



Eugene City Council

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EUGENE CITY COUNCIL AGENDA

July 15, 2020

12:00 p.m. CITY COUNCIL WORK SESSION

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

**Meeting of July 15, 2020;
Her Honor Mayor Lucy Vinis Presiding**

Councilors

Emily Semple, President
Mike Clark
Chris Pryor
Betty Taylor

Jennifer Yeh, Vice President
Greg Evans
Claire Syrett
Alan Zelenka

12:00 p.m. CITY COUNCIL WORK SESSION

- 1. WORK SESSION: 1059 Willamette Redevelopment**
- 2. WORK SESSION: CAP2.0 Update**
- 3. WORK SESSION: Financial Update**

Adjourn.

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.

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or visit us online at www.eugene-or.gov.

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Work Session: 1059 Willamette Redevelopment

Meeting Date: July 15, 2020
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 1
Staff Contact: Amanda D'Souza
Contact Telephone Number: 541-682-5540

ISSUE STATEMENT

This work session is to discuss the disposition and redevelopment of the property located at 1059 Willamette Street (the former Lane Community College Downtown Center). Council will be asked to provide feedback on the RFP criteria and public engagement process. Staff will present the draft incentives package and funding options.

BACKGROUND

The building served as the Lane Community College (LCC) Downtown Center until 2012 and has been vacant since the new LCC Downtown Campus opened at 10th and Olive. The City of Eugene's Urban Renewal Agency (Agency) identified the property as one of four projects in the 2016 Downtown Urban Renewal Plan amendment to be eligible for Agency resources to assist in the property's redevelopment. In April 2019, the City submitted a letter of interest to LCC for purchase of the site. In May 2019, the LCC Board approved sale of the site to the City of Eugene.

At the January 29, 2020, work session, Council discussed the redevelopment of 1059 Willamette, including the option to create a mixed-income housing development. At the work session, Council approved the use of federal Community Development Block Grant (CDBG) funds to acquire the building for multi-family housing development through the Land Acquisition for Affordable Housing Program, also called the land bank program. After performing due diligence required by CDBG regulations, the City acquired the site in April 2020.

The use of CDBG funds to purchase the site incorporates an affordable housing component in the future development: CDBG requires that a minimum of 51 percent of the units serve populations earning 80 percent of the area median income (AMI) and below. Council also approved the use of a Request for Proposals (RFP) process for disposition of the site at the January work session.

RFP Criteria

Council is asked to provide feedback on the draft RFP criteria in Attachment C. As part of the proposed public engagement plan, staff would also provide community stakeholders the opportunity to review and provide input on the draft criteria. Council will be asked to finalize the criteria at a future work session before the RFP is released. Highlights of the proposed criteria include:

- Compliance with CDBG-related federal requirements (e.g., income and rent limits – see

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“mixed income project” section below, mitigating actions to satisfy environmental regulations);

- Demonstrated experience with similar projects; and
- Timeliness and feasibility of proposed project, including financials.

RFP Timeline

The recommended RFP timeline in Attachment B combines the required steps from three different processes: a) the land bank disposition process (approved for this property at the January 29 work session), b) the 2018 Council-approved disposition process for City-owned real property, and c) the process laid out by the 2016 Downtown Urban Renewal Plan for the use of Urban Renewal funds (see Attachment A for those three processes individually). Under this recommended timeline, Council and/or the Agency Board would have a minimum of four more opportunities to guide the disposition and redevelopment process before the City/Agency would enter into an agreement with a developer. A brief summary of the process is in the “next steps” section below.

Public Engagement

Staff proposes the following public engagement opportunities as part of the RFP process:

- Staff will reengage with the stakeholders from January (Downtown Neighborhood Association, Downtown Eugene, Inc., Downtown Eugene Merchants, Friends of Downtown, and affordable housing providers) to receive feedback on proposed RFP criteria.
- If Council chooses to move forward with a Public Hearing on whether the project should move forward as well as potential funding sources for the project, the Public Hearing would provide the public with an additional opportunity to provide comment prior to the release of the RFP.
- After project proposals are submitted to the City, the proposals would be presented to the public for comment.
- An Evaluation Committee will score the proposals (based on the process approved by Council in January 2020). The Evaluation Committee for land bank sites typically includes the Council representative on the Housing Policy Board, community member representatives with development or housing expertise, and a member of the applicable neighborhood association.

Mixed-Income Housing Project

The current target for the project is a mix of income-qualified units and market-rate units, where 51 percent of the units are targeted to households at 80 percent of AMI^a, and 49 percent of the units are market-rate (see Attachment C for CDBG income limits based on household size). These households are an underserved population - there are very few options for households earning between 60 percent and 80 percent AMI, and in most cases, they would not qualify for other affordable housing options.

^a Workforce housing is a term used to describe housing for households that earn too much to qualify for subsidized affordable housing, but have difficulty finding adequate housing within their budget. The term ‘moderate-income housing’ more accurately describes the housing category, as many households that qualify for subsidized affordable housing are in the workforce.

As part of project scoping, staff interviewed local housing developers to better understand the financial feasibility of this type of mixed-income development and conducted a financial 'pro forma' evaluation. A financial gap is anticipated because:

1. Rents are limited for over half of the units, so they are affordable for households earning no more than 80 percent AMI. Those rents are substantially lower than market-rate rents for a new housing development.
2. Traditional tools available to support affordable housing, such as HOME funds, Low Income Housing Tax Credits (LIHTC), and Low-Income Rental Housing Property Tax Exemptions (LIRHPTE), require rents to be affordable to households at 60 percent AMI and below. These traditional resources would not be available for a project targeting households at 80 percent of AMI.

Incentives Package

The City and/or the Urban Renewal Agency can support a future mixed-income housing development at 1059 Willamette in several ways. See Attachment D for a description of potential incentives, listed here in brief:

- Provide the property at no cost, which is typical of the land bank program.
- Demolish the building and make the site 'shovel-ready.'
- Cover System Development Charges and other permit fees.
- Cover EWEB's downtown electric-network connection fee.
- Multi-Unit Property Tax Exemption.

Urban Renewal

The Downtown Urban Renewal Plan outlines a number of community engagement activities that must be completed before the Agency Board can authorize the use of tax increment funds on this project (see Attachment A). The public engagement conducted in January prior to acquisition fulfilled step #1 of the process outlined in the Plan (community is invited to share ideas about the project). We are currently at step #2 of the process (staff presentation of information collected through community engagement activities as well as cost estimates and possible funding mechanisms for the project). Cost estimates of the potential incentives and possible funding mechanisms are listed in Attachment D.

If the Council/Agency Board wishes to consider the use of Urban Renewal funds for 1059 Willamette redevelopment and offer such funds in the RFP, the next step is to hold a public hearing (#3). After the public hearing, the Board will have the opportunity to deliberate and take action on whether to invest Urban Renewal funds in the project (#4). Following step #4, the Council/Agency Board will have further opportunity to discuss and take action on the specific use of Urban Renewal funds both when selecting the proposal and when finalizing deal points.

Proposed Next Steps

If Council passes the recommended motion directing the City Manager to schedule a public hearing and implement the proposed public engagement process, the following next steps would occur:

- A. *Public Engagement:* Stakeholder feedback on draft criteria.
- B. *Public Hearing:* On whether the redevelopment of the property should move forward, and if so, how it should be funded. [Urban Renewal required step #3]

- C. *Work Session:* Finalize the RFP criteria; consider action to offer Urban Renewal funds for the project with the RFP. [Urban Renewal required step #4]
- D. *RFP Issued*
- E. *Public Engagement:* Community input on proposals; Evaluation Committee scores and ranks proposals using approved criteria.
- F. *Work Session:* Selection of development proposal.
- G. *Work Session:* Approval of deal points, including terms related to incentives such as Urban Renewal depending on Agency Board direction from step C.
- H. *Budget Action*
- I. *MUPTE Application public engagement and Council action* (if applicable).

PREVIOUS COUNCIL DIRECTION

January 29, 2020 Work Session

City Council authorized the purchase of the property at 1059 Willamette using Community Development Block Grant funds. Council also approved the Land Acquisition for Affordable Housing property disposition process for the site's redevelopment.

May 29, 2018 City Council Meeting

City Council approved the *Eugene-Springfield One-Year Action Plan, the One-Year Supplemental Plan for the 2015 Consolidated Plan*. This plan identifies a strategy of increasing the supply of affordable housing using land acquisition. The plan identifies sources and uses of funding to implement these strategies.

June 13, 2016 City Council Work Session

City Council adopted Ordinance 20564 adopting an amended Urban Renewal Plan for the Downtown Urban Renewal District. In this plan, 1059 Willamette (formerly "Old LCC") was identified as a project eligible to receive Urban Renewal dollars, with housing as a potential use.

COUNCIL OPTIONS

Request for Proposals Process

1. Direct staff to continue moving forward with the proposed RFP timeline presented in Attachment B, including implementing the public engagement plan, and bring back updated criteria and financial incentives package for Council consideration.
2. Revise the proposed RFP timeline in Attachment B and direct staff to implement the revised timeline.
3. Do not move forward at this time.

Use of Urban Renewal Funds

1. Schedule a Public Hearing to solicit public comment on whether the 1059 Willamette project should move forward as well as the appropriate funding mechanisms for the project.
2. Schedule a work session for further discussion prior to any steps.
3. Do not pursue the use of Urban Renewal funds at this time.

CITY MANAGER'S RECOMMENDATION

The City Manager recommends pursuing the potential use of Urban Renewal funds and scheduling a public hearing to solicit public comment on whether the 1059 Willamette project should move forward as well as the appropriate funding mechanisms for the project. The City Manager also recommends moving forward with the proposed RFP timeline presented in Attachment B including implementation of the proposed public engagement process.

SUGGESTED MOTIONS

Move to direct the City Manager to schedule a Public Hearing on the 1059 Willamette project in order to solicit public feedback on whether the project should move forward, as well as the appropriate funding mechanisms for the project. The City Manager is further directed to implement the proposed public engagement process.

ATTACHMENTS

- A. Land Acquisition, Downtown Urban Renewal, and Property Disposition Processes
- B. Proposed RFP Process and Timeline
- C. Draft RFP Criteria & Additional Background
- D. Market Conditions, Draft Development Incentives Package, & Funding Options

FOR MORE INFORMATION

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Staff E-Mail: Adsouza@eugene-or.gov

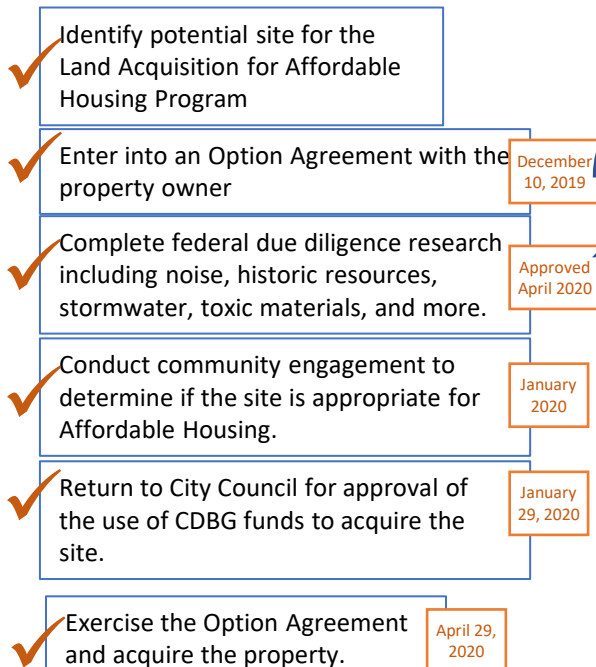
Land Bank, Downtown Urban Renewal, and Property Disposition Processes

The proposed Request for Proposals process and timeline combines requirements set in place by three different processes:

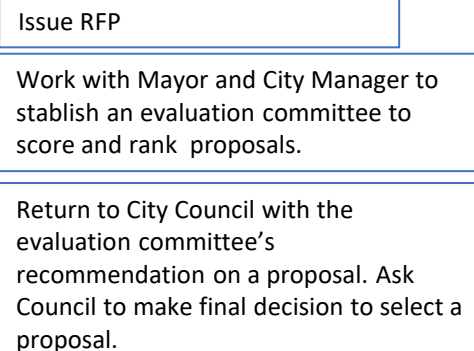
1. Land Acquisition for Affordable Housing (land bank)
2. Downtown Urban Renewal (required per section 600A of the Downtown Urban Renewal Plan Amendment)
3. Property Disposition Process (approved by Council in November 2018).

Land Acquisition for Affordable Housing Program Process Diagram

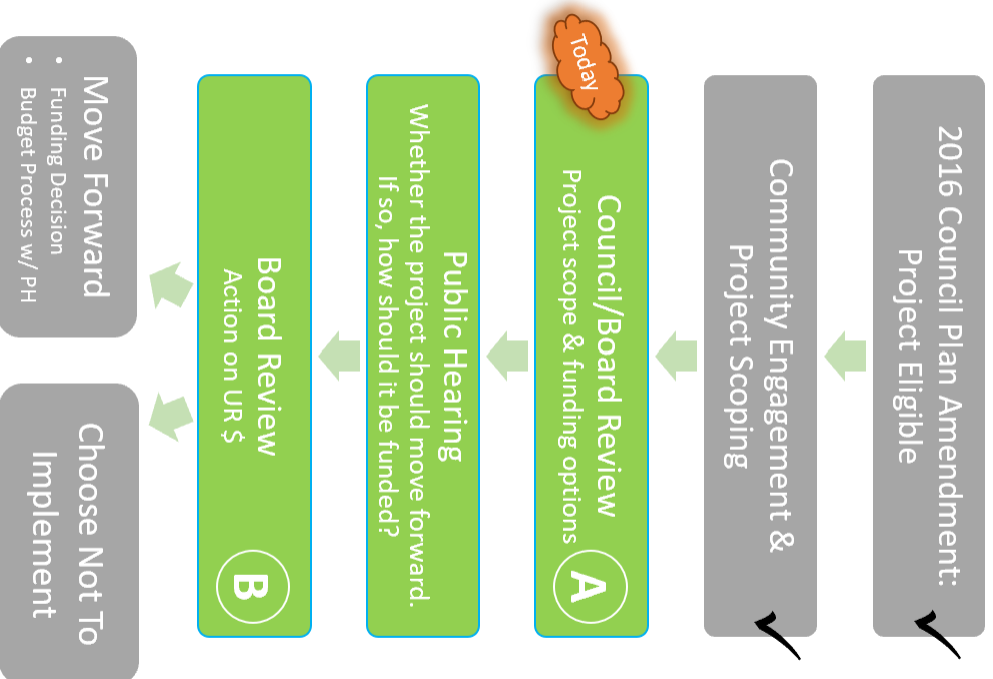
PRIOR TO PROPERTY ACQUISITION



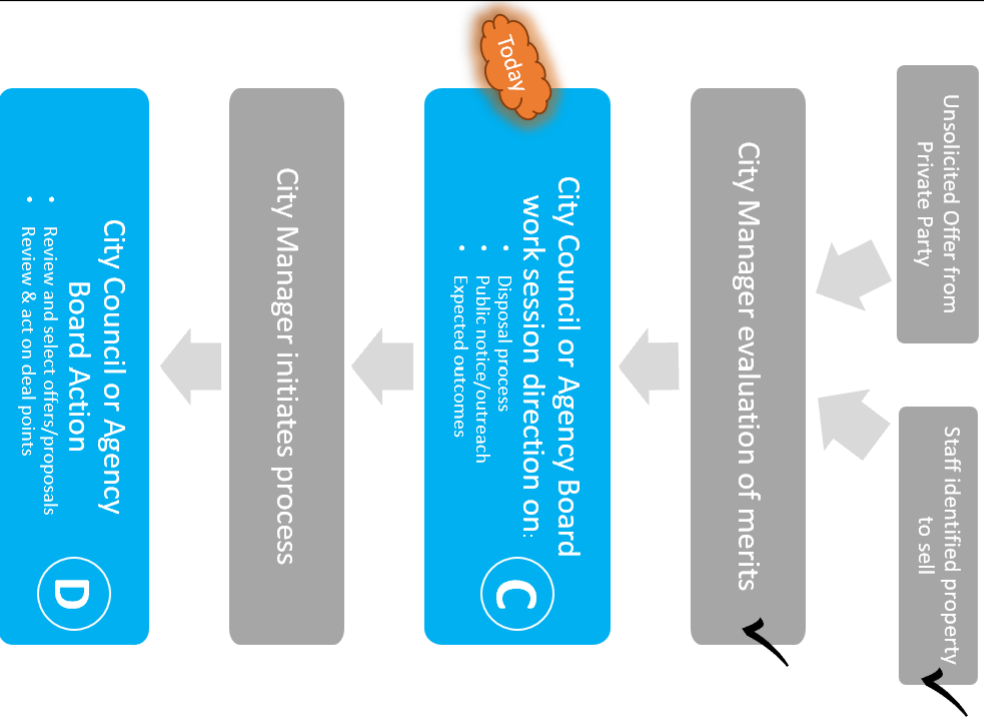
AFTER PROPERTY ACQUISITION April 2020



Downtown Urban Renewal Requirements (Section 600A of the Plan)

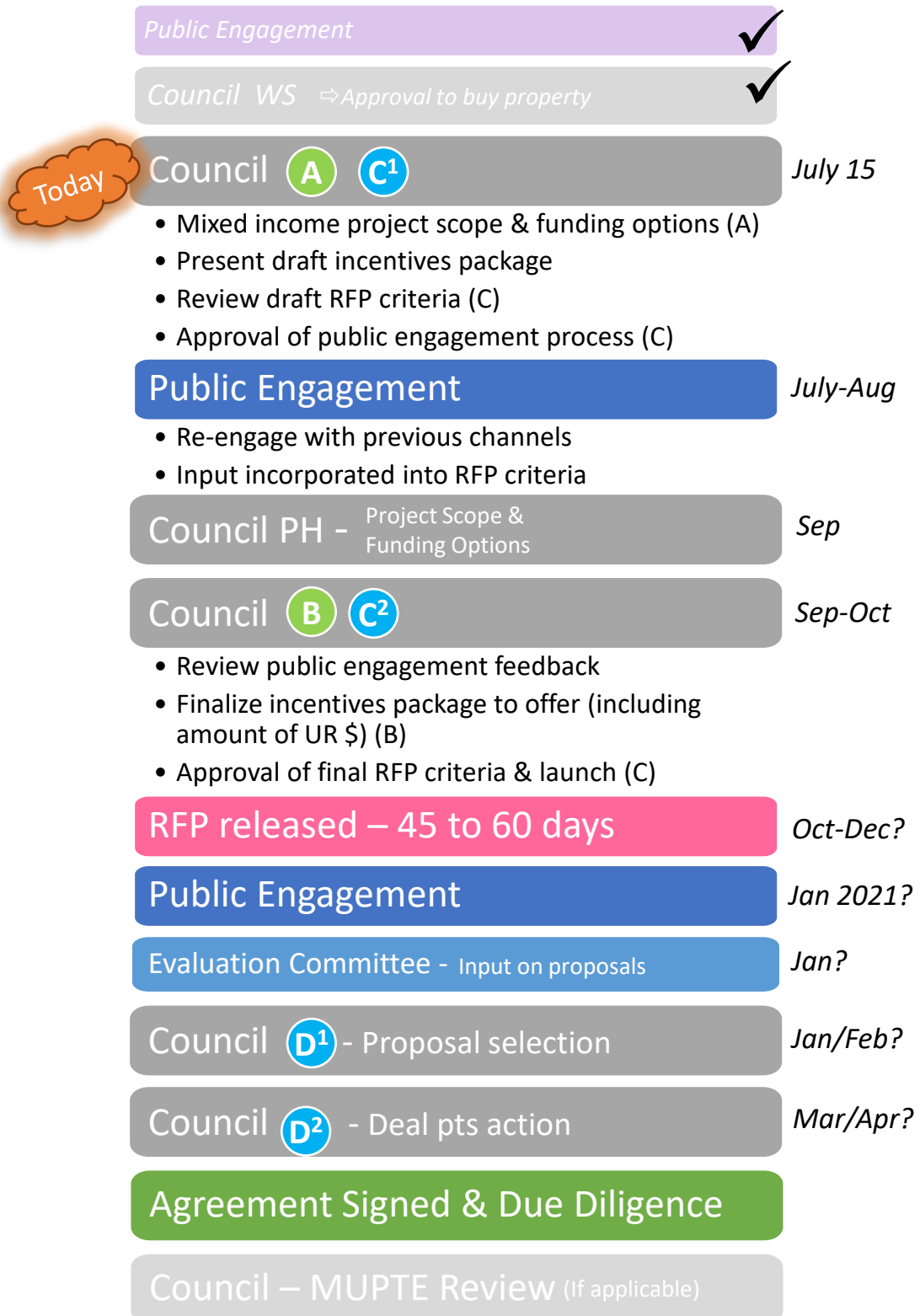


Council-Approved Property Disposition Process (November 2018)



Proposed RFP Process and Timeline

The timeline below combines the 3 related process required for 1) disposing of the property, 2) utilizing Urban Renewal funds, and 3) Land Banking. The circled letters below tie to the specific processes. Those 3 individual processes are provided in Attachment A.



Public Engagement

Both the Council-approved property disposition process and the Downtown Urban Renewal Plan amendment require public engagement opportunities. The public will also have opportunities to participate in the disposition process. Prior to the City Council work session in January 2020 to approve acquisition of the site and the RFP process, staff performed public outreach to propose the concept of a mixed income residential development. A variety of community stakeholders participated in a public meeting to provide input about the proposed development concept, including members of the Downtown Neighborhood Association, Downtown Eugene, Inc., Downtown Eugene Merchants, and Friends of Downtown. Individual outreach was provided to housing providers, service providers, and adjacent neighbors. The overarching comment received prior to acquisition was that workforce housing was an appropriate use for the property.

Once proposals are received, the community will have an opportunity to provide comments on proposals. A summary of public outreach and input will be provided to Council during their consideration of proposals.

Evaluation Committee

The Evaluation Committee for land bank sites typically includes the Council representative on the Housing Policy Board, community member representatives with development or housing expertise, and a member of the respective neighborhood association. The Evaluation Committee will be tasked with scoring and ranking submitted proposals. The Committee will use the RFP criteria in their evaluations (see Attachment C for draft RFP criteria).

Draft RFP Criteria and Additional Background

On January 29, 2020, Council approved the use of a Request for Proposals (RFP) process for disposition of the 1059 Willamette property. The following is a draft of criteria that will be used to evaluate responses to the RFP. Council is asked to provide feedback on these criteria at their July 15 work session. Council will finalize the RFP criteria at a future work session, prior to issuance of the RFP. The draft criteria are:

Experience and Qualifications

Preferred applicants or teams will have:

- A proven track record of completing successful, high quality redevelopment projects (including information about project costs);
- Demonstrated experience with redevelopment projects in urban settings;
- Demonstrated preference for use of local contractors and/or Minority and Women-owned businesses enterprises;
- Demonstrated experience in serving the targeted population(s) and with the proposed form of development.; and
- Evidence of financial capacity.

Project Concept and Design

Required:

- 51% of the units must be affordable to households earning 80% AMI. The remaining units may be offered at market-rate rents;
- Present a well-developed design that is suitable for the target population(s) and project location;
- Must comply with City code for C-3 zoning; and
- Comply with the federal environmental review conditions.

Preferred concepts will:

- Incorporate elements that contribute to an active, inviting, and safe pedestrian environment;
- Demonstrate appropriate integration and relational elements with neighborhood character; and
- Provide a parking assessment and a plan to accommodate the parking and transportation needs of the proposed uses.

Timeliness & Feasibility

Required:

- Development timeline must demonstrate completion and lease up no later than April 30, 2025;
- Demonstrate understanding of market potential for the proposed concept(s); and
- Provide a reasonable project budget that minimizes need for public assistance.

Preferred concepts will:

- Demonstrate completion significantly earlier than April 30, 2025 deadline; and
- Demonstrate leveraging of other resources in project budget.

Additional Public Benefits

Preference will be given to proposals that:

- Integrate art or opportunities for public creativity;
- Complement existing, recent, and anticipated nearby downtown development;
- Demonstrate intention or plan to solicit services from local contractors and/or Minority and Women-owned business enterprises;
- Demonstrate use of cost-effective green building measures; and
- Provide services promoting self-sufficiency and independent living that are available to residents in affordable housing units.

Consistency with City Policies and Goals.

The Downtown Urban Renewal Plan and the Downtown Plan are the primary policy documents that guide public and private redevelopment in the Downtown Eugene area. Other plans and policy documents also provide guidance including 2020-2025 Consolidated Plan, Envision Eugene, and the Community Climate and Energy Action Plan. Any proposed development concept must be consistent with the policies and goals for Downtown Eugene as reflected in these documents.

Additional Background

RFP Submission Requirements

Through the RFP process, development teams would submit proposals for the property that include a description of the project size and scope, architectural renderings, and a pro forma outlining the financing plan. The pro forma would demonstrate the sources and uses of funds for the proposed development, anticipated rental income and expected operating costs. The proposals would provide City Council and the Agency Board with enough detail about a potential development to make decisions about awarding resources.

Income Requirements

Given the property's strategic location across from the LTD Eugene Station and the identified need through the Housing Tools and Strategies process and Envision Eugene for a range of affordable housing options and more compact urban development in the core of downtown, the site is ideally suited for redevelopment as housing. The use of Community Development Block Grant (CDBG) funds to purchase the site incorporates an affordable housing component in the future development: CDBG requires that a minimum of 51 percent of the units serve populations earning 80 percent of the area median income (AMI) and below.

The approach under consideration would be piloting a mixed-income residential development. By adding new, more affordable options, housing mobility is encouraged, which can relieve pressure on the stock of lowest income housing options that have the highest demand in our community. Additionally, the project provides a more affordable option for rent-burdened residents paying more than 30 percent of their income on housing, allowing them to reduce costs, save money, and work towards greater financial stability and the potential of home ownership.

As a mixed-income project, 51% of the units will be targeted to households at 80% of AMI, and 49% of the units market-rate. Households at 80% of AMI are underserved - there are very few options for households earning between 60% and 80% AMI, and in most cases, they would not qualify for other affordable housing options. Table A below shows the CDBG income limits based on household size.

Table A. 2020 CDBG Income Limits, effective July 1, 2020

Persons in Household	1	2	3	4	5	6	7
Low Income - 80% AMI	\$39,200	\$44,800	\$50,400	\$56,000	\$60,500	\$65,000	\$69,450

Evaluation Committee

An Evaluation Committee will score the proposals (based on the land bank and RFP process approved by Council in January 2020). The Evaluation Committee for land bank sites typically includes the Council representative on the Housing Policy Board, community member representatives with development or housing expertise, and a member of the applicable neighborhood association. The Committee will use the finalized RFP criteria to evaluate proposals.

Market Conditions, Proposed Redevelopment Incentives Package, & Funding Options for 1059 Willamette

This attachment provides a brief description of market conditions, the draft redevelopment incentives package, and potential funding options for those incentives.

Market Conditions

As part of its due diligence, staff interviewed local housing developers to better understand the financial feasibility of the proposed development and conducted a financial ‘pro forma’ evaluation. that modeled the site’s likely development costs and operating revenue. The pro forma model used current market data for market-rate rents, qualifying HUD rates in Eugene for income-qualified rents, and construction costs from local multi-story residential projects. The financial modeling demonstrated that a mixed-income project would likely have a multi-million dollar gap, that is, costs exceed revenues.

The interviewed developers also noted that certainty is an important factor. Having a set of incentives available for the project offered in the RFP reduces uncertainty about the costs of new development and increases the likelihood that development teams will be interested in pursuing the project. Council/Agency Board will still have the opportunity to take specific action to both select the proposal and finalize incentives for the specific redevelopment team.

Draft Incentives Package

The following are tools that could incentivize the redevelopment of 1059 Willamette:

- *Provide land for no cost.* The City has acquired the property, using CDBG funds. The City can now transfer the property at no cost.
- *Demolish the building and make the site ‘shovel-ready.’* A local demolition company estimated that demolishing the structure would cost roughly \$700,000 to \$900,000.
- *Cover System Development Charges (SDCs) and other City permit fees.* The estimated SDCs is approximately \$700,000 and other City fees is approximately \$425,000.
- *Pay EWEB’s downtown electric-network connection fee.* EWEB imposes a charge to new construction that is in the area served by its underground electric network in the downtown. EWEB staff estimate that a 5-story building would be charged between \$150,000 and \$200,000.
- *10-Year Property Tax Exemption (MUPTE).* Development would not pay property taxes on the assessed value of new construction for up to 10 years. Requires additional process/Council action after RFP.

Potential Funding Options

Affordable Housing Trust Fund

In May 2019, City Council passed Ordinance No. 20609 establishing a construction excise tax on commercial and residential improvements. The tax created a dedicated source of funding for housing programs and services affordable to incomes up to 100% of area median income, called the Affordable Housing Trust Fund.

Challenges: This fund only recently became available in early 2020 and has about \$900,000. There are a number of competing needs that the fund would be able to assist with. Council originally indicated preference that the majority of funds should go to rental assistance and homebuyer assistance. Additionally, it is also not known whether there would be enough funds to fill the project's gap. In any given cycle, there will not be enough funds available to close a multi-million dollar gap.

MUPTE-Related Funds

HUB on Broadway: The resolution approving the MUPTE for this project included Council's requirement that the project make a "payment in lieu of affordable housing" in years 6-10 of the exemption. By the end of FY26, a total of \$1.03M will be collected.

Moderate Income Housing Fee: As part of the 2015 update of the MUPTE program, Council added a moderate-income housing contribution requirement. The program defines moderate income as up to 100% of area median income. Applicants can meet this requirement through either providing moderate-income housing units or paying a moderate-income housing fee (10% of their total MUPTE 10-year benefit). The fee is intended to support moderate-income housing projects in Eugene.

Currently, only one MUPTE project, Gordon Lofts, will meet the requirement by paying the fee. The estimated fee will be about \$400,000, paid in FY22. (The other MUPTE approved project is Ferry Street Manor, which is meeting the moderate-income housing contribution through the provision of units.)

Challenges: Similar to the Affordable Housing Trust Fund, there are many competing needs that could be met through use of these funds. Additionally, the timing for collecting funds is uncertain.

Downtown Urban Renewal Funds

The 2016 Plan Amendment identified the 1059 Willamette redevelopment as one of four projects eligible for Urban Renewal tax increment funds. For each project, the Plan set out a maximum amount of tax increment financing that could be used for that purpose. At the time of the amendment, elements of each project were yet to occur (e.g. public engagement, design engineering for the fiber project, project negotiations for Farmers Market, project scoping for 1059 Willamette and Park Blocks) so Council considered a range of opportunities within each project before selecting a cap for the amount of tax increment for each project. While the project is eligible for up to \$6 million in tax increment funds, Council approved an increase to the spending limit for the District that is less than the sum of the individual projects. (See table below.) The Report that accompanies the Plan Amendment used \$3M for 1059 Willamette.

Council is holding a public hearing on the Farmers Market/Park Blocks projects on July 20 and is scheduled to take action on the use of urban renewal funds on July 27. The Agency started a process to amend the Plan to remove the spending cap for the Farmers Market on June 22.

2016 Maximum Tax Increment Spending Allowed by Project	
High-Speed Fiber	\$ 3.0M
Farmers Market	\$ 4.0M*
Park Blocks & Open Space	\$ 5.2M
Old LCC Building (1059 Willamette)	\$ 6.0M**
Project Delivery and Administration	\$ 4.2M***
Sum of Project Maximums	\$22.4M
2016 Spending Limit Increase	\$19.4M

*The Farmers Market had \$500,000 dedicated in the 2010 Plan amendment for a total of \$4.5M.

**The Report that accompanies the Plan Amendment used \$3M for 1059 Willamette.

***No cap was put on project delivery and administration in the 2016 Plan amendment, but this was the estimated amount that would be needed to deliver the projects.

The Downtown Urban Renewal Plan outlines four required steps that give the Agency Board more information about a project before action ([see Attachment C](#)).

Challenges: If Council/Agency Board wants to spend more than \$3M on this project, that would mean that there are fewer Urban Renewal funds for Farmers Market and Park Blocks/Open Spaces.

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Work Session: CAP2.0 Update

Meeting Date: July 15, 2020
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 2
Staff Contact: Chelsea Clinton
Contact Telephone Number: 541-682-5649

ISSUE STATEMENT

This work session builds on the content shared at the July 8, 2020, CAP2.0 Update Work Session. The purpose of this work session is to answer questions and review the revised Community Climate Action Plan 2.0 document.

BACKGROUND

The City's Climate Recovery Ordinance ([Ordinance No: 20567](#)) includes the following goals: 1) the City organization to be carbon neutral by 2020, 2) the City organization to reduce fossil fuel use by 50 percent by 2030 compared to 2010 levels, 3) community-wide reduction of fossil fuel use by 50 percent by 2030 compared to 2010 levels, and 4) reduce community-wide greenhouse gas emissions by 7.6 percent annually through 2100. The City's Internal Climate Action Plan and the CAP2.0 are the roadmaps to reaching the CRO goals.

Climate Action Plan 2.0

The City formally began the CAP2.0 planning process in 2018. An initial draft plan was released in November 2018. This revised draft follows a similar format and includes significant revisions guided by the 12 themes that emerged from the [Mayor's CRO Ad Hoc Work Group](#) which met in the winter and spring of 2020. Examples of themes include adding more detail to the plan; adding stronger connections to housing, transportation, and consumption; adding more actions; prioritization of actions; and a clearer pathway to achieving the CRO goals. Changes to the document included added more detail to action descriptions adding focus sections on housing and transportation and consumption; adding a timeline; and adding a more data and information to show the pathway to the CRO. The revised CAP2.0 can be found here: <https://www.eugene-or.gov/4284/Draft-Climate-Action-Plan-20>.

The CAP2.0 document and planning process are a reflection of the values endorsed by the Eugene City Council with the adoption of the Climate Recovery Ordinance. They also reflect what our community continues to voice - the Climate Emergency is real and urgent and taking a business-as-usual approach is not enough. The CAP2.0 shifted our climate work in several important ways.

1. **Data-Driven process.** From identifying the specific greenhouse gas emissions goal for 2030 (790,000 MT CO₂e) to measuring the impact of the climate action the community plans to take

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over the next 5-10 years, this was a data driven process. The revised document includes more data, including a detailed look at progress towards the CRO goals in different sectors.

2. **Mitigation and Resiliency Plan.** The CAP2.0 focuses on what actions the community can take to mitigate the impacts of climate change and resiliency actions that will help the community prepare for the impacts of climate change. The revised document includes more actions and more detailed descriptions of actions, including a triple bottom line analysis of every City of Eugene action.
3. **Community Engagement that grew capacity to address climate change.** The project engaged with stakeholders across the community in a variety of ways. The Eugene Climate Collaborative – a group of 12 organizations that have the ability to impact systems that can reduce GHGs and help the community prepare for the impacts for climate change - provided 44 actions to the plan. The Equity Panel – a group representing marginalized communities – provided an additional 44 recommendations. The Mayor’s CRO Ad Hoc Work Group created the project plan in 2017. The Work Group reconvened in 2020 to help guide revisions to the draft document and collect new ideas for potential actions. In addition, the Work Group provided input on what community engagement will look like as the City moves into implementation of the CAP2.0.

Triple Bottom Line Considerations

The CAP2.0 process included the convening of an Equity Panel. The Panel came up with 42 recommendations included in the CAP2.0. The revised document also includes a triple bottom line (TBL) analysis of all City of Eugene actions, which was reviewed by a panel of community members.

PREVIOUS COUNCIL DIRECTION

[November 22, 2017, Work Session](#)

Council received updates on the Internal Climate Action Plan and the proposal for the Community Climate Action Plan, endorsed by the Mayor’s CRO Ad Hoc Work Group.

[April 25, 2018, Work Session](#)

Council received CAP2.0 update; discussion on electric-vehicle-ready homes.

[October 8, 2018, Work Session](#)

Update on CAP2.0 project.

[November 14, 2018, Work Session](#)

Northwest Natural Gas Franchise work session and CAP discussion; Council directed staff to develop a ‘gaps’ plan to address the projected shortfall between the CAP2.0 process and the goals identified in the CRO.

[January 16, 2019, Work Session](#)

Home Energy Score Program work session; Council agreed to include the HES program as an option in a more comprehensive CAP2.0 package for review later in the year.

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[January 30, 2019, Work Session](#)

Work session on the regulation of natural gas as well as an update on CAP2.0 and presentation of 'gap' strategies.

[February 11, 2019, Joint Work Session](#)

City Council and the Eugene Water & Electric Board held a joint work session to discuss topics related to climate and energy; received updates on the CAP2.0, electric vehicle planning efforts, and cap/trade policy.

[May 22, 2019, Work Session](#)

Executives from Northwest Natural Gas presented to City Council and discussed their proposed Low Carbon Pathway.

[June 17, 2019, Work Session](#)

CAP2.0 Equity Panel presented their recommendations; staff provided an update on CAP2.0 and Council discussed 'gap' strategies.

[October 16, 2019, Work Session](#)

CAP2.0 Update, discussion of the Transportation Fuels Gap Strategies, update on the Transportation System Plan, and presentation of the Electric Vehicle Strategy.

[October 28, 2019, Work Session](#)

CAP2.0 Update, discussion of the Energy Used in Buildings Gap Strategies, and an update on the Northwest Natural Franchise Agreement Process.

[November 18, 2019 Work Session](#)

Climate Action Plan 2.0 document review and consideration of additional strategies.

[May 27, 2020 Work Session](#)

Climate Recovery Ordinance implementation and Community Climate Action Plan 2.0 process update.

[June 17, 2020 Work Session](#)

CAP2.0 Update with a focus on the Mayor's Ad Hoc Work Group recommendations.

[July 8, 2020 Work Session](#)

CAP2.0 Update focusing on changes in the revised document.

FOR MORE INFORMATION

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