



Eugene City Council

125 E. 8th Ave., 2nd Floor
Eugene, OR 97401-2793
541-682-5010 • 541-682-5414 Fax
www.eugene-or.gov

EUGENE CITY COUNCIL AGENDA

October 10, 2016

7:30 p.m. CITY COUNCIL MEETING
Harris Hall, 125 East 8th Avenue
Eugene, Oregon 97401

Meeting of October 10, 2016;
Her Honor Mayor Kitty Piercy Presiding

Councilors

Greg Evans, President
George Brown
George Poling
Claire Syrett

Alan Zelenka, Vice President
Mike Clark
Chris Pryor
Betty Taylor

7:30 p.m. MEETING OF THE EUGENE CITY COUNCIL
Harris Hall, 125 East 8th Avenue

1. CEREMONIAL MATTERS

2. PUBLIC FORUM

3. CONSENT CALENDAR

(Note: Time permitting, action on the Consent Calendar may be taken at the 5:30 p.m. work session.)

A. Approval of City Council Minutes

- September 19, 2016, Public Forum
- September 21, 2016, Work Session
- September 26, 2016, Work Session and Meeting
- September 28, 2016, Work Session

B. Approval of Tentative Working Agenda

C. Approval of HOME Funding for Transitional Housing for Homeless High School Students

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 Matters

Meeting Date: October 10, 2016
Department: Central Services
www.eugene-or.gov

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

ISSUE STATEMENT

This item is to acknowledge and celebrate organization and community awards and achievements. No action is required by the City Council.

BACKGROUND

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

CITY MANAGER'S RECOMMENDATION

This is an information item only.

ATTACHMENTS

None.

FOR MORE INFORMATION

Staff Contact: Beth Forrest
Telephone: 541-682-5882
Staff E-Mail: beth.l.forrest@ci.eugene.or.us

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Public Forum

Meeting Date: October 10, 2016
Department: Central Services
www.eugene-or.gov

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

ISSUE STATEMENT

This segment allows citizens the opportunity to express opinions and provide information to the council. Testimony presented during the Public Forum should be on City-related issues and should not address items which have already been heard by a Hearings Official, or are on the present agenda as a public hearing item.

SUGGESTED MOTION

No action is required; this is an informational item only.

FOR MORE INFORMATION

Staff Contact: Beth Forrest
Telephone: 541-682-5882
Staff E-Mail: beth.l.forrest@ci.eugene.or.us

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Approval of City Council Minutes

Meeting Date: October 10, 2016
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 3A
Staff Contact: Beth Forrest
Contact Telephone Number: 541-682-5882

ISSUE STATEMENT

This is a routine item to approve City Council minutes.

SUGGESTED MOTION

Move to approve the following minutes: September 19, 2016, Public Forum, September 21, 2016, Work Session, September 26, 2016, Work Session and Meeting, and September 28, 2016, Work Session.

ATTACHMENTS

- A. September 19, 2016, Public Forum
- B. September 21, 2016, Work Session
- C. September 26, 2016, Work Session and Meeting
- D. September 28, 2016, Work Session

FOR MORE INFORMATION

Staff Contact: Beth Forrest
Telephone: 541-682-5882
Staff E-Mail: beth.l.forrest@ci.eugene.or.us

MINUTES

**Eugene City Council
South Eugene High School Cafeteria
400 East 19th Avenue
Eugene, Oregon 97401**

**September 19, 2016
6:00 p.m.**

Councilors Present: George Brown, Betty Taylor, Alan Zelenka, Greg Evans, Chris Pryor

Councilors Absent: George Poling, Mike Clark, Claire Syrett

Mayor Piercy opened the September 19, 2016, meeting of the Eugene City Council.

1. Public Forum on South Willamette Planning

1. David Monk – SW-SAZ created unnecessary consequences; meaningful public participation is needed.
2. Ed Moyer – Infill needed that won't destroy neighborhoods; eager to proceed with Clark/Brown proposal.
3. Vic Hariton – Current process is causing distrust; refinement plan is needed; support Clark/Brown proposal.
4. Sue Wolling – Planning needs to be in the framework of Envision Eugene; need an intermediate plan.
5. Josh Newman – Talk to impacted people first; need process to combine Envision Eugene and refinement plan.
6. Eliza Kashinsky – Support incremental growth in neighborhoods and Envision Eugene goals.
7. Emily Semple – Eager to form a team for a refinement plan and community planning commission on this.
8. Gerry Meenaghan – Collaborate with neighborhoods on refinement plan; walkability should apply across city.
9. Ron Bevirt – Need to focus on residents of affected area and get input from them; need refinement plan.
10. Janet Bevirt – Refinement plan needs to be the foundation of future planning efforts.
11. Bill Aspegren – New approach needed; need a refinement plan like Clark/Brown proposal.
12. Mary Brorby – Process was forced upon residents; more response from City on issues are needed.
13. Brian Weaver – City is opposed to community-based process; stakeholders are last to have input.
14. Jennifer Smith – Rent in Eugene is too high; workforce housing is needed; citywide plan and goals are needed.
15. Howie Bonnett – Willamette Street needs a lot of help.
16. Eben Fodor – Fundamental problems with SW-SAZ; building heights a big concern; support walkability.
17. Christine Sundt – CC&Rs for four affected subdivisions are valid and could become a litigation issue.
18. Richard Sundt – Support densification through multi-use buildings and Clark/Brown proposal.
19. Joyce Eaton – Support refinement plan; spoke of honesty (and lack thereof) in SW-SAZ presentations.
20. Bonny McCornack – Reject premise that density is needed; sprawl will continue unless other action is taken.
21. Ralph McDonald – Trees were at risk with SW-SAZ; affects climate change efforts.
22. Pam Wooddell – Affordability and sustainability issues need to be addressed.
23. Lena Houston-Davisson – Move forward with refinement process and community engagement.
24. Peter Gallagher – Clear answers to questions by Planning Department are needed.
25. Seth Sadofsky – City missed a step with SW-SAZ; take a step back and have a community process.
26. Joshua Skov – Engage residents; be clear about values; manage growth.
27. Ron Funke – Drive times are too long; infrastructure needs to be relocated underground.
28. Eleanor Hamel – Concerned about losing real estate values; like street improvements; more street parking.
29. Linda Duggan – Need a City-run community center; Willamette Street is worse than before.
30. Tara Jones – Need to create multi-use buildings and greenways.

31. Peter Esden-Tempski – Refinement plan should be basis for moving forward.
32. Kathy Ging – Solar access protections needed.
33. Margie James – Poor communication between residents and city; refinement plan is needed.
34. Gay Anne Brinda – Encourage looking at Portland’s planning process.
35. Mia Nelson – Biggest challenge is lack of affordable housing; consider needs of renters.
36. Cindy Allen – Neighborhood-specific refinement plans needed.
37. Randy Prince – We need a citizen planning committee and funding mechanisms.
38. Paul Conte – Engage neighborhoods and create a refinement plan like Jefferson-Westside zone.
39. Lisa Arkin- SW-SAZ was forced re-zoning; we can’t displace longtime residents.

The meeting adjourned at 7:54 p.m.

Respectfully submitted,

Chuck Crockett
Deputy City Recorder

MINUTES

Eugene City Council
Harris Hall, 125 East 8th Avenue
Eugene, Oregon 97401

September 21, 2016
12:00 p.m.

Councilors Present: George Brown, Betty Taylor, Alan Zelenka, George Poling, Mike Clark, Greg Evans, Chris Pryor

Councilors Absent: Claire Syrett

Mayor Piercy opened the September 21, 2016, meeting of the Eugene City Council.

1. EXECUTIVE SESSION: Pursuant to ORS 192.660(2)(i)

The City Council met in an executive session pursuant to ORS 192.660(2)(i)

Mayor Piercy adjourned the executive session and reconvened the meeting of the Eugene City Council.

2. WORK SESSION: Police Auditor Annual Performance Review

Human Resources Manager Keri Beraldo gave a review of the performance process and led the council in a discussion of the Police Auditors annual performance review.

Council discussion:

- Appreciate Police Auditor's work and opportunities for potential growth; excellent job
- High level of confidence in work; adding community outreach position is helpful.
- Police Auditor and staff are accomplishing what the ordinance set out to do.
- Office has been responsive to communication and outreach concerns.
- Police Auditor's Office serves as a model of what other communities can do.
- Positive impact on police policy, in particular use-of-force and high speed chases.
- Maintain the confidence, integrity, transparency, and effectiveness of Police Auditor's office.
- Would like feedback from complainants after the process; more outreach to neighborhoods.
- Work with council officers on possible changes to ordinance.

MOTION AND VOTE: Councilor Evans, seconded by Councilor Zelenka, moved that Council approve an amendment to the Police Auditor's contract that: (1) awards him the same COLA of 2.1% that other non—represented employees received, effective at the same time as other non-represented employees, i.e., Jul1 1, 2016; (2) in lieu of any additional increase in salary, that the Auditor receive a one-time payment for FY18 equal to 1.5% of annual salary, payable on or around July 1, 2017; and (3) conforms section 6.3 of the contract related to deferred compensation to the same benefit received by other non-represented employees. The Council President is authorized to execute a contract amendment consistent with this motion. **PASSED 6:1**, Councilor Taylor opposed.

Council discussion:

- Regardless of who employee is, no additional bonus should be awarded.
- Proposed terms are reasonable; relay the information correctly to the public.
- Terms of contract are based on the excellent job the Auditor has done; more like a bonus.

3. WORK SESSION: City Hall Project Update

Design and Construction Manager Mike Penwell discussed the cost reduction strategy for City Hall and led the council in a discussion on the process.

Council discussion:

- Changing glass façade is reasonable; important not to compromise on energy-saving features.
- Proceed with first-tier items; more information on second-tier categories needed.
- Lifecycle cost analysis needed; building should be as energy-efficient as possible.
- A rough breakdown of the anticipated cost savings on each item would be helpful.
- Reconsider decision to include an empty shelled 4th floor as cost-saving measure.
- Full analysis on what resources will be used to pay for new City Hall needed.
- Clear direction from City Council on process and project goals needed.

The meeting adjourned at 1:28 p.m.

Respectfully submitted,

Chuck Crockett
Deputy City Recorder

MINUTES

Eugene City Council
Harris Hall, 125 East 8th Avenue
Eugene, Oregon 97401

September 26, 2016
5:30 p.m.

Councilors Present: George Brown, Betty Taylor, George Poling, *Mike Clark via phone*, Greg Evans, Chris Pryor

Councilors Absent: Alan Zelenka, Claire Syrett

Mayor Piercy opened the September 26, 2016, meeting of the Eugene City Council.

1. WORK SESSION: South Willamette Public Forum Next Steps

Council discussion:

- Proposed motion will affirm a community planning team with ultimate goal of a refinement plan.
- Need a good sense of what types of plans are out there, impacts, and interactions of each plan.
- Forming a community planning team is just the first step.
- Would like to know when the other area refinement plans were last updated and cost to do it again.
- If a refinement plan is initiated, equal representation of people affected within area needed.
- This a good example of how public process should work.
- Certain areas in our community are likely places for development and will need a plan.
- It's time to dedicate resources to land use planning in Bethel area, especially considering its recent growth.
- Build on the work staff has already done and incorporate into new efforts moving forward.
- One size does not fit all for refinement plans; important to involve neighbors.
- More clarity, certainty, and consistency is needed on what the process is and who it affects.

The meeting adjourned at 6:08 p.m.

Respectfully submitted,

Chuck Crockett
Deputy City Recorder

MINUTES

**Eugene City Council
Harris Hall, 125 East 8th Avenue
Eugene, Oregon 97401**

**September 26, 2016
7:30 p.m.**

Councilors Present: George Brown, Betty Taylor, George Poling, *Mike Clark via phone*, Greg Evans, Chris Pryor

Councilors Absent: Alan Zelenka, Claire Syrett

Mayor Piercy opened the September 26, 2016, meeting of the Eugene City Council.

1. PUBLIC FORUM:

1. Jennifer Frenzer-Knowlton – conveyed HRC support for resolution opposing Dakota Access Pipeline.
2. Laurie Powell – Supported the climate recovery ordinance and a community wide plan.
3. Jim Neu – Supported climate recovery ordinance; concerned about rail cars and hazardous materials.
4. Ellen Wischnowski – Supported an updated pedestrian-traffic plan for Roosevelt school area.
5. Phil Schoenherr – Said property at 7th Avenue and Monroe Street needs to be condemned.
6. David Lemmon – Concerned about inappropriate and illegal behaviors in parks.
7. Lisa Vertulfo – Said water polo is important for community; supported more year-round pools.
8. Sophia Lauf - Supported increasing access to pools year-round including a cover for Amazon Pool.
9. Lottie Rae Steward – Supported increasing access to more pools and more aquatic activities.
10. Richard Sundt – Supported the Brown-Clark initiative for the South Willamette area plan.
11. Vic Hariton – Supported protecting homeowners; encouraged by work on South Willamette.
12. Christine Sundt – Supported neighborhood refinement plan and Brown-Clark proposal.
13. Sandra Shotridge – Supported resolution supporting the Standing Rock Tribe against the DAPL.
14. Sue Sierralupé – Gave an update on Occupy Medical and new building they will have access to.
15. Ada Ball – Supported resolution supporting the Standing Rock Tribe against the DAPL.
16. Leslie Robnett – Supported more resources and a shelter for the homeless.
17. Jenette Kime – Supported bringing back the Eugene Celebration Parade with support from the City.
18. Cindy Allen – Supported neighborhood-led refinement plans.
19. Jane Coverdell – Supported resolution supporting the Standing Rock Tribe against the DAPL.

Council discussion:

- Concerned about traffic safety issues surrounding new Roosevelt Middle School.
- Fire department is notified when hazardous or flammable materials are transported by rail through Eugene.

2. CONSENT CALENDAR

MOTION AND VOTE: Councilor Evans, seconded by Councilor Taylor, moved to approve the items on the consent calendar. **PASSED 6:0**

3. ACTION: A Resolution Annexing Land to the City of Eugene (Cowan, Doug; A 16-6)

MOTION AND VOTE: Councilor Evans, seconded by Councilor Taylor, moved to adopt Resolution 5168, which approves the proposed annexation request consistent with the applicable approval criteria.
PASSED 6:0

4. ACTION: An Ordinance Extending the Rental Housing Code Sunset Date and Providing for an Effective Date

MOTION AND VOTE: Councilor Evans, seconded by Councilor Taylor, moved to adopt Council Bill 5158, and ordinance extending the Rental Housing Code sunset date. **PASSED 6:0**

Council discussion:

- More information/options on reducing \$10 fee and other recommendations requested.

5. ACTION: A Resolution Authorizing the Institution of Proceedings in Eminent Domain for the Acquisition of Property Interests for the Commerce Street Connector Path and Bridges Project

MOTION AND VOTE: Councilor Evans, seconded by Councilor Taylor, moved to adopt Resolution 5170, authorizing the institution of proceedings in eminent domain for the acquisition of property interests for the Commerce Street Connector Path and Bridge project.
PASSED 5:1 Councilor Clark opposed.

Council discussion:

- Support project; however, grant timeline is driving this action.
- Timing is real critical on this.
- Willing sellers; money is fair and reasonable; only condemning a fraction of property.

6. ACTION: A Resolution Declaring the City of Eugene's Support of the Standing Rock Sioux Tribe's Opposition to the Construction of the Dakota Access Pipeline

MOTION AND VOTE: Councilor Brown, seconded by Councilor Evans, moved to adopt Resolution 5171, declaring the City of Eugene's support of the Standing Rock Sioux Tribe's opposition to the construction of the Dakota Access Pipeline. **PASSED 6:0**

Council discussion:

- Definition of pipeline leaks is ambiguous; crossing sacred tribal grounds is offensive.
- In favor of generating domestic energy sources, but not at expense of tribal rights.

7. WORK SESSION: Use of Marijuana Tax Funds and Retail Cannabis Regulations

City Attorney Kathryn Brotherton led the council in a discussion on use of marijuana tax funds and retail cannabis regulations.

Council discussion:

- The funds generated by the tax should be directed to human services, housing, community courts, and park safety.
- Would like to keep the list simple and straight forward.
- Community is supportive of maintenance and security of parks.
- Money for human services should be used within Eugene.
- Should not earmark money for specific things; money should go into the General Fund.

MOTION AND VOTE: Councilor Pryor, seconded by Councilor Poling, moved that if the marijuana tax passes, the money be dedicated for use in the community courts, the Human Services Commission in such a way as we have done in the past that we insure services delivered with this money be delivered to the city of Eugene, and increases in security and safety in our parks.

PASSED 4:2 Councilors Taylor and Clark opposed.

The meeting adjourned at 9:04 p.m.

Respectfully submitted,

Chuck Crockett
Deputy City Recorder

MINUTES

Eugene City Council
Harris Hall, 125 East 8th Avenue
Eugene, Oregon 97401

September 28, 2016
12:00 p.m.

Councilors Present: George Brown, Betty Taylor, George Poling, Mike Clark, Greg Evans, Chris Pryor

Councilors Absent: Alan Zelenka, Clair Syrett

Mayor Piercy opened the September 28, 2016, meeting of the Eugene City Council.

1. COMMITTEE REPORTS AND ITEMS OF INTEREST

Council discussion:

- LCOG report: making good progress; in the middle of contract negotiations.
- Cascades West Economic Development Group met on and workforce development.
- St. Vincent de Paul application for runaway teen housing has been submitted to HPB.
- Human Rights Commission: supports Standing Rock resolution, creating strategic plan.
- Human Services Commission: beginning work on its budget.
- Enterprise Zone Task Force: looking at previous task force recommendations.
- LRAPA: reduced fine for contractors burning asbestos.
- Multi-unit housing on at 32nd and Hilyard is a good idea; neighbors concerned about height.
- Eugene Sand and Gravel and Santa Clara neighbors have met for bike path work.
- Northeast Neighbors plan on using SDC credits for development of Striker Field Park.
- McKenzie Watershed Council: planning all-day retreat on goals and plans for the future.
- Annual report from Travel Lane County was given to Board of County Commissioners.
- LOC annual meeting in Salem: Chief Kerns will help develop a follow-up session with Whiteaker Neighbors around public safety concerns.
- Welcome Whole Foods to the community.
- Howard Elementary School and Roosevelt Middle School ribbon-cutting ceremonies a success.
- Welcome to all foreign students attending the University of Oregon.
- Olive Plaza Grand Opening.
- Eugene Opera's 40 year anniversary celebration.
- RAIN strategic planning retreat.
- Interfaith dialog about homelessness.

2. WORK SESSION: Zone of Benefit / Reimbursement District for Privately Funded Public Improvements and Equivalent Assessments for Street Improvements.

City Engineer Mark Schoening provided an overview of two changes to Chapter 7 of the Eugene Code on privately funded public improvements.

Council discussion:

- Would like to hear experiences from communities that have this: what works, what doesn't?
- Side-by-side comparison for similar ordinances and cost analysis would be helpful.
- Unjust to resident have to pay for repairs brought on by new development.
- Further discussion needed of the impacts of new development and annexed properties in areas served by unimproved roads.
- Need to be more intentional and be clear about growth.
- Important for Council to clearly communicate to the public what its goals and intentions are on this issue.

3. WORK SESSION: Downtown High-Speed Fiber Project Update

Economic Development Planner Anne Fifield and Department Budget Coordinator Pavel Gubanikhin gave a PowerPoint presentation with updates on the high-speed fiber project and the City's submittal of a federal grant applications.

Council discussion:

- Great deal of enthusiasm from many government entities; easy to track where money goes.
- Will help pay for the most advanced technology available; state-of-the-art at low cost.
- Arguably the most important infrastructure project that the City has taken on recently.
- Proposal represents enormous giveaway of public funds; private contributions need to be higher.
- Goal should be to have every property in the city hooked up.
- Too easy to spend money out of public view, needs to be done in the public.
- Money received from Comcast should be used to make this a community-wide project.

MOTION AND VOTE: Councilor Evans, seconded by Councilor Taylor, moved to authorize the submittal of the grant application to the EDA for funds to construct a publicly owned fiber network in the downtown. **PASSED 6:0**

The meeting adjourned at 1:08 p.m.

Respectfully submitted,

Chuck Crockett
Deputy City Recorder

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Approval of Tentative Working Agenda

Meeting Date: October 10, 2016
Department: City Manager's Office
www.eugene-or.gov

Agenda Item Number: 3B
Staff Contact: Beth Forrest
Contact Telephone Number: 541-682-5882

ISSUE STATEMENT

This is a routine item to approve 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.

RELATED CITY POLICIES

There are no policy issues related to this item.

COUNCIL OPTIONS

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

CITY MANAGER'S RECOMMENDATION

Staff has no recommendation on this item.

SUGGESTED MOTION

Move to approve the items on the Tentative Working Agenda.

ATTACHMENTS

A. Tentative Working Agenda

FOR MORE INFORMATION

Staff Contact: Beth Forrest

Telephone: 541-682-5882

Staff E-Mail: beth.l.forrest@ci.eugene.or.us

EUGENE CITY COUNCIL TENTATIVE WORKING AGENDA

October 6, 2016

OCTOBER 10	MONDAY	
5:30 p.m.	Council Work Session	
Harris Hall	Expected Absences:	
A. WS: South Willamette Next Steps		PDD/Harding
7:30 p.m.	Council Meeting	
Harris Hall	Expected Absences:	
1. Ceremonial Matters (Oregon Urban and Community Forestry Award; Eugene Ems, Judge Mori)		
2. Public Forum		
3. Consent Calendar		
a. Approval of City Council Minutes		CS/Forrest
b. Approval of Tentative Working Agenda		CS/Forrest
c. Approval of Funding Low-Income Housing – Homeless High School Students		PDD/Meyi-Galloway
OCTOBER 12	WEDNESDAY	
Noon	Council Work Session	
Harris Hall	Expected Absences:	
A. Executive Session – pursuant to ORS 192.660(2)(e)		
B. WS: City Hall Update		CS/Penwell
OCTOBER 17	MONDAY	* NOTE: 5:30 P.M. WORK SESSION ADDED *
5:30 p.m.	Council Work Session	
Harris Hall	Expected Absences: Poling	
A. WS: Sustainability Commission Annual Report and Work Plan		CS/Nelson
B. WS: Project for Public Spaces Update		PDD/Braud
OCTOBER 19	WEDNESDAY	
Noon	Joint Work Session w/Lane County	
Harris Hall	Expected Absences:	
A. JEO WS: Downtown Planning and Development		
OCTOBER 24	MONDAY	
5:30 p.m.	Council Work Session	
Harris Hall	Expected Absences:	
A. WS: Envision Eugene		90 mins – PDD/Harding
7:30 p.m.	Council Meeting	
Harris Hall	Expected Absences:	
1. Public Forum		
2. Consent Calendar		
a. Approval of City Council Minutes		CS/Forrest
b. Approval of Tentative Working Agenda		CS/Forrest
c. Approval of Stadter Annexation, 4075 Gilham Rd (A 16-7)		PDD/Berg-Johansen
3. PH: Ordinance Concerning Annual Maintenance of Land Use Code		PDD/Hansen
4. Committee Reports and Items of Interest		
OCTOBER 26	WEDNESDAY	
Noon	Council Work Session	
Harris Hall	Expected Absences:	
A. WS: OVE and Rest Stop Pilot Programs		90 mins – CS/Cariaga

A=action; PH=public hearing; WS=work session

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EUGENE CITY COUNCIL TENTATIVE WORKING AGENDA

October 6, 2016

NOVEMBER 9	WEDNESDAY
Noon	Council Work Session
Harris Hall	Expected Absences:
A. WS: Downtown Update	90 mins – CS/Medary

NOVEMBER 14	MONDAY
5:30 p.m.	Joint Work Session w/Lane County
Harris Hall	Expected Absences:
A. JEO WS: Downtown Planning and Development	90 mins - CS

7:30 p.m.	Council Meeting
Harris Hall	Expected Absences:
1. Pledge of Allegiance to the Flag	
2. Public Forum	
3. Consent Calendar	
a. Approval of City Council Minutes	CS/Forrest
b. Approval of Tentative Working Agenda	CS/Forrest
4. PH and Action: Resolution on Measure 49 Claim	PDD/CAO
5. Action: Ordinance Concerning Annual Maintenance of Land Use Code	PDD/Hansen
6. WS: Human Rights Commission Annual Report and Work Plan	30 mins – CS/Vanderhaeghen

NOVEMBER 16	WEDNESDAY
Noon	Council Work Session
Harris Hall	Expected Absences: Evans, Taylor
A. WS: City Hall Update	90 mins –CS/Penwell

NOVEMBER 21	MONDAY	NOTE: 5:30 P.M. WORK SESSION ADDED *
5:30 p.m.	Council Work Session	
Harris Hall	Expected Absences: Poling	
A. WS:		
B. WS		

7:30 p.m.	Council Public Hearing
Harris Hall	Expected Absences:
1. PH: Enterprise Zone Revised Public Benefit Criteria	PDD/Nobel

NOVEMBER 23	WEDNESDAY
Noon	Council Work Session
Harris Hall	Expected Absences:
A. WS: Contracting Equity Program Update	45 mins – CS/Silvers
B. WS: Council Communications	45 mins – CS/Ruiz

NOVEMBER 28	MONDAY
5:30 p.m.	Council Work Session
Harris Hall	Expected Absences:
A. WS: Downtown Update	45 mins – CS/Medary
B. WS: Parks and Recreation System Plan	45 mins – PW/Burke

7:30 p.m.	Council Meeting
Harris Hall	Expected Absences:
1. Public Forum	
2. Consent Calendar	
a. Approval of City Council Minutes	CS/Forrest
b. Approval of Tentative Working Agenda	CS/Forrest

A=action; PH=public hearing; WS=work session

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EUGENE CITY COUNCIL TENTATIVE WORKING AGENDA

October 6, 2016

NOVEMBER 30

WEDNESDAY

Noon

Council Work Session

Harris Hall

Expected Absences:

- A. WS: Fireworks Ban
- B. WS: Renter Protection

45 mins – Fire
45 mins PDD/Jennings

DECEMBER 12

MONDAY

5:30 p.m.

Council Work Session

Harris Hall

Expected Absences:

- A. Committee Reports: PC, South Willamette EDC, LTD/EmX, OMPOC, McKenzie Watershed
- B. WS: \$15 Minimum Wage for City and Contract Employees

45 mins – CS/Hammitt

7:30 p.m.

Council Meeting

Harris Hall

Expected Absences:

- 1. Public Forum
- 2. Consent Calendar
 - a. Approval of City Council Minutes
 - b. Approval of Tentative Working Agenda
 - c. Adoption of Resolution Acknowledging Receipt of CAFR
- 3. URA Action: Resolution Acknowledging Receipt of Annual Financial Report
- 4. URA PH and Action: Supplemental Budget
- 5. PH and Action: Supplemental Budget

CS/Forrest
CS/Forrest
CS/Lauderbach
CS/Lauderbach
CS/Miller
CS/Miller

DECEMBER 14

WEDNESDAY

Noon

Council Work Session

Harris Hall

Expected Absences:

- A. WS:
- B. WS:

COUNCIL BREAK: DECEMBER 15, 2016 – JANUARY 4, 2017

JANUARY 4

WEDNESDAY

5:30 p.m.

State of the City

Hult Center Lobby

Expected Absences:

- A. State of the City

JANUARY 11

WEDNESDAY

Noon

Council Work Session

Harris Hall

Expected Absences:

- A. Election of 2017 Council Officers
- B. WS:
- C. WS:

JANUARY 17

TUESDAY

7:30 p.m.

Council Public Hearing

Harris Hall

Expected Absences:

- 1. PH:

JANUARY 18

WEDNESDAY

Noon

Council Work Session

Harris Hall

Expected Absences:

- A. WS:
- B. WS:

A=action; PH=public hearing; WS=work session

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EUGENE CITY COUNCIL TENTATIVE WORKING AGENDA

October 6, 2016

JANUARY 23	MONDAY
5:30 p.m. Harris Hall	Council Work Session Expected Absences: A. Committee Reports and Items of Interest: HRC, SC, HSC, LCOG, MPC, PSCC B. WS:
	30 mins
7:30 p.m. Harris Hall	Council Meeting Expected Absences: 1. Public Forum 2. Consent Calendar a. Approval of City Council Minutes b. Approval of Tentative Working Agenda
	CS/Forrest CS/Forrest
JANUARY 25	WEDNESDAY
Noon Harris Hall	Council Work Session Expected Absences: A. WS: B. WS:
FEBRUARY 8	WEDNESDAY
Noon Harris Hall	Council Work Session Expected Absences: A. WS: B. WS:
	45 mins – 45 mins –
FEBRUARY 13	MONDAY
5:30 p.m. Harris Hall	Council Work Session Expected Absences: A. Committee Reports and Items of Interest B. WS:
7:30 p.m. Harris Hall	Council Meeting Expected Absences: 1. Public Forum 2. Consent Calendar a. Approval of City Council Minutes b. Approval of Tentative Working Agenda
	CS/Forrest CS/Forrest
FEBRUARY 15	WEDNESDAY
Noon Harris Hall	Council Work Session Expected Absences: A. WS: B. WS:
FEBRUARY 21	TUESDAY
7:30 p.m. Harris Hall	Council Public Hearing Expected Absences: 1. PH:
FEBRUARY 22	WEDNESDAY
Noon Harris Hall	Council Work Session Expected Absences: A. WS: B. WS:

A=action; PH=public hearing; WS=work session

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EUGENE CITY COUNCIL TENTATIVE WORKING AGENDA

October 6, 2016

FEBRUARY 27	MONDAY
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5:30 p.m.	Council Work Session	
Harris Hall	Expected Absences:	
A. Committee Reports and Items of Interest from Mayor, City Council and City Manager		30 mins
B. WS:		

7:30 p.m.	Council Meeting	
Harris Hall	Expected Absences:	
1. Public Forum		
2. Consent Calendar		
a. Approval of City Council Minutes		CS/Forrest
b. Approval of Tentative Working Agenda		CS/Forrest

MARCH 8	WEDNESDAY
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Noon	Council Work Session
Harris Hall	Expected Absences:
A. WS:	
B. WS:	

MARCH 13	MONDAY
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5:30 p.m.	Council Work Session
Harris Hall	Expected Absences:
A. Committee Reports: PC, South Willamette EDC, LTD/EmX, OMPOC, McKenzie Watershed	
B. WS:	

7:30 p.m.	Council Meeting	
Harris Hall	Expected Absences:	
1. Public Forum		
2. Consent Calendar		
a. Approval of City Council Minutes		CS/Forrest
b. Approval of Tentative Working Agenda		CS/Forrest
3. PH and Action: Capital Improvement Program		CS/Streepey

MARCH 15	WEDNESDAY
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Noon	Council Work Session
Harris Hall	Expected Absences:
A. WS:	
B. WS:	

COUNCIL BREAK: MARCH 16, 2017 – APRIL 10, 2017

ON THE RADAR

Work Session Polls/Council Requests	Status
1. Inclusionary Zoning (Taylor).....	TBD
2. Commercial Setback Code Requirement (Zelenka).....	TBD

A=action; PH=public hearing; WS=work session

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EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Approval of HOME Funding for Transitional Housing for Homeless High School Students

Meeting Date: October 10, 2016
Department: Planning & Development
www.eugene-or.gov

Agenda Item Number: 3C
Staff Contact: Ellen Meyi-Galloway
Contact Telephone Number: 541-682-5532

ISSUE STATEMENT

The City Council is asked to approve the use of \$640,000 in Federal HOME Investment Partnerships Program (HOME) funds for the St. Vincent de Paul Youth House. The proposal from St. Vincent de Paul (SVdP) is to acquire and rehabilitate a vacant church property located at 3350 Willamette Street into 15 studio apartments. The SVdP Youth House will provide 14 apartments for transitional housing for homeless high school students and one apartment for an on-site manager. Hosea Youth Services (HYS) would provide case management and supportive services in partnership with the McKinney-Vento homeless student liaisons at 4J, Bethel, and Springfield school districts.

BACKGROUND

Through the 2016 Affordable Housing RFP, HOME funds were made available for projects in Eugene and Springfield that addressed the needs of very-low income persons and special needs populations. In addition, applicants in Eugene could request Eugene System Development Charge exemptions.

SVdP proposes to use \$640,000 in HOME funds to acquire the 0.86 acre property and convert the former church building to 15 studio apartments and common area. A complete summary of the proposal is provided as Attachment A and a location map is provided as Attachment B. The Youth House will provide 14 transitional housing units for homeless high school students age 16-18, and one unit for an on-site manager. This is an extremely vulnerable population in the community with few housing options. By offering the units as free transitional housing, the youth would be able to stay up to 24 months and greatly increase their likelihood of completing high school.

The location is close to commercial opportunities, job opportunities, and public transit. The area is zoned for South Eugene High School, although student residents could continue to attend their current high school in Eugene 4J, Bethel, or Springfield school districts. SVdP plans to work with the McKinney-Vento homeless student liaisons in each of the school districts to identify students who may qualify for the housing opportunity, and Hosea Youth Services (HYS) would provide the on-site management and case management services. SVdP would oversee development and property maintenance.

The cost of the rehabilitation and ongoing operating costs for this type of facility is significant. SVdP plans to use bank financing to assist with construction costs, and will seek donations, grants, and other financing to reduce loan costs. SVdP and HYS plan to raise funds for the operations through donations and grants. If adequate operating funds cannot be raised, SVDP would convert the property to affordable rental units for young adults who aged out of the foster care system. Former foster youth is another vulnerable population in our community with significant unmet housing needs.

Evaluation and Recommendation

In the new evaluation process under the HOME Intergovernmental Agreement, the Evaluation Committee makes a recommendation to the City Council and the Governing Board. Five Evaluation Committee members reviewed the proposal: City of Eugene Councilor Chris Pryor; City of Springfield Councilor Sean VanGordon; Michael Heckard, who is a representative of the Springfield Community Development Advisory Committee; Leah Callahan, a real estate analyst at Duncan and Brown; and Janet Bevirt, a member of Southwest Hills Neighborhood Association where the project is located.

The Evaluation Committee met September 21, 2016, and committee members unanimously agreed to recommend the proposal for funding. Community members had an opportunity to comment on the project through an advertised written comment period and a public hearing held on September 21. No formal public comments were received.

Neighborhood residents have played a critical supportive role for this project starting with the identification of this property as a potential site for affordable housing and recruitment of SVdP in June. SVdP has continued to communicate with residents participating in the Council of South Eugene Neighborhoods Vulnerable Populations Working Group and the Southwest Hill Neighborhood Association. City staff and SVDP also attended the Southwest Hills Neighborhood Association meeting September 8 to present the project proposal.

The proposal advances the Consolidated Plan goal of increasing the supply of affordable housing and meets HOME requirements. In addition, the project expands housing opportunities for a vulnerable special needs population specifically identified in the Consolidated Plan as a group with significant unmet needs. The project could not proceed without the requested HOME funds. The next step is for City Council to consider the proposal. If the Eugene City Council approves the project proposal, a final decision will be made by the Governing Board at a public meeting scheduled for October 13 at 10:00 am.

If approved, this proposal combined with previously approved 2016 HOME projects would add 73 units of affordable housing targeted to very-low and low income persons and a portion of the units would be targeted to special needs populations. See Attachment C for a summary of previously approved HOME projects.

RELATED CITY POLICIES

In addition to the Eugene-Springfield 2015 Consolidated Plan, the proposed project also advances goals established in other local plans and policies. These include the Residential Land Use and

Housing Element of the Metropolitan Area General Plan, Eugene City Council Adopted Growth Management Policies, the Diversity and Equity Strategic Plan, the Lane County Ten Year Plan to End Chronic Homelessness, Housing Dispersal Policy, and the Lane County Continuum of Care Plan. The proposed use of funds also specifically supports affordable housing goals set forth in the Envision Eugene pillars.

COUNCIL OPTIONS

The City Council has three options:

1. Approve \$640,000 in federal HOME funds for the acquisition of SVdP Youth House as proposed by SVdP;
2. Approve funding with specific modifications as determined by the City Council.
3. Decline to approve funding for the proposed project.

CITY MANAGER'S RECOMMENDATION

The City Manager recommends Option 1, approve funding for SVdP Youth House as recommended by the Evaluation Committee.

SUGGESTED MOTION

Move to approve funding for SVdP Youth House as recommended by the Evaluation Committee.

ATTACHMENTS

- A. SVdP Youth House Proposal Summary
- B. Map of the Proposed Site
- C. Summary of Approved Proposals from the 2016 Housing RFP

FOR MORE INFORMATION

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

Youth House
St. Vincent de Paul
3350 Willamette Street, Eugene

- Acquisition-Rehabilitation proposal
- 15 studio apartments
- Fourteen units for transitional housing for homeless high school students, one on-site manager unit
- Transitional housing up to 24 months while attending high school
- Common study area, offices, and large communal kitchen; picnic shelter, bike parking
- One unit would be fully accessible with a lift to common areas on all floors
- Case work and on-site management provided by Hosea Youth Services, in partnership with McKinney-Vento homeless student liaisons in 4J, Bethel, and Springfield school districts



- HOME funds requested: \$640,000
- Total development cost: \$1,846,305
- Cost per unit: \$123,087
- Other funding sources: Private bank loans, Eugene Systems Development Charge exemption
- Property will request City's Low-Income Rental Housing Property Tax Exemption
- 15-Year Affordability Period
- Acquisition late 2016, Construction anticipated to begin 2017



Summary of Approved Proposals from the 2016 Housing RFP

River Road Apartments - NEDCO proposed to use \$440,591 in HOME funds to acquire and rehabilitate an existing four-unit apartment building located at 1689-1695 River Road in the River Road neighborhood. NEDCO has partnered with HIV Alliance to target people living with HIV/AIDS as units are vacated by the current residents. The acquisition occurred in August and rehabilitation is underway.

The Monroe – Liberty Housing Group LLC proposed to use \$633,000 in HOME funds to acquire and rehabilitate a 6-unit apartment building at 480 Monroe Street in the Whiteaker neighborhood. The apartments are all two bedroom units that will be targeted to veterans as existing residents move out. The acquisition occurred in August and rehabilitation is underway.

Delta Court Phase II Development - Cornerstone Community Housing proposed to use \$623,135 in HOME funds and apply for Low-Income Housing Tax Credits (LIHTC) to build 28 new affordable housing units at 850 & 870 Hunsaker Lane in the Santa Clara neighborhood. This site is already owned by Cornerstone. Cornerstone received HOME funds in December 2015 for Phase I, the purchase of 8 units and vacant property for additional development. The 28 new units were proposed to be for households earning below 60 percent of area median income (AMI) including eight units for homeless veterans through the HUD Veteran's Affairs Supportive Housing (VASH) program. On August 26, 2016, Cornerstone withdrew their award of HOME funds to re-design the proposal as family housing, and re-apply for HOME funds through the 2017 Housing RFP.

The Myrtlewood (formerly Main on Main) – St. Vincent de Paul proposed to use \$600,000 in HOME funds and apply for LIHTC to build 35 new affordable housing units at 1062 & 1072 Main Street in Springfield. The one-bedroom units would include seven units for persons with developmental disabilities. SVDP has partnered with Springfield Church of the Brethren which owns the property, and Mainstream Housing, Inc. SVDP submitted their application for LIHTC financing in September. Awards will be announced in November. Construction is anticipated to begin in 2017.

Shady Loop Duplex – Mainstream Housing, Inc. proposed to use \$191,000 in HOME funds to acquire and rehabilitate two 3-bedroom units owned by SVdP at 78/80 Shady Loop in Springfield. After the existing residents moved out, the units would be targeted to homeless families including a member with a developmental disability. The acquisition occurred in August and rehabilitation is underway.