

HOUSING POLICY BOARD

Eugene Lane County Homes for Good

The mission of the Housing Policy Board is to increase the availability of decent, affordable housing for low and very low-income families and individuals in Lane County.

August 5, 2019 • 12:00 pm – 1:30 pm
Saul Room • Atrium Building • 99 West 10th Avenue

I.	Introductions	Information	5 minutes
II.	Public Comment	Information	5 minutes
III.	Minutes Approval (May and June meetings)	Information/Discussion	5 minutes
IV.	Items from HPB Members and Staff	Information/Discussion	20 minutes
V.	2019 Legislative Session Recap	Information/Discussion	20 minutes
VI.	Update on Accessory Dwelling Units Process	Information/Discussion	20 minutes
VII.	Renters Protections Committee Appointments	Discussion/Action	15 minutes

Housing Policy Board Members

Elected Officials

Commissioner Joe Berney – Lane County • Councilor Chris Pryor – Eugene

At Large Members

Norton Cabell • Jenna Fribley • John VanLandingham • Daniel Ivy • Isaac Judd • Chris Wig

Ex-Officio Members

Kristen Karle • Darcy Phillips • Steve Ochs • Emily Reiman

Housing Policy Board Staff

Stephanie Jennings, City of Eugene • 541-682-5529 • SJennings@eugene-or.gov

Teresa Kennedy, City of Eugene • 541-682-5767 • TKennedy@eugene-or.gov

This meeting is open to the public and wheel-chair accessible. American Sign Language or Spanish interpretation can be provided with 48-hour notice prior to the meeting. For the hearing impaired, assistive listening devices are available with 48 hours prior notice. The agenda and all background materials can be provided in alternative formats or Spanish with 48 hours' notice prior to the meeting. To arrange for any of these services please contact Teresa Kennedy at TKennedy@eugene-or.gov or 541-682-5767.

El lugar de la reunión es accesible para personas con discapacidad. A las personas sordas o con dificultades auditivas les ofrecemos intérpretes o sistemas FM de asistencia auditiva con 48 horas de anticipación. También se ofrecen intérpretes de español con 48 horas de anticipación. Materiales en formatos alternativos están disponibles a solicitud. Para disponer de estos servicios o para mayor información, comuníquese con el personal de Teresa Kennedy, 541-682-5767.

For information about minutes, agendas, or mailings, please contact Stephanie Jennings at SJennings@eugene-or.gov or 541-682-5529. Mail inquiries can be directed to City of Eugene Planning and Development Department, 99 W. 10th, Eugene, OR 97401.

Housing Policy Board
Eugene Lane County Homes for Good
Monday, May 6, 2019 – 12:00-1:30 pm
Saul Room - Eugene Atrium Building - 99 West 10th Avenue

Housing Policy Board Members

Elected Officials

Commissioner Joe Berney - Lane County
Councilor Chris Pryor - City of Eugene

At Large Members

Norton Cabell, Jenna Fribley, John VanLandingham, Daniel Ivy, Chris Wig, Isaac Judd

Ex-officio members

Kristen Karle, Darcy Phillips, Steve Ochs, Emily Reiman

Housing Policy Board Staff

Stephanie Jennings, City of Eugene
Teresa Kennedy, City of Eugene

PRESENT

Chris Pryor
Joe Berney
Isaac Judd
Chris Wig
Steve Ochs

Kristen Karle
Stephanie Jennings
Teresa Kennedy
John VanLandingham
Emily Reiman

Others:

Diane Bilovsky
Joshua Caraco
Michael Gannon
Haley Campbell
Jeff Turk

Gwen Burkard
Ellen Meyi-Galloway
Todd Boyle
Laurie Hauber

ABSENT

Norton Cabell
Darcy Phillips
Jenna Fribley
Daniel Ivy

I. Introductions

Mr. Judd opened the Housing Policy Board at 12:03 p.m.

Those present introduced themselves.

II. Public Comment

Diana Bilovsky suggested HPB consider policies to also preserve housing, while discussing policies to create new housing. During her research, she found that in Eugene about 2,000 units disappeared due to Airbnb. Ms. Bilovsky thought it was okay to rent out one room within the home, or rent out Accessory Dwelling Units (ADUs), but that there needed to be regulations on renting entire apartments and homes.

She thought it was important to find out uses of all housing in Eugene. Ms. Bilovsky proposed using a card on which people indicated the use of their property, when paying their property tax (i.e. residential, full time residence, commercial, etc.).

Josh Caraco responded to a comment made during the April 1, 2019, meeting by Commissioner Berney around renter representation on boards. He noted Ms. Reiman responded that renters didn't need to be low-income, which was true. Representation mattered. Although Mr. Caraco was an advocate, it was because he experienced being a renter who received a no-cause lease termination and that he is not low-income. He pointed out that the first category of Americans able to vote were white male property owners. Mr. Caraco said membership couldn't be exclusive to people who self-identified as advocates, and representatives who administered affordable housing/Section 8 vouchers. He thought those receiving Section 8 vouchers should be invited to meetings as participants. It was a different perspective not otherwise heard.

III. Minutes Approval – April 2019 Meeting

Mr. VanLandingham made a correction to Page 3:

“Mr. VanLandingham said a similar ordinance was previously adopted that allowed homeowners to accommodate campers if certain conditions are met, though they cannot charge rent. He explained at that time, the City had valid concerns about property owners potentially taking advantage of campers and overcharging. So, in general, he did not like the idea of property owners being able to charge campers for rent because of fear of abuse.”

Mr. VanLandingham moved to approve the April 2019 minutes as amended. Mr. Wig provided the second.

Mr. Judd deemed the minutes approved as corrected.

IV. Items from HPB Members and Staff

Mr. VanLandingham would provide the 2019 Legislative Agenda Update later in the agenda.

Ms. Jennings reviewed City Council activities over the past month and what would happen in the coming month. On April 8, 2019, City Council took action on a Construction Excise Tax (CET) and were now in the implementation/planning phase. The first piece was related to creating the administrative rules in order to collect money for the Housing Trust Fund, to start on July 1, 2019. Ms. Jennings reiterated the fund wouldn't have a direct financial impact at first, due to the offset include within the ordinance passed.

Ms. Jennings reported there was a City Council work session on April 17, 2019, around the topic of inclusionary zoning (IZ). A lot of the discussion focused on what was allowed by state legislation. A significant factor discussed was the limitation of only applying IZ to projects with 20 or more units in one building, not an entire project. The factor limited the projects possible within Eugene.

Councilor Pryor added City Council had some questions around imposing voluntary or mandatory IZ. It turned out mandatory constrained CET revenue, while voluntary had some of same benefits but without constraints on revenue. It was still a point of discussion moving forward.

Mr. VanLandingham asked if there were questions asked about next steps.

Ms. Jennings said some questions were asked about what would be required under mandatory, and what were options for voluntary. She explained there were current unrestricted resources available to developers, so it was important to think about how resources could work with projects by private/for-profit developers, or workforce housing developments.

Ms. Jennings thought there was still some interest in learning more about mandatory IZ, although some councilors had frustration with the state-level limitations. Councilor Pryor thought more information needed to be gathered for clarification purposes.

Mr. VanLandingham thought HPB should be aware that HB 2997 from McMinnville passed. The bill allowed developers to meet the 20 unit minimum in more than one project, however, it was limited to McMinnville.

Commissioner Berney mentioned that on May 13, 2019, the Eugene City Council and the Board of County Commissioners would hear an implementation plan for homeless permanent supportive housing services. Commissioner Berney also wanted to share that Lane County participated in a fundraiser for homeless services with the City of Springfield, with six City Councilors present. He thought Springfield needed to know what was going on in the City of Eugene, and vice versa.

Commissioner Berney noted that he heard a lot of people talking about housing supply, but not a lot about wages, which indirectly impacted housing affordability. Lane County had embraced a Community Benefits Agreement (CBA) to provide family wage jobs during construction of the county courthouse. He reported Eugene School District 4J also suggested using a CBA for new school construction, however, it was considered illegal for the school board to do so.

Ms. Jennings said the Eugene-Springfield Action Plan would go to the Eugene City Council on May 28, 2019. She was unsure of the date for Springfield City Council. Ms. Jennings explained it was an annual plan that allocated use of Community Development Block Grant (CDBG) and HOME funds. The cities were targeting an increase to the housing rehabilitation loan fund, as several large projects had depleted those resources.

On May 31, 2019, the Eugene City Club would host a session focused on the River Road landbank site. The particular focus of the event was on the neighborhood association and how it got on board with the particular project.

Ms. Jennings noted that United Way made an announcement regarding investments for the current grant cycle. The organization shifted its focus onto homes and families. One specifically was a Healthy Homes initiative proposed by Cornerstone Community Housing and Homes for Good. It was a three-year investment in supporting residential services.

Other significant proposals were funded through a collaboration between Centro Latino and Downtown Languages to expand services for the Latinx community. The third initiative funded was the 15th Night to expand resources and services for homeless youth. Additionally, there were 18 community support grants toward food security, preschool readiness, and supports for homeless families. Those grants were awarded throughout all of Lane County, with a number of smaller ones going toward rural communities.

Mr. VanLandingham assumed the next IZ session hadn't yet been scheduled. Ms. Jennings said that was correct. He asked if the June 6, 2019, HPB meeting would be the work planning and development meeting rather than a regular HPB meeting. He was told yes.

Mr. VanLandingham wondered if HPB would have a manufactured housing update, as previously discussed. Ms. Jennings said people were not ready to present in May 2019. An update would likely come later in the year.

Ms. Meyi-Galloway provided an update on the HOME allocation and the 2018 RFP process that was wrapped up a few weeks ago. The governing board met to discuss HOME funds and approve the final HOME allocation, which was determined by percentages with most of funds going toward housing projects and housing development, offered through an RFP process. A portion went toward operating assistance for Community Housing Development Organizations (CHDO) and administering the funds.

Ms. Meyi-Galloway said the final HOME allocation was approved on April 16, 2019, and would be included with the CDBG final allocation at the May 28, 2019, City Council meeting.

Ms. Meyi-Galloway explained one project was delayed during the RFP process because the requesting organization, Homes for Good, found a more appropriate property. The project, Hayden Bridge Meadows, was approved for funding.

Ms. Kennedy reminded members of a Fair Housing Training on May 14, 2019. She explained that during the HPB work planning and development meeting in June, members would review and update the HPB work plan. She noted that Norton, who was not present at the meeting, was working on the agenda.

V. Transfer of County Property for Affordable Housing Projects

Jeff Turk, Property Management Officer for Lane County provided an update on Lane County properties available. Mr. Turk explained these properties were acquired through tax foreclosures, and state statute allowed counties to transfer foreclosed properties to government agencies for affordable housing projects. Currently, there were a few properties that may be of interest to HPB. Mr. Turk explained that if an organization was interested in a property, HPB would make a recommendation to the Board of Commissioners.

Mr. Turk said there was one house in fair condition, located in Springfield, and another in Oakridge that was move in ready. Typically, the county liked to get delinquent taxes back during a transfer.

If any CHODOs were interested, they could contact Mr. Turk.

VI. OHCS Allocation Criteria

Ms. Jennings said every few years, Oregon Housing and Community Services (OHCS) reviewed their criteria for the Qualified Application Plan, which was how they scored applications for use of the 9% low- income tax credits. She believed it also had implications for 4% tax credits.

Ms. Jennings said OHCS had been conducting outreach. That time around, OHCS distributed an extensive survey and provided a report to the Housing Stability Council the past week. They were also conducting outreach sessions. Ms. Meyi-Galloway and she participated in one, specifically for jurisdictions that receive HOME funds, because the resources were often used in combination with tax credit resources. Ms. Jennings thought OHCS was directly reaching out to affordable housing providers as well.

Ms. Jennings noted there were 22 OHCS survey respondents from Lane County, some commenting on the criteria. There were concerns raised on location criteria integrated into the Notice of Funding Availability

(NOFA), which had a significant impact in types of sites eligible for funding. Another area the State had concerns about was readiness to proceed. HOME funds could no longer be used to fund predevelopment costs; under federal regulations, they now had to be the last resource used, after all other resources were committed.

Ms. Jennings stated the third general issue discussed was alignment with HOME dollars, particularly when trying to allocate HOME resources to a project. Federal timelines for commitments and expenditure made it a gamble to use the dollars. So far it had always worked out, but not without challenges.

Ms. Meyi-Galloway added preliminary materials from OHCS focused on equity issues, permanent supportive housing, and rural issues. Other round table discussions with developers would occur so folks could have an opportunity to comment.

Ms. Reiman wondered if there was a timeline for when developer roundtables would take place. Ms. Jennings thought May 2019 was mentioned. OHCS would return with a first draft of the qualified allocation plan in June 2019.

Mr. Ochs said location criteria was interesting because in the current real estate climate there was not much available. Ms. Karle agreed, some criteria (i.e. walkability, access to services, etc.) were difficult to receive points on. They favored a very urban or very rural setting, but Eugene-Springfield didn't really fit. She had more issues with the location preference, as it focused on "opportunity areas" which were solely based on census tracts, limiting where development would happen in Eugene.

Ms. Jennings explained that often times, OHCS was developing criteria that applied to the entire state. They didn't look at how limited or concentrated particular areas were. One idea the City of Eugene thought of was mapping areas, in order to help them understand limitations of the criteria.

Ms. Jennings noted the City of Eugene often struggled with whether to build in places that already had the highest amount of concentration or increase development in other parts of the community to make places more walkable over time.

Councilor Pryor brought up that City Council had not updated its Housing Dispersal policy for many years. Council members recognized it might help to have HPB look at the issue first, to ensure any changes integrated into other activities, and to ensure there was a well thought out and coordinated plan.

Ms. Karle stated it stood out to her that OHCS relied on fairly old data for its scoring. They really looked at the affordable housing inventory that already existed. There were several places where points were received on how few projects there were in an area. She appreciated that the City of Eugene made concerted efforts to be as accurate as possible with OHCS, because what OHCS put out wasn't always up to date.

Ms. Jennings said the City would continue to follow up. She hoped there would be continued conversation.

Mr. Wig arrived at 12:35 p.m. HPB returned to Agenda Item III, Minutes Approval, as there was then a quorum.

VII. 2019 Legislative Agenda Update

Ms. Jennings passed out the Housing Alliance Member update on the 2019 Legislative Agenda. She highlighted key things happening during the 2019 legislative session, including HB 2812, SB 8, and

SB 278A. The latter specifically related to providing access to rental classes for youth aging out of the foster care system. Ms. Reiman expected it to pass.

Ms. Jennings noted SB 586A focused on manufactured home parks. A summary was distributed. One thing she found interesting was the inclusion of conflict resolution.

Mr. VanLandingham said SB 586A would enforce mandatory mediation, meaning mediation was required if requested by one side. The theory was a lot of evictions could be avoided if both parties talked to each other.

Ms. Jennings explained the legislation introduced by McMinnville, previously mentioned by Mr. VanLandingham.

Ms. Jennings said there was work happening on the earned income tax credit and an individual development account (IDA) initiative. Both helped people be able to have income from their earnings and save some of their income. NEDCO had been an IDA provider for many years. Ms. Reiman thought the legislation would be a heavy lift. She explained they were asking for an increase to the amount of credit and a doubling of the credit itself.

Ms. Jennings explained IDA, which was matched a savings account program to help buy people buy assets, attend school, start a business, etc. Ms. Reiman added Oregon had one of largest programs in the nation, with a 3:1 match for families below 80% Area Median Income (AMI). Due to tax changes made by the Trump administration, earned income tax credits were not as valuable, which was why the change in the credit amount was being asked for. She noted IDA was extremely popular, without advertising. There was a two-year waiting list in Lane County.

Commissioner Berney asked how many people a year were served in Lane County. Ms. Reiman said NEDCO could serve about 80-90 people a year. She explained within the state of Oregon, there were about 10 FOs, and many FOs had subgrantees. In total, there were about 40-50 subgrantee organizations statewide. Commissioner Berney asked if there was data available. Ms. Reiman replied the whole program was managed by Neighborhood Partnerships. The organization worked with PSU for data tracking, and almost all was available on the website. Ms. Jennings noted there was a recent presentation on the initiative. She could send an entire information packet to HPB, which provided a great overview.

Commissioner Berney asked how the Trump plan changed the earned income tax credit. Ms. Reiman said individuals could contribute to the IDA initiative in return for a state tax credit. Previously, the state could generate about \$10 million a year with a tax credit allocation of \$7.5 million, because people used to be able to and claim the donation on state income taxes, and then again on federal taxes. State donations were no longer eligible for a federal deduction, so in turn, state credits were not as valuable.

Commissioner Berney asked if it was predominantly Oregon residents who contributed to the Oregon IDA. Ms. Reiman said it was predominantly Oregon individuals and businesses, but she was unsure of the ratio.

Ms. Jennings said OHCS worked with neighborhood partnerships who then distributed funds to organizations like NEDCO. One thing Ms. Jennings thought was interesting about IDA, in relation to HPB's work, was the importance of assets such as housing and savings in terms of stability and weathering bumps in the road.

Ms. Jennings mentioned the Human Services and Housing Committee would discuss the homeless services system and permanent supportive housing that day. She thought hearing the legislature discuss

the homeless system as a whole was a change. Hopefully it could lead to how programs working better together.

Mr. VanLandingham said the constitutional deadline was June 2019. He provided a brief update on recent activities.

Mr. VanLandingham said there were two other huge bills, including an anti-vaccination bill most legislator and a cap and trade bill. Many bills HPB would care about were in the ways and means committee and wouldn't become serious until May 15, 2019. There were also a couple bills relevant to property managers, including SB 970 and SB 484.

Mr. VanLandingham explained SB 2916, an urban campground bill, and SB 2949, which exempt property tax for low value manufactured homes in four counties. SB 2001 would encourage infill and density.

Mr. VanLandingham added SB 1024 requested \$3 million toward infrastructure for a new manufactured home park. Ms. Jennings noted energy aspects of manufactured home parks was something the City of Eugene dealt with frequently. There was an emergency home repair program and the City often worked with EWEB to make improvements to the units; however, often the units were 50 years or older.

Ms. Reiman said that two bills would create a pilot to replace pre-1980 units. Mr. VanLandingham noted there was bipartisan support for the bills. He added a couple of other bills extended the sunset on certain property tax expenditure bills for manufactured home parks.

In response to Mr. Caraco, Ms. Jennings stated she was tracking activity on HB 2002.

VIII. Fair Housing Training Update

Ms. Kennedy said that within the agenda packet, there was a memo recapping Fair Housing trainings thus far in 2019. She highlighted those folks and organizations who participated.

In terms of planning for next year, some ideas were to provide trainings to service providers of domestic violence survivors; families served by Head Start; Oregon Department of Human Services and other service providers; University of Oregon students and community members; and affordable housing providers.

Ms. Kennedy requested input from HPB on groups to partner with in future trainings. She noted trainings scheduled during regular group meetings were generally well attended.

Mr. VanLandingham suggested Springfield Eugene Tenant Association (SETA), Neighborhood Leaders, Opportunity Village, and rest stops.

One audience member from Jefferson Westside Neighborhood Association stated the group would be interested in a training, as they had a renters' rights committee.

Mr. Wig suggested the Immigration Network and Showing up for Racial Justice. He also thought faith communities like Church Women United and First Methodist would be interested.

IX. Projects Update

Ms. Reiman said NEDCO hired a new director of real estate development, who would start in June 2019.

Mr. Ochs reported Homes for Good was still working on the ground breaking for Market District Commons. The closing date was set for May 21, 2019.

X. Adjournment

Mr. Judd adjourned HPB at 1:20 p.m.

(Minutes transcribed by Marina Brassfield)

DRAFT

Housing Policy Board
Eugene Lane County Homes for Good
Thursday, June 6, 2019 – 1:30-2:30 pm
Saul Room - Eugene Atrium Building - 99 West 10th Avenue

Housing Policy Board Members

Elected Officials

Commissioner Joe Berney - Lane County

Councilor Chris Pryor - City of Eugene

At Large Members

Norton Cabell, Jenna Fribley, John VanLandingham, Daniel Ivy, Chris Wig, Isaac Judd

Ex-officio members

Kristen Karle, Darcy Phillips, Steve Ochs, Emily Reiman

Housing Policy Board Staff

Stephanie Jennings, City of Eugene

Teresa Kennedy, City of Eugene

PRESENT

Norton Cabell

Chris Pryor

Isaac Judd

Chris Wig

Kristen Karle

Joe Berney

John VanLandingham

Darcy Phillips

Jenna Fribley

Daniel Ivy

Emily Reiman

Stephanie Jennings

Teresa Kennedy

Others:

Todd Boyle

Robert Sarsoza

Christopher Groesbeck

Hayden Dentinger

Sophia Cohen

Ellen Meyi-Galloway

Nicole Stehlar

Kara Smith

Elliott Smith

ABSENT

Steve Ochs

I. Introductions

Chair Norton Cabell called the Housing Policy Board (HPB) meeting to order at 1:30 p.m.

Those present introduced themselves.

II. Public Comment

There was no public comment.

III. Minutes Approval – May 2019 Meeting

Agenda Item III was moved to July 2019 meeting.

IV. Items from HPB Members and Staff

Mr. Cabell decided to postpone HPB's planning session because he thought it was worthwhile for him to chat with each appropriate jurisdiction ahead of time, in order to put more forethought into the session. Due to logistical reasons, he hadn't yet been able to.

Ms. Reiman shared the new director of development, Erin Grimshaw, started the coming Monday. Additionally, NEDCO recently hired a new staff member whose work plan was dedicated to manufactured housing. Ms. Reiman was still working with Ms. Kennedy in determining when to provide HPB with an update on manufactured housing.

Finally, Ms. Reiman also had an upcoming interview with a candidate for the position of development associate.

Ms. Fribley reported that the City of Springfield extended its System Development Charge (SDC) waiver for secondary dwelling units (SDU).

Ms. Jennings recently participated in a panel for Eugene City Club, where folks discussed land acquisition for the affordable housing program. Representatives from the River Road Community Organization were present to explain the recent success of an affordable housing development on River Road by St. Vincent de Paul. About 50 or so people were in attendance. Currently, the City of Eugene was looking for more sites to purchase and create a similar development through that program.

Mr. Ivy also attended and thought there was all around good conversation about the issue. There was a lot of energy and excitement around the idea of different housing typologies.

Ms. Jennings mentioned that Eugene City Council passed the Construction Excise Tax (CET) which took effect July 1, 2019. At that time, the program was being introduced with offsets, so there was no financial impact to developers initially. Additionally, administrative rules needed to be put in place and were currently out for public comment.

Ms. Jennings said the second part of implementing CET would be for staff to develop summary documents and a FAQ sheet. The third part of implementation was creating an advisory committee. She asked folks to email her for suggestions if they had thoughts on the committee's structure.

Mr. Cabell asked if CET funds went into the same bucket as Multi-Unit Property Tax Exemption (MUPTEx) dollars. Ms. Jennings said there would be multiple parts to the affordable housing fund. First,

there was revenue from both residential and commercial CET, however, the two had to be spent differently. There was still discussion around MUPTE funds.

Ms. Jennings added the City Council intended to allocate \$500,000 to the fund. The dollars were not formally committed until City Council took action on its supplemental budget. Essentially, dollars wouldn't be available until mid-2020. City staff and City Council would take the year to fine tune details.

Mr. Cabell asked if the City's ordinance differentiated between residential and commercial CET, like state law did. Ms. Jennings said the ordinance mirrored state language but was a little less restrictive.

Mr. Cabell asked if there were additional constraints to CET at that time. Ms. Jennings replied there were not.

Ms. Jennings continued on and noted City Council would discuss CET again on July 24, 2019.

In response to Mr. Cabell, Ms. Jennings responded City Council had an initial work session on IZ, in which there were requests for additional information. City Council didn't specify a timeframe to return for further discussion. The City Council calendar was incredibly full so they would likely table the item until Fall 2019.

Mr. Wig asked where to find the administrative rules for folks who wanted to provide comment. Ms. Jennings told him they could be located on the City's website. She would send a link to HPB members and interested parties.

Ms. Jennings mentioned the Eugene-Springfield Action Plan was unanimously approved by City Council. It included a fair amount of money for housing rehabilitation program support, so staff would reach out to organizations to understand rehab needs.

Lastly, Ms. Jennings attended a talk by the founder of the Corporation for Enterprise Development (CED). The speaker put forward a lot of asset building concepts that had been pursued in various ways throughout the Eugene community. They also wrote a book called, "A Few Thousand Dollars," which summarized the different ways in which one could approach asset building and increasing household stability. CED was now called Prosperity Now, which was most well-known for helping to implement the concept of Individual Development Accounts (IDA), which were matched savings toward a specific asset program.

Ms. Kennedy reported that the Community Development Block Grant Advisory Committee conducted a tour where they visited the Vet LIFT from St. Vincent de Paul and Station 7 from Looking Glass, both on 7th Avenue, and the Eugene Community Service from Catholic Social Services on 6th Avenue. Participants were able to see how CDBG funds impacted the community over time. The tour ended at Wheel Apizza Pub, which used a Business Growth Loan from the City.

On June 5, 2019, the City of Eugene's planning division hosted a "Make it Happen Fair," featuring upcoming and current projects. Ms. Kennedy set up a booth to discuss Fair Housing activities. It was a well-attended event.

Mr. Cabell asked where City Council was at in reviewing rules for Accessory Dwelling Units (ADUs). Ms. Jennings didn't have the latest information. Councilor Pryor thought City Council was waiting for staff to finish its code review to understand specifics.

Commissioner Berney arrived at 1:49 p.m.

V. CET/Affordable Housing Trust Fund Next Steps

Agenda Item V was addressed during Ms. Jennings' update in Agenda Item IV.

VI. 2019 Legislative Agenda Update

Ms. Jennings provided an update on the 2019 legislative session. She noted the City of Eugene was most focused on extending the tax exemption used for low income affordable housing. The bill still had not been completed in the process and was alive in both the Senate and the House.

Ms. Reiman asked for bill title numbers and how to proceed in advocacy. Ms. Jennings would email the information.

Mr. VanLandingham provided an update on HB 2130, SB 737, HB 2126, and recent legislative activities. The session could be tracked on OLIS. He concluded the legislative session must end by June 30, 2019, unless there was a $\frac{3}{4}$ vote to extend the timeline.

Councilor Pryor testified on SB 10, which authorized increased density along transit corridors. In concept, increased density was ideal and work the City already focused on; however, the bill only applied to Springfield, Eugene, and Salem and none of the three jurisdictions were involved in writing or advising on the bill. The bill was a challenge because all of the City's completed transportation would be set aside and replaced with a plan from Salem. All three jurisdictions spoke in opposition. Councilor Pryor was unsure if anything would come from the bill, but he thought it could be used as a bargaining chip for other legislation.

Councilor Pryor briefly discussed SB 2001. Senator Manning would support the bill if participation was voluntary rather than mandatory. Councilor Pryor assumed it would get out of committee, so part of a strategy moving forward was educating folks on actual effects.

Mr. VanLandingham supplemented Councilor Pryor's statement and said HB 2001 was an infill bill that would force cities to allow greater density on single family land. The Speaker of the House was negotiating with the League of Oregon Cities, and it appeared she thought there was support for the bill.

Ms. Reiman said NEDCO prioritized supporting HB 2001 as it included cottage clusters in single family zones, which would allow for smaller, cheaper units.

Mr. Cabell clarified the City of Eugene was opposed to the bill. Councilor Pryor said the City was opposed because of the local control issue. It was not opposed to all of the concepts, such as cottage clusters. Councilor Pryor didn't think the bill went about affordable housing the right way and wanted to be collaborative instead.

Mr. Judd heard realtors were in favor with amendments to proposed. He wondered if Mr. VanLandingham had clarity on what the amendments were. Mr. VanLandingham was unsure, but they were now reflected in the A version bill. He noted other amendments could be discussed.

Mr. Judd asked how to best advocate for bills. Mr. VanLandingham suggested emailing legislative representatives.

Mr. VanLandingham reported on HB 2916 and HB 2896. HB 2916 passed. The bill amended the existing statute on urban campgrounds, and recognized tent camping, etc. not only yurts. HB 2896 focused on funding for rehabilitation of manufactured homes and home parks.

Ms. Jennings asked if HB 2896 included a financial product to purchase replacement manufactured homes. Ms. Reiman said it included some type of assistance tool.

Mr. VanLandingham provided an update on SB 8, which Ms. Reiman testified on. The bill tried to address bogus appeals of land use decisions for affordable housing projects that were without merit.

Lastly, Mr. VanLandingham mentioned HB 2997, which would have amended the inclusionary zoning (IZ) statute for the City of McMinnville only. The bill passed the House, but was squashed in the Senate, so it was done.

Ms. Reiman added the bill that tweaks the IDA initiative was in jeopardy. The initiative was currently funded with \$7.5 million in tax credit authority, a \$0.77 to \$1 credit. When the federal tax code changed, it impacted the desirability of those credits at the state level. One request within the bill was increasing the tax credit to \$1 to \$1 which would preserve the current level of service. The second part of the bill actually asked for an increase in tax credit expenditures to \$15 million. Ms. Reiman concluded the first half of the bill needed to pass in order to ensure the IDA initiative wasn't harmed. If it didn't pass, the initiative would shrink significantly, or could be in jeopardy entirely.

Ms. Jennings added Oregon had one of the best IDA systems in the nation. Other states were trying to model after what Oregon had done.

Ms. Reiman heard relatively good things about increased funding for Lift, which supported both rental and home ownership development. She added NEDCO was still fighting for foreclosure funding, too, and the bill was alive.

In response to Mr. Judd, Ms. Reiman said the funds would be distributed to organizations like NEDCO, statewide. The funds would offer counseling for folks entering the foreclosure mediation program, and maybe even for those who were not.

Commissioner Berney wondered if HPB ever to discuss tax credits as the mechanism to subsidize low income housing. He thought it was fundamentally wrong, as it made the rich richer and exacerbated problem. He wondered if his thinking was accurate.

Mr. VanLandingham said the federal tax credit mainly benefitted wealthy people, whereas certain state tax credits could offer some community wide benefits.

Councilor Pryor added they would love an alternative to tax credits, but it was the only tool they had available at that point.

Mr. VanLandingham mentioned the Patrician Mobile Home Park in the Gateway area. It was an obvious target for redevelopment. Currently, it was zoned low density residential but its owner, Mr. Dick Boyles, petitioned the City of Springfield to change zoning from low density residential to mix used. Mixed use would allow development of a hotel or convention center, a type of development Mr. Boyles specialized in. The park tenants were all seniors and were nervous about what would happen to their homes. They had a hearing in front of the Springfield Planning Commission, which hadn't yet made a decision. After the body decided, the issue would go before Springfield City Council in September 2019.

VII. Renter Protections Planning

Mr. Wig reported the Renter Protections Task Team (Task Team) met Monday. HPB members present included Mr. Cabell, Mr. VanLandingham, Mr. Judd, and Mr. Wig. Other Task Team members present included Kara Smith, Josh Caraco, Ethan Clevenger, Caleb Peterson, Iven Chen, Laurie Hauber, Ms. Kennedy, Ms. Jennings, and folks from Jennings Property Management.

Mr. Wig shared the group was able to discuss next steps. A handout outlining what the Task Team came up with was included within the agenda packet. During the Task Team meeting, there was a good discussion about putting together feedback received from the Eugene Renters' Survey, qualitative data collected during roundtables, and feedback from City Council discussed during the work session held in March 2019.

Mr. Wig shared Task Team's proposed work plan. The objective of the work plan was to "protect renters and vulnerable populations, prevent displacement" (carried over from the 2018-2019 work plan). Task Team would identify priority tools and strategies to protect renters and prevent displacement in areas with changing housing market conditions in Eugene.

The work plan priorities included:

1. Consider strategies for increasing tenant and landlord awareness of rights, responsibilities and resources
2. Consider challenges and strategies related to application fees and processes (pet rent, security deposits/refunds, screening, housing navigators)
3. Consider creation of supports (for deposits, first and last months' rent) and explore potential programs
4. Explore options to address housing quality and condition concerns raised through the renter survey.
5. Identify priorities for rental housing data and consider strategies for compiling and analyzing data.

Mr. Wig noted a low hanging fruit activity was educating renters and landlords, as no program creation or changing of policy was required. He hoped to check in with Rachelle Nicholas at the next Task Team meeting regarding Priority 4.

Mr. VanLandingham noted providing information to both sides could require landlords to distribute an information sheet to tenants.

Ms. Jennings brought up membership of the committee, and the need to create balanced representation. She hoped for a group of around 10 people.

Mr. Ivy asked if the Springfield Eugene Tenant Association (SETA) hotline came up in discussion. He wondered if a timeline was set.

Mr. Wig replied the hotline was not discussed; however, there was a training for the hotline on June 11, 2019. The plan was to go live after.

Commissioner Berney clarified the objectives of an advocacy group couldn't do much as far as creating new housing. Mr. Wig said yes, the goal was not to build, but to protect vulnerable populations and keep them in housing.

Ms. Jennings said staff was attempting to take a large complex issue and reduce it to a few priority items, then return to City Council within 12 months.

Councilor Pryor noted protection of housing was directly related to the TAC report. Commissioner Berney asked if HPB was a good group help with TAC implementation. Councilor Pryor thought HPB, as well as the Homeless and Poverty Board.

Mr. Cabell asked Ms. Jennings for an update on the TAC report at the next meeting. The July 2019 meeting was cancelled, so it would be added to the August or September 2019 agenda.

Ms. Jennings said any input on priorities was welcome. The work plan was a first draft.

Mr. Ivy noted the TAC report and its implementation was discussed on the Eugene YIMBY Podcast. He wondered if the podcast could be used as a tool for information sharing.

Ms. Fribley pointed out that, within the work plan, it wasn't clear whether there was only one objective, or if there were multiple. Ms. Jennings didn't think the group made any decisions at that point.

VIII. Adjournment

Mr. Cabell adjourned HPB at 2:29 p.m.

(Minutes transcribed by Marina Brassfield)