there will be regular check-ins with Council as these protections are rolled out so that consequences can be monitored; expressed interest in monitoring for unintended consequences such as loss of rental inventory due to selling off to avoid liability to these protections, or whether landlords are creating new challenges to work around these proposed protections.
- Councilor Zelenka – thanked staff and noted that this topic was first discussed by Council six years ago which is a long time and a lot of public input from all sides has been taken in which he appreciates; noted that although he understands the limitations the City has, he wishes that more could be done on a faster timeline to protect renters;

he stated that he supports moving forward with Phase I and a cap in application/screening fees as well as item 7, displacement assistance. Regarding question 2, he is in favor of moving forward with an accelerated timeline.

- Councilor Clark – thanked staff for the presentation and stated that the answers to questions 1 and 2 are “maybe” and “no;” expressed appreciation for his colleagues’ testimonies, confirming that Councilor Syrett was right in saying that Eugene has a supply problem in rental housing; said he supports parts of Phase I but has concerns that the unintended consequences could be detrimental, noting that when costs to landlords are increased, they will increase costs to renters; voiced concern that landlords will evict tenants so that they can raise rents to absorb the increased costs due to new ordinances; noted that private landlords may be squeezed out of managing their own properties if regulations become harder to manage; expressed concern that over-regulation could create a more difficult renter environment and fewer rental homes in the community.
- Mayor Vinis – asked staff to clarify what factored into the decision to put certain items in each phase of the renter protection timeline, specifically why displacement assistance was not included in Phase I.
- Councilor Syrett – stated that she is in support of moving items in Phase I forward and is inclined to put a modified motion forward to add the application and screening fee cap into Phase I but is hesitant to move forward with displacement assistance at this time; noted that the proposed protections are not the same as Portland’s and were shaped to local need.
- Councilor Keating – stated that he had previously signed an eight-month lease, and this is already becoming commonplace to give landlords the flexibility to give no cause evictions, which is why he feels that number 11 (banning no cause evictions) is critical; noted that he is also in favor of items 12-14 that are not moving forward and urged the members of the Intergovernmental Relations committee to support these items at the state level; added that he would like to see, whether via Intergovernmental Relations or Poverty and Homelessness Board, a reduction or cap on pet deposits and weight and breed limits.
- Councilor Groves – noted that he agrees with Councilor Keating on state level solutions for many renters’ protections and believes that these should be on a state level to avoid putting communities at a disadvantage against others; asked staff if displacement assistance will limit relocation to a local rental or if it would allow renter to relocate to another city with the assistance and shared that he would be interested to hear Portland’s experience with this.
- Councilor Zelenka - referenced attachment C, item seven which highlights that “there is no county in America where a renter working 40 hours a week, earning minimum wage, can afford a two-bedroom apartment without spending more than 30 percent of their income”, calling it startling; pointed out that in Eugene 56 percent of renters are cost burdened, 86 percent of low-income renters are extremely cost burdened and 33 percent of all renters are severely cost burdened; confirmed his support for moving forward with Phase I as well as the application and screening fee cap and displacement assistance; noted that, regarding Phases II and III, he would like to see the addition of timelines; agreed that a lot of these items should be a state-level ordinance but recognized that state action often follows local action, i.e. Eugene’s sick leave; asked that rapid return of screening fees be added into number 8 in Phase III and asked that

timelines be added to require actionable deadlines for each phase: Phase I before summer break, July 31, 2022, Phase II November 1, 2022 and Phase III by February 1, 2023; suggested Council name the renter protections actions in tribute of Norton Cabell to honor his decades of work on renters' protections (Norton Cabell Renter Protection Act).

- Councilor Clark – inquired if a landlord could create a lease that is counter to measures in SB608 or city policies created; agreed with the photo documentation, but questioned how landlords are to document a smell or non-visible damages (pipes, drains, etc.)
- Councilor Evans – stated his agreement with Councilor Zelenka regarding timelines for phases and would like to see all phases decided on before the holiday break at the ended of the year; shared that he feels it is important to act quickly and revisit later if changes need to be made once the protections are rolled out and suggested that Council set a benchmark check in date to review how the changes are impacting the community.
- Councilor Yeh – agreed with Councilor Evans that Council does not have a crystal ball to see how protections will impact the market but putting off action will only cause more struggles for residents as they wait for protections; said she believes that the timelines should be shortened if possible; confirmed with staff that Portland's model has been challenged and upheld in Oregon courts and inquired if Eugene can adjust the displacement assistance amounts if the model is kept.
- City Manager – cautioned Council that pulling items from different phases into Phase I could slow the process down as some Phase II and III items have not been fully researched and could require extra time to do so.
- Councilor Zelenka – clarified his timeline suggestion is to get Phase I back in as soon as possible for public hearing and action before summer break, then Phase II to hearing and action by November 1, 2022, then Phase III to hearing and action by February 1, 2023.
- Councilor Semple – inquired if the timeline that Councilor Zelenka proposed is possible.
- Mayor Vinis – stated that although she agrees with Councilors Yeh and Evans that things can be fixed or altered after rollout of protections, she cautioned Council that this could come at a deep cost; stated that sometimes it is worth it to take the time to get things right or closer to right than it is to move faster and get it wrong then have to come back and fix it.

MOTION (restated): Councilor Syrett, seconded by Councilor Keating, moved to direct the City Manager to schedule a public hearing prior to council's summer break and action on the protections included in Phase I as described in the AIS and to include #8 application and screening fee cap of \$10.00 into Phase I and provide council with actionable information on items in Phase II by November 1, 2022 and Phase III by February 1, 2023.

- Councilor Clark – asked why the fee cap was originally put in Phase II and not Phase I; asked the City Attorney to speak to the legality of banning an application or screening fee; asked if it would be impermissible for landlords to create a new fee of some kind to get around the fee cap; asserted that since staff cannot answer these questions, the consequence of a landlord feeling burdened by these actions may cause them to evict and sell.

- Councilor Keating – thanked Councilor Syrett for advancing item 8 regarding application and fees in the motion and asked that the motion include screening fees as well as application fees; added that there are many third-party fees that renters pay and he hopes that this measure will help to reduce some of the nickel and diming of renters; underscored a sense of urgency for a timeline on the phased protections.
- Councilor Evans – requested to add number 7, displacement assistance for no cause evictions to the Phase I items.
- Councilor Syrett – states she would prefer that this request be a motion to amend and go to vote as it is a complicated issue.

MOTION TO AMEND: Councilor Evans moved, seconded by Councilor Yeh, to add #7 displacement assistance for legal no-cause evictions modeled after the City of Portland’s mandatory relocation assistance code to the Phase 1 ordinance.

- Councilor Yeh – thanked Councilor Evans for the motion to amend and stated it was her intention to make the same motion.
- Councilor Clark – asked staff to explain why number 7, displacement assistance, was placed in Phase II; asked how the money in displacement assistance is handled, what the City’s role is in that; asked staff to explain the Portland model; asked Councilor Evans if the intent is to allow tenants to damage a unit, not pay for it and force the landlord to pay displacement assistance.
- Councilor Evans – in response to Councilor Clark’s questions, stated it his intent that if someone is being evicted, they get some assistance in making their move, noting damages are deeper into the details than he intended for this meeting.
- Councilor Clark – asked Councilor Evans if a landlord still be forced to pay assistance.
- Councilor Evans – stated that this scenario differs because the landlord would have legal options to pursue to cover damages and back rent.

MOTION AND VOTE: Councilor Evans moved, seconded by Councilor Syrett, to extend the meeting time to allow Council to complete the discussion and voting.
PASSED 8:0

- Councilor Clark – stated he is against moving displacement assistance into Phase I as staff is not being given clear directions as to what ordinance to bring back; asked Councilor Evans if it is his intention to have carve outs for scenarios where tenants have back rent or damages to the property.
- City Manager – advised that if displacement assistance is moved into Phase I with a July deadline, staff would be forced to create an ordinance without a work session, which would likely mean that staff would have to use Portland’s model exactly without customizing it to Eugene’s needs.

MOTION TO POSTPONE THE MOTION TO AMEND: Councilor Clark moved, seconded by Councilor Zelenka, to postpone displacement assistance discussions until staff is ready in Phase II, November 1, 2022.

- Councilor Clark – stated he is making this motion as he does not want anyone to feel that they must vote on their strong feelings about this item other than to say they are not ready.
- Councilor Semple – stated that this issue is important to her, that she wants to do it right and there is not enough information on displacement assistance to make an informed decision; said she does not want to delay or confuse Phase I by forcing this protection into the timeline; noted that Portland created its assistance rates based on number of rooms and asked if Eugene can set the rate by rent costs and whether this can all be researched and presented prior summer break.
- Councilor Zelenka – said he believes Phase I is very important and would like it to move forward and he does not want to delay the items presented in Phase I by adding in items that staff have stated they cannot have completed in time for summer break.
- Councilor Keating – strongly urged a no vote on the motion to postpone and applauded Councilor Evans for underscoring the urgency; advised that four months is enough time to enact the already vetted displacement assistance that Portland has in effect.
- Councilor Syrett – recognized the urgency of the issue but said she believes that taking a little more time and doing due diligence will result in a better policy than Eugene would get by adopting Portland’s model, noting that pushing displacement assistance into Phase I could delay Phase I further; noted that the application and screening fee cap would provide some relief and is easier to enact than displacement protection would be; supported Councilor Clark’s motion to postpone.
- Councilor Groves – said he is inclined to agree with Councilor Clark’s motion to postpone; apologized to the renters who are suffering without displacement assistance, but said he does not feel Council has enough information to make a responsible decision on this matter.
- Councilor Semple – noted that she would love to move this issue along but wants to get it right and by adopting something too quickly they would not be serving their constituents.

VOTE ON MOTION TO POSTPONE: PASSED 5:3, Councilors Evans, Keating and Yeh in opposition

VOTE ON MAIN MOTION: PASSED 7:1, Councilor Clark in opposition

Mayor Vinis adjourned the meeting at 1:47 p.m.

Respectfully submitted,

Brooke Freed
City Recorder AIC

(Recorded by Sara McKinney)

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

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Approval of Tentative Working Agenda

Meeting Date: April 25, 2022
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 3B
Staff Contact: Brooke Freed
Contact Telephone Number: 541-682-5010

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: Brooke Freed
Telephone: 541-682-5010
Staff E-Mail: bfreed@eugene-or.gov



City Council Tentative Agenda

Updated April 21, 2022

**** SPECIAL NOTICE ****

As our state and community recover from the COVID-19 pandemic, City Council meetings will continue to 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>.

April 2022						
Date	Day	Time	Title		Length	Dept. Contact
25-April	Monday	5:30 pm	 Street Repair Bond Renewal (Work Session)	45 mins	Jenifer Willer, PW	
			 Two-Year Budget Process (Work Session)	45 mins	Vicki Silvers, CS	
		7:30 pm	 Ceremonial Matters		Staff	
			 Committee Reports and Items of Interest			
 One-Year Plan for Affordable Housing and CDBG Approval (Consent Calendar 1)						
 Public Forum						
Expected absences for 4/25: none						
27-April	Wednesday	12 pm	 Parks and Recreation Annual Bond and Levy Update (Work Session)	45 mins	Craig Carnagey, PW Craig Smith, LRCS Carolyn Burke, PW	
			 Ordinance Establishing Willful Penalty for EC 4.830 (Work Session, Possible Action)	45 mins	Matt Rodrigues, PW	
Expected absences for 4/27: none						
27-April	Wednesday	5:30 pm	 Budget Committee City Manager Proposed Budget (Work Session)		Vicki Silvers, CS	



Work Session



Action



Public Hearing



Public Forum



Consent Calendar



Committee Reports/Items of Interest



CC Agenda Ceremonial Matters



April 25, 2022 Pledge of Allegiance



Pledge of Allegiance

May 2022						
Date	Day	Time	Title		Length	Dept. Contact
9-May	Monday	5:30 pm		Jail Services Update (Work Session)	45 mins	Mia Cariaga, CS
				TBD (Work Session)	45 mins	
		7:30 pm		Ceremonial Matter		Staff, PW
				Committee Reports and Items of Interest		
				FY23 MWMC Budget Ratification (Consent Calendar 1)		James McClendon, PW
				Public Forum		
				Resolution Annexing Land on East 25th Ave, west of Henderson Ave (Consent Calendar 2)		Nick Gioello, PDD
				Resolution Annexing Land at 1304 Andersen Lane (Consent Calendar 2)		Althea Sullivan, PDD
				Resolution Annexing vacant site located west of Hwy 99N between Airport Rd and Clear Lake Rd (Consent Calendar 2)		Althea Sullivan, PDD
Expected absences for 5/9: none						
11-May	Wednesday	12 pm		Middle Housing (Work Session)	90 mins	Terri Harding, PDD
Expected absences for 5/11: none						
11-May	Wednesday	5:30 pm		Budget Committee Budget Deliberation, topic TBD (Work Session)		Vicki Silvers, CS
16-May	Monday	5:30 pm	Boards and Commissions Interviews			Staff, CS
		7:30 pm		East Alton Baker Plan and EC 5.160: Use of Electric Micromobility Devices in Whilamut Natural Area (Public Hearing)		Rob Inerfeld, PW
Expected absences for 5/16: none						
18-May	Wednesday	12 pm		Middle Housing (Work Session)	90 mins	Terri Harding, PDD
Expected absences for 5/18: none						

ATTACHMENT A

18-May	Wednesday	5:30 pm	 Budget Committee Budget Deliberation, topic TBD (Work Session)		Vicki Silvers, CS
23-May	Monday	5:30 pm	 Addressing Chronic Toxic Polluters (Work Session)	90 mins	Jason Dedrick, CS
		7:30 pm	 Pledge of Allegiance  Committee Reports and Items of Interest  Approval of Funding and Use of City Resources for Housing Affordable to Low and Moderate- Income Persons (Consent Calendar 1)  Public Forum  Resolution Annexing Land at 158 W Hilliard Lane (Consent Calendar 2)  Ord. Adopting Middle Housing Code and Metro Plan Amendments (Action)		Laura Hammond, PDD Reid Verner, PDD Terri Harding, PDD
Expected absences for 5/23: none					
25-May	Wednesday	12 pm	 Fossil Fuel Risk Bonds (Work Session)	45 mins	Staff
			 TBD (Work Session)	45 mins	
Expected absences for 5/25: none					
25-May	Wednesday	5:30 pm	 Budget Committee Public Comment and Recommendation (Work Session)		Vicki Silvers, CS

June 2022					
Date	Day	Time	Title	Length	Dept. Contact
8-June	Wednesday	12 pm	 Growth Monitoring (Work Session)	90 mins	Heather O'Donnell, PDD
<i>Expected absences for 6/8: none</i>					
13-June	Monday	5:30 pm	 Riverfront Projects (Work Session)	45 mins	Will Dowdy, PW
			 TBD (Work Session)	45 mins	

		7:30 pm	 Committee Reports and Items of Interest  Public Forum		
<i>Expected absences for 6/13: none</i>					
15-June	Wednesday	12 pm	 Permanently Filling Police Auditor Position – Next Steps (Work Session)  TBD (Work Session)	45 mins 45 mins	Becky DeWitt, CS
<i>Expected absences for 6/15: none</i>					
21-June	Tuesday	5:30 pm	Scheduled only as needed		
		7:30 pm	 Public Contracting Code Provisions and Exemptions (Public Hearing)		Becky Wheeler, CS
<i>Expected absences for 6/21: none</i>					
22-June	Wednesday	12 pm	 ESF Governance (Work Session)  TBD (Work Session)	60 mins 30 mins	Staff
<i>Expected absences for 6/22: none</i>					
27-June	Monday	5:30 pm	 TBD (Work Session)  TBD (Work Session)	45 mins 45 mins	
		7:30 pm	 Pledge of Allegiance  Committee Reports and Items of Interest  Public Forum  FY22 Supplemental Budget (Public Hearing & Action)  FY22 URA Supplemental Budget (Public Hearing & Action)  FY23 Budget Adoption (Public Hearing & Action)  FY23 URA Budget Adoption (Public Hearing & Action)		Elizabeth Butterfield, CS Elizabeth Butterfield, CS Vicki Silvers, CS Vicki Silvers, CS
<i>Expected absences for 6/27: none</i>					
29-June	Wednesday	12 pm	 Urban Renewal Districts (Work Session)  TBD (Work Session)	45 mins 45 mins	Will Dowdy, PDD
<i>Expected absences for 6/29: 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 session TBD</i>	Semple	03/12/20
Reparations (two-part work session) – <i>follow-up session TBD</i>	Evans	03/18/21
Funding Source for Climate Change and Homelessness – <i>follow-up session TBD</i>	Zelenka	05/10/21
Fossil Fuel Risk Bonds – <i>Scheduled</i>	Groves, Syrett	10/21/21
Addressing Chronic Toxic Polluters – <i>Scheduled</i>	Groves	12/2/21
Urban Renewal Districts – <i>Scheduled</i>	Groves	2/25/22
Sale and Use of Personal Fireworks – TBD	Syrett	4/15/22
Gas Stations - TBD	Keating	4/15/22

UPCOMING PUBLIC HEARINGS			
Date	Topic	Description	Staff Contact
May 16, 7:30 pm	An Ordinance amending the East Alton Baker Plan and EC 5.160 Regarding the Use of Electric Micromobility Devices in the Whilamut Natural Area of Alton Baker Park	The City Council will hold a public hearing to consider an ordinance amending the East Alton Baker Plan and EC 5.160 Regarding the Use of Electric Micromobility Devices in the Whilamut Natural Area of Alton Baker Park	Rob Inerfeld, PW
June 21, 7:30 pm	An Ordinance concerning public contracts; changing portions of sections 2.1400 to 2.1451 of Eugene Code	The City Council will hold a public hearing to consider an ordinance concerning changes proposed to the Public Contracts section of Eugene Code.	Becky Wheeler, CS

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Appointment to the Eugene Planning Commission

Meeting Date: April 25, 2022
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 3C
Staff Contact: Sara McKinney
Contact Telephone Number: 541-682-8497

ISSUE STATEMENT

This is an action item to appoint a member to the Eugene Planning Commission.

BACKGROUND

The Planning Commission consists of seven members to be appointed by the council. The members of the commission hold office for four years. Any vacancy in the commission shall be filled by the council for the unexpired term of the predecessor in office.

Planning Commissioner Thomas Fiorelli vacated his Planning Commission seat in October 2021. This appointment will fulfill the remainder of his term, which runs through June 2025. This recruitment is time sensitive to ensure the Planning Commission maintains a quorum.

Council received 17 applications for this vacancy. Council selected three individuals to provide statements at their April 18 work session.

Diane Behling was the only applicant that provided a statement on April 18.

COUNCIL OPTIONS

1. Appoint the applicant that interviewed on April 18.
2. Appoint other applicants from the pool.
3. Seek additional candidates for the position.

SUGGESTED MOTION

Move to appoint Diane Behling to the Planning Commission beginning April 26, 2022 and ending on June 30, 2025.

ATTACHMENTS

- A. List of Applicants for Planning Commission vacancy
- B. Eugene City Code 2.350 Planning Commission - Duties and Powers.

FOR MORE INFORMATION

Staff Contact: Sara McKinney
Telephone: 541-682-8497
Staff E-Mail: SMcKinney@eugene-or.gov



Vacancy Background: Thomas Fiorelli vacated his seat in October 2021; this appointment will fill the remainder of his term, which runs through June 2025.

Applicants			
Last Name	First Name	Ward	Invited for 3-Minute Statement
Alley	Frank	5	
Behling	Diane	6	X
Curtis	Ian	2	X
Groth	Jennifer	1	
Huffman	David	1	
Josephson	Brian	7	
Lear	Jason	3	
Locke	Dustin	1	X
Mowery	Beverley	1	
Norton	Joshua	1	
Ross	Sarah	6	
Ross	Andrew	4	
Schmiechen	Stephen	7	
Stanovsek	Mick	3	
Steckler	Brian	7	
Steiner II	Gregory	6	
Wilson	Loren	Not in E-UGB	

2.350 Planning Commission – Duties and Powers.

It shall be the duty of the commission, and it shall have power, except as otherwise provided by law.

- (a) To keep current a comprehensive plan for the city adopted by the council as an official guide to public and private uses of land.
- (b) To prepare city legislation that will implement the purposes of the comprehensive plan.
- (c) To cooperate with private developers and public agencies in providing an adequate supply of housing for low income families.
- (d) To recommend and make suggestions to the council and to all other public authorities concerning laying out, widening, extending and locating of streets and parking areas, sidewalks and boulevards, relief of traffic congestion, betterment of housing and sanitation conditions and establishment of zones or districts limiting the use, height, area and bulk of buildings and structures.
- (e) To recommend to the council and all other public authorities plans for regulation of future growth, development and beautification of the municipality in respect to its public and private buildings and works, streets, parks, grounds and vacant lots, and plans consistent with future growth and development of the city in order to secure to the city and its inhabitants sanitation, proper service of all public utilities and transportation facilities.
- (f) To study and propose in general such measures as may be advisable for promotion of the public interest, health, morals, safety, comfort, convenience and welfare of the city and of the area six miles adjacent thereto.
- (g) To serve as the committee for citizen involvement as described in Statewide Planning Goal 1, responsible for assisting the city council with the development of a program that promotes and enhances citizen involvement in land-use planning, assisting in the implementation of the citizen involvement program, and evaluating the process being used for citizen involvement.
- (h) To exercise any express or implied power, right or act pursuant to this Code or ORS Chapter 227.

(Section 2.350 amended by Ordinance No. 16666, enacted January 8, 1973; Ordinance No. 16971, enacted January 28, 1974; Ordinance No. 19197, enacted November 16, 1983, effective January 1, 1984; Ordinance No. 20309, enacted February 11, 2004, effective March 12, 2004; Ordinance No. 20410, enacted June 9, 2008, effective July 11, 2008; and Ordinance No.20584, enacted July 17, 2017, effective August 24, 2017.)

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Eugene-Springfield 2022 One-Year Action Plan for Affordable Housing and Community Development

Meeting Date: April 25, 2022
Department: Planning & Development
www.eugene-or.gov

Agenda Item Number: 3D
Staff Contact: Genevieve Middleton
Contact Telephone Number: 541-682-5529

ISSUE STATEMENT

Council is asked to approve the Eugene-Springfield 2022 One-Year Action Plan summary for affordable housing, human services, and job creation investments (See Attachment A). The proposed uses of funds must support strategies identified in the Eugene-Springfield 2020 Consolidated Plan (See Attachment B). The Action Plan allocates funds received through two Federal programs administered by the U.S. Department of Housing and Urban Development (HUD): Community Development Block Grant program (CDBG) and HOME Investment Partnerships Program (HOME).

BACKGROUND

Each spring, Council must approve a One Year Action Plan to receive federal CDBG and HOME funds for the next fiscal year. The 2022 Action Plan year begins on July 1, 2022 and ends on June 30, 2023 (the City's FY23). The Action Plan is typically due to HUD by May 15 each year. The Eugene-Springfield 2022 One-Year Action Plan Summary (Attachment A) provides a summary of the process, community participation, the goals and strategies, and the recommended allocation. Staff worked with the CDBG Advisory Committee and HOME Consortium Governing Board to develop recommendations for affordable housing, human services, and job creation investments. The CDBG Advisory Committee unanimously recommended the proposed CDBG allocation. HOME Consortium Governing Board FY23 Home Allocation met on April 19, 2022 and unanimously recommended the proposed HOME allocation. Attachment C includes a list of CDBG Advisory Committee and Home Consortium Governing Board members.

The proposed uses of funding must align with the local community needs and strategic plan described in the Eugene-Springfield Consolidated Plan that covers a five-year period. Attachment B provides additional information regarding the priority needs and strategies that are identified in the 2020 Consolidated Plan.

The Eugene-Springfield 2020 Consolidated Plan was developed through an extensive process that included significant data analysis, community consultation, and multiple work sessions with Council. Council adopted the Consolidated Plan that included priority needs and strategies for use of CDBG and HOME funds on April 27, 2020. Priority needs in the Consolidated Plan identify five specific populations including low-income renters, low-income homeowners, people experiencing

homelessness, populations with special needs that are not experiencing homelessness, and unemployed/underemployed persons. In addition, a priority need was identified for low-income areas and areas that meet HUD's definition of slums and blight.

The Consolidated Plan identifies specific affordable housing and community development strategies to address the Priority Needs. Affordable housing strategies include: 1) Increase the supply of affordable housing; 2) Rehabilitate existing housing stock affordable to low-income persons; 3) Provide down payment assistance to help low-income persons achieve homeownership; 4) Provide rental assistance for housing stability and homelessness prevention; and 5) Remove barriers to affordable and supportive housing. Community development strategies include: 1) Support a human services system to address the needs of homeless persons, special needs populations, and other low-income persons; 2) Promote economic development and employment opportunities through the creation of jobs and business development; and 3) Make strategic investments to improve low-income areas and other areas of slums and blight.

PREVIOUS COUNCIL DIRECTION

[April 27, 2020 City Council Work Session](#)

City Council adopted the Eugene-Springfield 2020 Consolidated Plan for Affordable Housing and Community Development. This 5-year plan identified priority needs, affordable housing and community development strategies, and goals. City Council also adopted the Eugene-Springfield 2020 One-Year Action Plan for Affordable Housing and Community Development which identified sources and uses of funding to implement these strategies.

COUNCIL OPTIONS

1. Council can approve the Eugene-Springfield 2022 One Year Action Plan summary for use of Federal CDBG and HOME funds provided in Attachment A.
2. Council can elect to not approve the Eugene-Springfield 2022 One Year Action Plan summary for use of Federal CDBG and HOME funds provided in Attachment A.
3. Council can modify the Eugene-Springfield 2022 One Year Action Plan summary for use of Federal CDBG and HOME funds provided in Attachment A.

CITY MANAGER'S RECOMMENDATION

The City Manager recommends approval of the Eugene-Springfield 2022 One Year Action Plan summary for use of Federal CDBG and HOME funds provided in Attachment A.

SUGGESTED MOTION

Move to approve the Eugene-Springfield 2022 One-Year Action Plan summary for use of Federal CDBG and HOME funds provided in Attachment A.

ATTACHMENTS

- A. Eugene-Springfield 2022 One-Year Action Plan Summary
- B. Eugene-Springfield 2020 Consolidated Plan Priority Needs and Strategies Tables
- C. Eugene CDBG Advisory Committee and Eugene-Springfield HOME Governing Board Members

FOR MORE INFORMATION

Staff Contact: Genevieve Middleton
Telephone: 541-682-5529
Staff E-Mail: GMiddleton@eugene-or.gov

Eugene–Springfield 2022 One-Year Action Plan

EXECUTIVE SUMMARY



Draft

ANNUAL ACTION PLAN

for Housing and Community Development



CITY OF EUGENE
eugene-or.gov/hudconplan

CC Agenda Page 48



CITY OF SPRINGFIELD
springfield-or.gov

April 25, 2022 Meeting - Item 3D

Eugene-Springfield One Year Action Plan

HUD Program Year 2022, City Fiscal Year 2023

The Eugene-Springfield 2022 One-Year Action Plan describes specific housing and community development actions and activities for the program year beginning July 1, 2022 and ending June 30, 2023. This is the third of five annual Action Plans that supplement the Eugene-Springfield 2020 Consolidated Plan.

Communities that are entitled to receive funds from U.S. Department of Housing and Urban Development (HUD) must complete a Consolidated Plan every five years as well as annual Action Plans. The Consolidated Plan provides an assessment of needs of low- and moderate-income persons and strategic five-year plan for taking actions to address those needs using Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds received by the Cities of Eugene and Springfield. The One-Year Action Plan describes specific actions to be undertaken in a particular year with federal funds. The content of the One-Year Action Plan is guided by HUD.

The Cities of Eugene and Springfield each receive an annual entitlement allocation of Community Development Block Grant (CDBG) funds directly from the U.S. Department of Housing and Urban Development (HUD). The Cities of Eugene and Springfield conduct separate allocation processes for the use of CDBG funds. The two Cities also receive HOME Investment Partnerships Program (HOME) funds from HUD through the Eugene-Springfield HOME Consortium. The City of Eugene is the lead agency in the HOME Consortium. As a result, HOME funds are allocated through a consolidated process for the Consortium as a whole.

The following summary describes the planned uses of CDBG funds received by Eugene as well as HOME funds received by the Eugene-Springfield HOME Consortium. A summary of the planned uses of Springfield CDBG funds is available from the City of Springfield.

Coordination and Collaboration

The Cities of Eugene and Springfield collaborate in multiple ways to plan for and implement affordable housing and community development activities. The Cities of Eugene and Springfield jointly prepare the five-year Consolidated Plan and coordinate preparation of the One-Year Action Plans, and Comprehensive Annual Performance and Evaluation Report. There are multiple forums for communication and collaboration between the jurisdictions and other public agencies, affordable housing developers, social service providers, and other interested parties. The Intergovernmental Housing Policy Board and the Intergovernmental Human Services Commission offer ongoing opportunities for collaboration and communication. In addition, both Eugene and Springfield staff and elected officials participate in the Lane County Poverty & Homelessness Board, which is an advisory body to Lane County Board of Commissioners.

Citizen Participation

Citizen involvement is a critical part of the process to identify specific uses for federal funds and activities to be undertaken in HUD Program Year 2022, City Fiscal Year 2023 (PY22/FY23). The City of Eugene works with a CDBG Advisory Committee comprised of community residents to develop recommendations for use of CDBG funds. The Eugene-Springfield HOME Consortium has formed a HOME Consortium Governing Board composed of the Mayors and elected officials to direct the use of HOME funds. In addition, there are various evaluation committees and an Equity Panel that provide advisory guidance on specific programs.

There are several opportunities for the public to provide comment in writing or during public meetings in addition to public hearings. Public meetings are held at times convenient to potential and actual beneficiaries in locations that meet American with Disabilities Act accessibility standards. With 48 hours' notice prior to any public meeting, the City of Eugene can provide the following services: an interpreter and audio equipment for the hearing impaired, a reader to review printed materials with the sight impaired; and language interpreter for non-English speaking residents.

The specific outreach and citizen participation process for HOME funds received by the Eugene-Springfield HOME Consortium and CDBG funds received by Eugene are described below. Due to public health concerns related to the COVID-19 pandemic, the meetings and public hearings will be held in an online format with the option for community members to call in.

Eugene-Springfield HOME Consortium – HOME Allocation Process

The Eugene-Springfield HOME Consortium Governing Board reviewed and voted on the draft recommendation for the use of HOME funds on March 15, 2022. A 30-day public comment period commenced on March 19 and completed on April 19, 2022. No comments were received. A public hearing by the HOME Consortium Governing Board was held on April 19, 2022, and the Governing Board reviewed and voted unanimously to approve the HOME Allocation. A summary of the draft Eugene-Springfield HOME Consortium funding sources and uses is in Attachment B.

Eugene – CDBG Allocation Process

The Eugene CDBG Advisory Committee reviewed and approved the draft recommendation for use of CDBG funds on February 25, 2022. A 30-day written public comment period commenced on March 3 and completed on April 2, 2022. A public hearing was held during the Eugene CDBG Advisory Committee meeting on March 31, 2022. No written public comments were submitted, and no public hearing comments were received. A summary of the Eugene CDBG funding sources and uses is provided as Attachment C.

Goals and Strategies

The Eugene-Springfield 2020 Consolidated Plan emphasizes goals and strategies to meet the priority needs of low-income renters, low-income homeowners, people experiencing homelessness, and non-homeless special needs populations. Additional needs include increased employment opportunities for low-income persons as well as low-income neighborhoods and areas that meet HUD's definition of slums and blight. The priority strategies described below are intended to address one or more priority needs. Attachment A includes the adopted table of strategies to address the priority needs along with specific metrics to track progress over the five-year period.

The following narrative describes the allocation of Consortium HOME funds and Eugene CDBG funds for this Action Plan as it relates to each strategy identified in the Eugene-Springfield 2020 Consolidated Plan. Attachment B provides a table of sources and uses for HOME funds and Attachment C provides a table of sources and uses for CDBG funds.

Affordable Housing

Affordable housing goals are intended to address HUD program objectives to provide decent, safe, and affordable housing and address critical housing needs of low-income people in our community. A total of five affordable housing goals are included in the Eugene-Springfield 2020 Consolidated Plan. In this Action Plan, HOME Consortium funds and Eugene CDBG funds are proposed to be allocated to three of the five housing goals. These goals and the strategies as well as the proposed funding amounts are described below.

Increase the supply of affordable housing - Both HOME and Eugene CDBG will support increasing the supply of affordable housing with an emphasis on priority needs identified in the Consolidated Plan.

- Housing Development – \$1,243,992 in HOME funds will support Housing Development activities to be made available through the Consortium's Housing RFP processes. Proposals that address priority needs identified in the Consolidated Plan will be prioritized for funding.
- CHDO Operating Support – \$65,235 in HOME funds will be provided for operating support to Community Housing Development Organizations (CHDOs) serving both cities.

Rehabilitate existing housing stock affordable to low-income persons - In addition to adding units, Eugene will continue efforts to preserve existing rental and ownership housing for low-income persons using CDBG funds. This program offers funds to nonprofits and private owners of rental units to finance a variety of improvements with loans at below-market interest rates and flexible terms in order to maintain low rents for residents. In addition, renters with disabilities needing accommodation can apply for grants or loans for accessibility improvements. The demand for housing rehabilitation and preservation remains strong in Eugene and the need for rental rehabilitation and home repairs is increasing as our existing housing stock ages. Eugene will use \$740,000 in CDBG funds to support rehabilitation of affordable rental units, emergency home repairs, and accessibility improvements for low-income homeowners, and project delivery costs.

Remove barriers to affordable and supportive housing – Eugene seeks opportunities to affirmatively

further fair housing and raise awareness of the housing needs of low- and moderate- income persons so these needs may be considered in the development of related policies and regulations.

- Fair Housing Activities – Eugene will continue to support fair housing activities to their residents in PY22/FY23. Services that will be provided will include operating a Fair Housing Hotline, outreach and education, and enforcement of fair housing laws.
- Intergovernmental Housing Policy Board – Eugene will continue to staff and hold regular meetings of the Intergovernmental Housing Policy Board. This body creates an important forum for identifying and discussing policies and programs impacting the availability and affordability of housing for low-income persons. Eugene and members of the Housing Policy Board will continue to utilize this forum to consider the needs of low-income persons and advise on the impacts of policy decisions on the availability and affordability of housing.
- Affirmative Marketing – Eugene staff will continue to work with area agencies to implement affirmative marketing plans with an emphasis on reaching Latinx households. Eugene will expand outreach efforts to the Latinx community for direct service programs including the Emergency Home Repair Program.

Community Development

Community development goals are intended to satisfy HUD program objectives by providing human services; creating jobs; improving access to public facilities; and furthering neighborhood revitalization, planning, and community-building activities. A total of three community development goals were included in the Eugene-Springfield 2020 Consolidated Plan. These goals and the strategies are implemented with CDBG funds only. In this Action Plan, Eugene CDBG funds are proposed to be allocated to two community development goals. These goals and the strategies as well as the proposed funding amounts are described below.

Support a human services delivery system to address the needs of homeless persons and special needs populations - The City of Eugene collaborates with Lane County to fund human service providers. This collaborative funding model uses available federal, state, and local funds to efficiently support local agencies. The Human Services Commission is the intergovernmental board that guides the use of funds and oversees the activities of agencies receiving funds.

- Human Service Operations - Eugene will allocate \$340,000 in CDBG funds to the Human Services Commission to support public services for low- and very low-income persons. The amount allocated is estimated and is contingent on receiving program income from the prior year. If the program income is less than estimated, the amount allocated to fund Human Service Operations will be reduced. A significant proportion of persons served by these agencies are homeless or at-risk of homelessness.
- Human Service Capital Facilities – Eugene will allocate \$298,184 for capital projects currently underway. The projects were previously allocated funds and additional funds are needed to help with an increase in construction costs. The projects include Head Start of Lane County,

Whiteaker School and Looking Glass, McKay Lodge.

Promote economic development and employment opportunities through the creation of jobs and business development – Eugene will use CDBG funds to undertake economic development activities resulting in job creation for low- and moderate-income households.

- Business Growth Loan Fund - Eugene will continue to operate its Business Growth Fund to provide loans to local businesses resulting in job creation or retention. An estimated \$600,000 in CDBG funds received from business loan payments will be used for loans and project delivery costs.

Attachment A.

Eugene – Springfield 2020 Consolidated Plan
Strategies to Address Priority Needs

(insert table when combining documents into final PDF)

Attachment A. (continued)

Eugene – Springfield 2020 Consolidated Plan
Strategies to Address Priority Needs

(insert table when combining documents into final PDF)

Attachment B.

Draft Eugene – Springfield HOME Consortium PY 2022 HOME Funding Allocation Summary

Sources of Funding

PY 2022 HOME Consortium Entitlement Grant (Estimated)	\$ 1,304,697
Program Income	
Program Income Received in PY 2021 (Estimated)	\$ 150,000
Program Income Expected in PY 2022 (Estimated)	\$ 150,000
Total Sources	\$ 1,604,697

Uses of Funding

Housing Development	\$ 1,243,992
CHDO Operating Support	\$ 65,235
Administration (10% New HOME Funds + 10% Program Income received in PY 2021)	\$ 145,470
Carry Forward to PY 2023 (Program Income Expected in PY 2022)	\$ 150,000
Total Uses	\$1,604,697

Attachment C.

Draft Eugene Community Development Block Grant PY 2022 Funding Allocation Summary

Sources of Funding

PY 2022 CDBG Entitlement Grant (Estimated)	\$1,481,184
Program Income	
PY 2022 Business Growth Loan Fund (Estimated)	\$ 600,000
PY 2022 Housing Rehabilitation Fund (Estimated)	\$ 315,000
Unallocated Program Income	\$ -
Total Sources	\$2,396,184

Uses of Funding

Rehabilitate Existing Housing	\$ 740,000
Support the Human Services Delivery System	
Human Services Operations	\$ 340,000
Human Services Capital Facilities	\$ 298,184
Economic Development	
Business Growth Loan Fund	\$ 600,000
Administration	\$ 418,000
Total Uses	\$ 2,396,184



EUGENE • SPRINGFIELD
2020 CONSOLIDATED PLAN
 for Housing & Community Development

Attachment A: Affordable Housing Strategy

Strategy/Goal	Priority Needs Addressed	Possible Examples	Measurements	HOME Consortium	Eugene CDBG	Springfield CDBG
Increase the supply of affordable housing (HOME and CDBG)	Renters, Homeowners, Homeless, Special Needs	Land Acquisition. Development of new rental housing. Operating Support for Community Housing Development Organizations.	Number of housing units constructed, reconstructed, acquired or preserved	400	5	5
			Number of CHDOs assisted	3		
			Housing for homeless added	100		
			Number of sites acquired		2	2
Rehabilitate existing housing stock affordable to low-income persons (CDBG)	Renters, Homeless, Special Needs, Low-Income Areas, Homeowners	Continue and expand publicly supported rehabilitation and accessibility improvements.	Number of rental units rehabilitated		350	5
			Number of homeowner units rehabilitated		150	300
Provide down payment assistance for homeownership (CDBG)	Homeowners	Assist low-income residents with the first-time purchase of a home.	Households assisted with direct assistance to home buyers		20	20
Provide rental assistance for housing stability and homelessness prevention (HOME)	Renters	Assist low-income residents to remain in stable housing.	Households provided rental assistance	20		
Remove barriers to affordable and supportive housing (CDBG)	Renters, Homeowners, Homeless, Low - Income Area Non-Homeless Special Needs	Support programs that assure housing opportunities are provided without discrimination. Support Housing Policy Board. Update Fair Housing Plan.	Maintain Housing Policy board		✓	
			Number of fair housing events		20	
			Maintain fair housing services		✓	✓
			Update Fair Housing Plan		✓	✓



EUGENE • SPRINGFIELD
2020 CONSOLIDATED PLAN
 for Housing & Community Development

Community Development Strategy

Strategy	Priority Needs Addressed	Possible Examples	Measurements	Eugene CDBG	Springfield CDBG
Support a human services delivery system to address the needs of homeless persons, special needs, and other low-income populations (CDBG)	Homeless, Special Needs	Fund capital improvements to facilities owned by non-profits. Fund non-profit services through the Human Services Commission. Fund job training. Fund housing stability counseling and assistance.	Persons assisted with public facility activities	20,000	5,000
			Persons assisted with public service activities	100,000	60,000
			Number of public facilities improved	5	2
			Number of transitional or emergency beds added	20	5
Promote economic development and employment opportunities through the creation of jobs and business development (CDBG)	Employment Opportunities	Provide below market financing to local businesses creating or retaining jobs. Provide micro-enterprise training, and development opportunities.	Jobs created or retained	150	5
			Businesses assisted	25	1
			Micro business trainees	150	5
Make strategic investments to improve low-income neighborhoods and other areas of slums and blight (CDBG)	Renters, Owners, Homeless, Special Needs, Low-Income Areas and Slums & Blight, Employment Opportunities	Provide financing for activities which eliminate slums and blight, including acquisition, clearance, rehab and historic preservation and economic development activities, infrastructure and public facility improvements.	Businesses assisted with façade treatment or building rehab		1
			Number of projects completed	2	2
			Persons assisted with public improvement activity	5,000	5,000





Eugene–Springfield 2020 Consolidated Plan

EXECUTIVE SUMMARY

FIVE-YEAR STRATEGIC PLAN for Housing and Community Development



CITY OF EUGENE
eugene-or.gov/hudconplan



CITY OF SPRINGFIELD
springfield-or.gov



EUGENE • SPRINGFIELD
2020 CONSOLIDATED PLAN
 for Housing & Community Development

Priority Needs

Priority Need	Explanation	Comments
Renters Low- and very low-income people need increased access to quality affordable rental housing as well as rental assistance	<ul style="list-style-type: none"> About three quarters of moderate- and low-income renters spend more than 30% of their income on housing costs (Eugene – 79%, Springfield – 74%) The majority of low-income renters spend more than 50% of their income on housing costs (Eugene – 68%, Springfield – 57%) 	<ul style="list-style-type: none"> Between 2010 and 2019, the median rental rate rose to \$1,373 in Eugene (47% increase) and \$1,181 in Springfield (58% increase) Significant increase in need from 2013 to 2017; <ul style="list-style-type: none"> Many more moderate-income households spend more than 30% on housing Many more low- and very income households spend more than 50% on housing
Homeowners Low- and very low-income people need increased access to affordable homeownership opportunities and support to remain homeowners	<ul style="list-style-type: none"> A significant majority of low-income owners experience over-crowding, substandard housing, or a housing cost burden (Eugene – 78%, Springfield – 59%) A significant majority of moderate- and low-income owners spend more than 30% of their income on housing costs (Eugene – 66%, Springfield – 57%) A large percentage of low-income owners spend more than 50% of their income on housing costs (Eugene – 59%, Springfield – 39%) 	<ul style="list-style-type: none"> Low-income households spending more than 30% of income housing have increased in Eugene but remains steady in Springfield Low-income households spending more than 50% of income housing have increased in both Eugene and Springfield.



EUGENE • SPRINGFIELD
2020 CONSOLIDATED PLAN
 for Housing & Community Development

Priority Need	Explanation	Comments
People experiencing Homelessness People need access to housing and supportive services to prevent them from becoming homeless and to leave homelessness	<ul style="list-style-type: none"> A total of 2,165 homeless individuals were served in FY 2019 by agencies funded by Lane County The three public school districts in Eugene and Springfield report 1,629 homeless youth during 2019 (includes students who are staying with friends or family) The definition of homeless for purposes of this Plan includes people who are “doubled-up” Shortage of year-round low-barrier emergency shelter beds, especially for single individuals and victims of Domestic Violence Lack of diversion and rapid exit services for those exiting Permanent Housing 	<ul style="list-style-type: none"> Majority of the homeless population in Eugene (73%) and Springfield (88%) are experiencing unsheltered homelessness. <ul style="list-style-type: none"> Shortage of low-barrier year-round emergency shelter and shelter beds in Eugene and Springfield In 2017, one in four persons exiting permanent housing in Lane County returned to homelessness There are no youth-specific resources for transition-age youth (18-24) Due to low rental vacancy (3.6% in Eugene and 3.4% in Springfield) and even lower affordable unit rental vacancy, the Lane County Continuum of Care struggles with voucher or tenant-based programs
Non-Homeless Special Needs Populations Special needs populations need additional support as it relates to affordable housing, human services, and employment opportunities	<ul style="list-style-type: none"> People with special needs including families with children, seniors, ex-offenders, people with HIV/AIDS, victims of domestic violence, people with drug and alcohol addictions, people who are evicted or foreclosed, people with physical and mental disabilities, veterans, youth, and youth aging out of foster care 	<ul style="list-style-type: none"> There were 32,438 elderly (over the age of 65) and 3,310 frail elderly (that need assistance with daily living) in Eugene-Springfield (2017 ACS) The disability rate is 13.5 percent in Eugene and 18.6 percent in Springfield Physical disabilities can include hearing, vision, cognitive, ambulatory, self-care or independent living difficulties In the Community Survey, respondents identified <i>mental health and addiction services</i> and <i>housing services</i> as the greatest social service needs. Respondents also identified <i>assist human service agencies with facilities acquisition or improvements</i> as the most needed Community Development Need



EUGENE • SPRINGFIELD
2020 CONSOLIDATED PLAN
 for Housing & Community Development

Priority Need	Explanation	Comments
Employment Opportunities People who have low incomes, are unemployed or underemployed need a broader range of employment opportunities, including self-employment	<ul style="list-style-type: none"> • Job growth and low unemployment rates has not yielded better wages for many younger residents and workers lacking necessary skills • The new workforce of youth 16-24 years old accounts for 38% of the workforce • Current low unemployment rates and retirements in workforce has created demand for skilled workers in some industries 	<ul style="list-style-type: none"> • The United Way ALICE report found that 58% of all jobs in Oregon are low-wage (less than \$20/hour), with contract positions (non0benefited) increasing, a factor in job and housing insecurity • There is a need to increase high-wage and living wage career employment opportunities for youth • Lower wages are exacerbating housing affordability for some workers
Low-Income Areas & Areas of Slums and Blight Geographic areas that meet federal criteria as areas of slums and blight or as low-income areas and need additional support for rehabilitation and public improvements	<ul style="list-style-type: none"> • There are several areas in this community that are or could meet the HUD requirement for an area of slums and blight which would allow different uses of CDBG funds. These areas could benefit from increased investments in the area • There are several areas of this community that are characterized by 51% or more low- to moderate-income residents, which can benefit from increased investments in this area 	<ul style="list-style-type: none"> • Need to support low- and moderate- income neighborhoods through public improvements such as infrastructure and public facilities • Low-Income Areas have been mapped for both jurisdictions • Support currently designated slum/blight areas



EUGENE • SPRINGFIELD
2020 CONSOLIDATED PLAN
 for Housing & Community Development

Affordable Housing Strategy

Strategy/Goal	Priority Needs Addressed	Possible Examples	Measurements	HOME Consortium	Eugene CDBG	Springfield CDBG
Increase the supply of affordable housing (HOME and CDBG)	Renters, Homeowners, Homeless, Special Needs	Land Acquisition. Development of new rental housing. Operating Support for Community Housing Development Organizations.	Number of housing units constructed, reconstructed, acquired or preserved	400	5	5
			Number of CHDOs assisted	3		
			Housing for homeless added	100		
			Number of sites acquired		2	2
Rehabilitate existing housing stock affordable to low-income persons (CDBG)	Renters, Homeless, Special Needs, Low-Income Areas, Homeowners	Continue and expand publicly supported rehabilitation and accessibility improvements.	Number of rental units rehabilitated		350	5
			Number of homeowner units rehabilitated		150	300
Provide down payment assistance for homeownership (CDBG)	Homeowners	Assist low-income residents with the first-time purchase of a home.	Households assisted with direct assistance to home buyers		20	20
Provide rental assistance for housing stability and homelessness prevention (HOME)	Renters	Assist low-income residents to remain in stable housing.	Households provided rental assistance	20		
Remove barriers to affordable and supportive housing (CDBG)	Renters, Homeowners, Homeless, Low-Income Area Non-Homeless Special Needs	Support programs that assure housing opportunities are provided without discrimination. Support Housing Policy Board. Update Fair Housing Plan.	Maintain Housing Policy board		✓	
			Number of fair housing events		20	
			Maintain fair housing services		✓	✓
			Update Fair Housing Plan		✓	✓



EUGENE • SPRINGFIELD
2020 CONSOLIDATED PLAN
 for Housing & Community Development

Community Development Strategy

Strategy	Priority Needs Addressed	Possible Examples	Measurements	Eugene CDBG	Springfield CDBG
Support a human services delivery system to address the needs of homeless persons, special needs, and other low-income populations (CDBG)	Homeless, Special Needs	Fund capital improvements to facilities owned by non-profits. Fund non-profit services through the Human Services Commission. Fund job training. Fund housing stability counseling and assistance.	Persons assisted with public facility activities	20,000	5,000
			Persons assisted with public service activities	100,000	60,000
			Number of public facilities improved	5	2
			Number of transitional or emergency beds added	20	5
Promote economic development and employment opportunities through the creation of jobs and business development (CDBG)	Employment Opportunities	Provide below market financing to local businesses creating or retaining jobs. Provide micro-enterprise training, and development opportunities.	Jobs created or retained	150	5
			Businesses assisted	25	1
			Micro business trainees	150	5
Make strategic investments to improve low-income neighborhoods and other areas of slums and blight (CDBG)	Renters, Owners, Homeless, Special Needs, Low-Income Areas and Slums & Blight, Employment Opportunities	Provide financing for activities which eliminate slums and blight, including acquisition, clearance, rehab and historic preservation and economic development activities, infrastructure and public facility improvements.	Businesses assisted with façade treatment or building rehab		1
			Number of projects completed	2	2
			Persons assisted with public improvement activity	5,000	5,000

Eugene CDBG Advisory Committee and Eugene-Springfield HOME Consortium Governing Board Membership

Eugene CDBG Advisory Committee

Chris Ramey (Chair)

Tracy Ellis

Ibrahim Coulibaly

Rick Guerra

Corrie Parrish

Hatsue Sato

Thomas Hiura

Jan Fillinger

Joshua Caraco

Eugene-Springfield HOME Consortium Governing Board

Mayor Lucy Vinis, Eugene

Councilor Emily Semple, Eugene

Mayor Sean VanGordon, Springfield

Councilor Kori Rodley, Springfield

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Public Forum

Meeting Date: April 25, 2022
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 4
Staff Contact: Sara McKinney
Contact Telephone Number: 541-682-8497

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: Sara McKinney
Telephone: 541-682-8497
Staff E-Mail: smckinney@eugene-or.gov