



Eugene-Springfield Consortium

2022 HOME REQUEST FOR PROPOSALS CREATION OF NEW AFFORDABLE RENTAL HOUSING

The Eugene-Springfield HOME Consortium invites proposals from for-profit developers, non-profit developers, and public agencies for the development or preservation of rental housing affordable to low-income households. Resources offered through this Request for Proposals (RFP) include federal HOME Investment Partnership Program (HOME) funds and local housing subsidies. Applicants are responsible for knowing and understanding the regulations and requirements of the funding source sought through this application. An Evaluation Committee will assess and rank proposals, then present their scores and ranking(s) to the Cities and a HOME Consortium Governing Board, which will make final decisions for HOME funding. Other funding approvals may be necessary for additional resources requested.

Please submit a letter of intent to apply by Wednesday October 19, 2022 describing the potential site and proposed uses of funds. This will help the Consortium plan for evaluating proposals. Proposals must be received by the application deadline and contain all required components to be eligible for review. Proposed projects may be located within the city limits of Eugene or Springfield. This RFP is an open, competitive process to award available resources based upon satisfaction of the described criteria. Proposals submitted to the Consortium must meet HOME compatibility requirements. Submission of a proposal does not guarantee funding.

RESOURCES AVAILABLE

The amount of HOME funds available is approximately **\$3,300,751 (approximately \$1,176,575 in Eugene and \$2,124,176 in Springfield)**. The Evaluation Committee has the flexibility to recommend award of additional funds in either jurisdiction if a project warrants it. Please see funding priorities for the jurisdiction where a proposed site is located.

EUGENE Funding Priorities

Resources available through this RFP include 1) HOME funds, 2) a parcel of land on 13th Avenue. Applications may be submitted for new construction proposals, and/or acquisition of existing residential or non-residential structures that create or add units to be converted to affordable housing. **Eugene will prioritize HOME awards for development of the 13th Avenue property.**

SPRINGFIELD Funding Priorities

Applications may be submitted for new construction proposals, and/or acquisition of existing residential or non-residential structures that create or add units to be converted to affordable housing.

PROPOSAL SUBMISSION

Mail or deliver* one (1) printed copy of your proposal(s) to Ellen Meyi-Galloway at 99 W 10th Ave. Eugene, OR 97401 to be received by the due date, AND submit an electronic copy via email by **Wednesday November 16, 2022 no later than 12:00 pm (noon).**

Contact: Ellen Meyi-Galloway, Community Development Division of the City of Eugene
Phone: 541-682-5532 Email: EMeyi-Galloway@eugene-or.gov

*The Atrium Building is currently open weekdays from noon – 4:00 p.m..

APPLICATION AND SELECTION PROCESS

The Eugene-Springfield HOME Consortium invites proposals from prospective developers setting forth details regarding the development concept, planning and design, and other issues outlined in the attached Application for HOME Funds. Proposed project sites may be located within the city limits of Eugene or Springfield.

The purpose of the RFP is to increase the availability of decent, affordable rental housing for low and very low-income households in Lane County. Proposed projects must be consistent with Eugene and Springfield goals and policies as applicable for the location, including the Consolidated Plan, Housing Dispersal Policy (Eugene only) and applicable city codes. To maintain project eligibility, developers must follow specific guidelines for earnest money agreements and current tenant tracking. **Please submit a letter of intent to apply by Wednesday October 19, 2022 describing the potential site and proposed uses of funds.**

The Eugene-Springfield Consortium will accept proposals from public agencies, for-profit, and non-profit developers. Submission of a proposal does not guarantee funding. To be eligible for review, proposals must be received by the application deadline, contain all required components, and propose use of the site for affordable housing. This RFP is an open, competitive process to award the resources based upon satisfaction of the described criteria.

All proposals will be reviewed by Consortium staff and the Evaluation Committee. The Evaluation Committee will assess and rank proposals and present scores and rankings to the applicable City Councils and the Governing Board, which will make final funding decisions. The selection process is expected to be completed by the dates below. This timeline does not include negotiation of the development/HOME agreement. The tentative schedule for the selection process is as follows:

September 14, 2022	Request for Proposals Issued
November 16, 2022	Proposals Due
December 2022	Evaluation Committee Application Reviews and Public Hearing
January 2023	City Council Action
February 2023	Governing Board decision for HOME funding

AVAILABLE RESOURCES

This RFP provides the opportunity to request HOME Investment Partnerships Program funds and other resources by jurisdiction.

HOME funds - approximately **\$3,300,751 (approximately \$1,176,575 in Eugene and \$2,124,176 in Springfield)**. The Eugene-Springfield Consortium offers HOME funds for new construction, and/or acquisition of existing residential and non-residential structures to convert to affordable rental housing, with priority preference for proposals that create or add new units. The Consortium has the flexibility to award additional funds if a project warrants it. Funds will be provided in the form of deferred payment forgivable loans or low-interest loans. HOME resources may be used for acquisition, new construction, and soft costs, including the costs of tenant relocation, but not rehabilitation costs.

Eugene Resources

HOME funds - approximately **\$1,176,575**

HOME resources will be prioritized for new construction proposals on the city-owned property on 13th Avenue (Map # 17-04-36-42, Taxlot 10400). For more information about the property please see Appendix A.

City of Eugene Systems Development Charges Exemption –The City of Eugene offers funds to assist in the payment of City of Eugene systems development charges (SDCs). Refer to Eugene City Code section 7.725 for more details. The program has a separate RFP process. Intent to apply for the SDC Exemption should be identified in this RFP response.

City of Eugene Low-Income Rental Housing Property Tax Exemption - The City of Eugene offers a 20-year property tax exemption for low-income rental housing. This exemption, enabled under state statute, requires a separate application for consideration by the Eugene City Council on a case-by-case basis. Intent to apply for the exemption should be identified in this RFP response.

Eugene Water and Electric Board (EWEB) Water SDC Exemption – EWEB may have funds available for water SDC exemptions. Please contact Jeannine Parisi at Jeannine.PARISI@eweb.org.

Springfield Resources

For questions about specific Springfield resources, contact Springfield HOME Consortium staff Erin Fifield at efifield@springfield-or.gov, or 541-726-2302.

HOME funds - approximately **\$2,124,176**

HOME resources may be used for acquisition, new construction, and soft costs, including the costs of tenant relocation, but not rehabilitation costs.

City of Springfield Low-Income Rental Housing Property Tax Exemption - The City of Springfield offers a 20-year property tax exemption for low-income rental housing. This exemption, enabled under state statute, requires a separate application for consideration by the Springfield City Council on a case-by-case basis. Intent to apply for the exemption should be identified in this RFP response.

City of Springfield Systems Development Charges Waiver – For projects in the Glenwood or Downtown Urban Renewal Districts, contact Springfield city about special considerations for SDCs.

City of Springfield Land-Use Application Fee Waivers –The City of Springfield currently waives land-use application fees for non-profit affordable housing providers. A separate fee waiver application is available from the City and should be submitted concurrent with a land-use application.

REQUIRED PROPOSAL COMPONENTS

There are three required components to submitted proposals. To ensure the project would qualify for use of HOME funds, developers must submit an eligibility assessment (*Attachment B*). Proposals must be submitted using the format of *Attachment C: Application for HOME Funds*, including all required documentation. Developers must submit complete financial pro formas (*Attachment D*).

HOME REGULATIONS

HOME requires at least 25% of requested HOME funds must be matched with non-federal, permanent contributions to the project. The HOME Match funds must be able to be obtained prior to receiving a HOME award. For more guidance on what qualifies as HOME Match, please refer to the HOME Match guidance in the Reference Section.

The Consortium estimates \$20,000 - 25,000 per project in related project costs may be incurred by city staff. Developers must take this into consideration when developing the project budget. Actual project costs incurred by the cities depend on the project size and complexity. Contact city staff to discuss an appropriate estimate based on your project.

The HOME Program has limits on rents, occupant income, and amount of per-unit assistance as well as procedural and long-term affordability requirements. HOME funds must be repaid if the project cannot be completed or maintain affordability over the required period.

CONSTRUCTION ACTIVITY	COMPLIANCE PERIOD
Acquisition- Rehabilitation, less than \$15,000 per unit of HOME funds	5 years
Acquisition -Rehabilitation, \$15,000 - \$40,000 per unit of HOME funds	10 years
Acquisition -Rehabilitation, more than \$40,000 per unit of HOME funds	15 years
New Construction	20 years

The minimum HOME Allocation shall be One Thousand Dollars (\$1,000) average cost per unit utilizing HOME funding. Projects may only request 75% of the total development cost in HOME funds; at least 25% of the total development cost must be non-federal leveraged funds. Leveraged funds must be able to be committed prior to receiving a HOME award. The Maximum HOME Per-Unit allocation shall be as follows:

0 - Bedroom	1 - Bedroom	2 - Bedroom	3 - Bedroom	4+ - Bedroom
\$159,753	\$183,132	\$222,693	\$288,093	\$316,236

Based on HUD-published subsidy per unit limits, 240% of Basic Statutory Mortgage Limits for "high cost" geographic areas (effective 3/17/22)

PROGRAM RESTRICTIONS

The following is a summary of HOME Investment Partnerships Program rules and regulations. This summary is provided as a guide for project development only and should not be interpreted as being the final form. All proposed projects must meet all federal regulations as they pertain to the HOME Investment Partnerships Program. For the duration of the HOME compliance period the HOME Loan recipient agrees to ensure that:

- A. Units designated as HOME units must bear rents not greater than the lesser of:
 - (1) The fair market rent for existing comparable units in the area as established by HUD, less any tenant-paid utilities and services (excluding telephone); or

(2) 30 percent of the adjusted income of a family whose gross income equals 65 percent of the median income for the area, as determined by HUD, with adjustments for the number of bedrooms per unit. *(**Attachment A** is a copy of the current HOME program rents. A utility allowance, to be deducted from the rent schedule, is based upon unit construction and will be determined on a project by project basis).

B. Projects with five or more HOME units must have at least 20 percent of the units:

(1) Occupied by very low-income families who pay as a contribution toward rent (excluding any federal, state, or tribal rental subsidy provided on behalf of the family) not more than 30 percent of the family's monthly adjusted income as determined by HUD; or

(2) Occupied by very low-income families and bearing rents not greater than 30 percent of the gross income of a family whose income equals 50 percent of the median income for the area, as determined by HUD, with adjustments for larger and smaller families.

C. 100% of the HOME units are occupied only by households that qualify as low-income.

D. Recipient will not refuse leasing to a holder of a Rental Certificate, Rental Voucher, or to the holder of a comparable document evidencing participation in a HOME tenant-based assistance program, solely on the status of the prospective tenant as a holder of such.

E. The project will remain affordable, pursuant to deed restrictions, for not less than the appropriate compliance period.

F. Recipient will maintain the rental units in compliance with HUD Uniform Property Condition Standards and substantial compliance with the applicable City Housing Code.

G. Recipient will not discriminate against prospective tenants on the basis that the tenants have a minor child or children who will be residing with them. (Exception for elderly housing)

H. Recipient will not convert the rental units to condominium ownership.

I. Recipient will allow annual inspections of the property, in order to determine if the above conditions are being met.

J. Recipient will abide by all conditions set forth in the Deed of Trust and Promissory Note securing loan on property.

DISCLAIMER/DECISIONS NOT TO FUND

The Eugene-Springfield HOME Consortium has developed this RFP and funding application with the intention of gathering information that is adequate to serve as a sound basis for decisions about funding allocations. As applications are reviewed it may become apparent that additional information is needed from one or all project applicants. In the event that something pertinent to all applications has been omitted from the application form, all who receive this RFP/application will be asked to provide supplemental information. Consortium staff may also follow up with individual applicants to clarify

information contained in their application/proposal, or to gather additional information. Applications deemed incomplete will not be reviewed.

The Eugene-Springfield HOME Consortium reserves the right to allocate resources to any, all, or none of the proposals/applications for resources received under this RFP. The Consortium also reserves the right to provide funds with different financing terms to any or all projects funded, based on its determination of the severity of housing need among the populations that will be served, and on a project’s financial need. The Consortium may not allocate all available resources.

CONFIDENTIALITY

Information considered confidential under Oregon law may be separated for confidential handling, if specified “confidential” and delivered at the same time as the rest of the submittal. Public bidding laws require that, at the conclusion of the selection process, the contents of all proposals be placed in the public domain and be open to inspection by interested parties. Trade secrets or proprietary information that is recognized as such and protected by law may be withheld if clearly identified as such in the proposal prior to submittal.

SCORING CRITERIA

All proposals will be reviewed by staff and evaluated by the Evaluation Committee. Proposals will be evaluated in six categories:

- Project Concept and Design
- Site Feasibility
- Targeted Population and Services
- Cost Benefit
- Financial Feasibility
- Organizational Experience and Performance

Each evaluator will use a scoring system of awarding up to 10 points per category. Acceptable proposals will score above 24 points total (a score of 4 in each category for all “required” criteria), and each proposal has the potential to receive a total score of 60 points. Scores will be recorded and reflected in materials presented to the applicable City Council and the HOME Consortium Governing Board. In instances of tie scores, proposals will be compared against each other in order to determine which proposal uses the requested resources most efficiently and provides the greatest community benefit while meeting the Consortium goals.

Points for Required Criteria

7	Excellent - A score of “7” will reflect meeting all required criteria and strongly exceeding the required criteria outlined in Request for Proposals. No elements in the category need improvement.
6	Very Good - A score of “6” will reflect meeting all required criteria and somewhat exceeding the required criteria outlined in Request for Proposals. No elements in the category need improvement.
5	Good – A score of “5” will reflect meeting all required criteria and exceeding some of the required criteria outlined in Request for Proposals. No elements in the category need improvement.
4	Acceptable - A score of “4” will reflect meeting all required criteria outlined in Request for Proposals. No elements in the category need improvement.

3	Needs Improvement - A score of “3” in a category means all required criteria outlined in Request for Proposals are <i>not</i> met but could be modified to meet the standards.
2	Needs Significant Improvement – A score of “2” in a category means all required criteria outlined in Request for Proposals are <i>not</i> met and would need to be significantly modified to meet those standards.
1	Unacceptable - A score of “1” in a category means all required criteria outlined in Request for Proposals are <i>not</i> met and cannot be readily modified to meet the standards.

Points for Preferred Criteria

1-3	1, 2, or 3 points may be awarded in each category if the proposal meets or exceeds a number of preferred criteria or meets preferred criteria in an especially innovative way or to a significant extent.
-----	---

Criteria for Proposal Evaluation

1. Project Concept and Design

Proposals are required to:

- a) present a well-developed design that is suitable for the targeted population(s) and project location.
- b) comply with federal requirements and the applicable City Code.
- c) demonstrate use of cost-effective green building measures (if applicable).

Preferred proposals:

- a) demonstrate a significant innovation or benefit through the project design, compatibility with surrounding uses, or services for targeted population(s).
- b) increase the existing number of units, through new construction, adaptive re-use, or rehabilitation.

2. Site Feasibility

Proposals for the 13th Avenue site in Eugene will automatically score 10 for this section.

(Information about the site can be found in Appendix A.) All other proposals are required to:

- a) demonstrate that the designated project site is suitable for affordable housing and the targeted population(s).
- b) have site control or an option to purchase at the time of application.
- c) be free of adverse environmental conditions. If a site has an adverse environmental condition, it must be possible to mitigate the condition through reasonable measures.
- d) have appropriate zoning for the type of development proposed and must be in such condition that acquisition and appropriate zoning is possible within 12 months from the date of application.
- e) demonstrate that the development will not create undue concentrations of poverty.

Preferred proposals are near schools, parks, commercial areas, public transportation, services, and jobs.

3. Targeted Population and Services

Proposals are required to:

- a) demonstrate the proposed target population is identified as a priority need population as described in the Eugene-Springfield 2020 Consolidated Plan (Con Plan).
- b) demonstrate there is housing demand for identified population(s).
- b) provide adequate and appropriate services for target population(s).
- c) provide services promoting self-sufficiency and independent living for all residents.

Preferred proposals:

- a) offer all units to very-low income (50% AMI or less) individuals.
- b) identify a reasonable number of units onsite to serve a population that is uniquely needy and is significantly underserved (i.e. is a special needs population identified in Con Plan as having a high need/priority).
- c) substantially exceed the minimum requirements of providing basic services and will encourage and support residents to participate in decision making processes.

4. Cost Benefit

The proposal's per unit overall cost, HOME subsidy level, and total subsidy level will be evaluated.

Proposals are required to:

- a) provide units and rent levels that justify the requested resources.
- b) leverage other resources to meet the HOME match requirements.
- c) meet minimum affordability period requirements.

Preferred proposals:

- a) create a higher number of affordable units, a higher number of bedrooms (and/or greater number of residents served) for the amount of subsidy provided.
- b) Create lower rents or greater affordability levels because of the requested resources.

5. Financial Feasibility

Proposals are required to:

- a) provide a complete financial pro forma (Attachment D).
- b) demonstrate that at least 25% of total project costs are non-federal leveraged funds, and other funding sources can be committed prior to receiving the HOME award.
- c) show financial stability throughout the entire affordability period with a minimum debt coverage ratio of 1.15.
- d) demonstrate a construction schedule that achieves acquisition or start of construction within 12 months of the application submittal.

Preferred proposals:

- a) demonstrate resources that are firmly committed at the time of application, not just with a letter of interest.
- b) have a significant amount of leveraged funds committed.
- c) demonstrate a HOME Match (non-federal permanent contribution to the Project as outlined in the HOME Match guidance in the Reference section) equaling at least 25% of total HOME funds requested.
- d) include an innovative financing model that relies less on competitive public resources.

6. Organizational Experience and Performance

Proposals are required to:

- a) demonstrate that the development team and/or lead organization has experience in serving the targeted population(s)
- b) Demonstrate the development team and/or lead organization has experience with the proposed form of development.
- c) show ability to manage additional projects if other development is in progress.
- d) demonstrate the ability of the property management team to adequately provide services to proposed target population(s) and ability to efficiently maintain the additional property/asset.
- e) Demonstrate experience of compliance with fair housing laws and affirmatively furthering fair housing.
- f) demonstrate that their organization is financially viable and able to manage unexpected costs that could arise during development.

Preferred proposals will come from development teams with an outstanding track record in the development and management of affordable housing.

REFERENCE

- Option Agreement Guidance
- Resident Relocation Templates (for existing occupied sites)
- HOME Match Guidance

2022 HOME Income Limits and Program Rents

2022 - HUD INCOME LIMITS – EUGENE/SPRINGFIELD, OREGON							
Persons in Household	1	2	3	4	5	6	7
Extremely Low Income - 30% AMI	16,750	19,150	21,550	23,900	25,850	27,750	29,650
Very Low Income - 50% AMI	27,900	31,850	35,850	39,800	43,000	46,200	49,400
60% AMI	33,480	38,220	43,020	47,760	51,600	55,440	59,280
Low Income - 80% AMI	44,600	51,000	57,350	63,700	68,800	73,900	79,000

Source: <https://www.onecpd.info/resource-library/home-income-limits/> as of June 15, 2022

2022 - HUD HOME RENTS – EUGENE/SPRINGFIELD, OREGON					
Unit Size	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
Low HOME Rent	697	746	896	1035	1155
High HOME Rent	833	951	1143	1312	1444
Fair Market Rent	833	958	1254	1781	2146

*Rent limits include cost of rent and unit utilities. The total cost of rent and utilities paid by the tenant cannot exceed the identified rent limit. Effective June 15, 2022. Source: <https://www.hudexchange.info/manage-a-program/home-rent-limits/>

Utility Allowances

If a development entered into a HOME Agreement after August 23, 2013*, it **can no longer use Utility Allowances from the Public Housing Authority (Homes for Good)**. They must be calculated using a particular methodology. Project specific methodology is based on actual utility usage at the property or project-specific factors such as size, orientation, building materials, mechanical systems, construction quality and local climate conditions. The acceptable methods include but are not limited to: the HUD Utility Schedule Model, Multi-family Housing Utility Analysis, Utility Company Estimate, LIHTC Agency Estimate, and Energy Consumption Model/Engineer Model. Developers must submit their Utility Allowance calculation to the Consortium annually for approval prior to entering into leases. More information is below.

<https://files.hudexchange.info/resources/documents/HOMEfires-Vol13-No2-Guidance-on-How-to-Establish-Utility-Allowances-for-HOME-Assisted-Rental-Units.pdf>

Information about 13th Avenue Site

The site consists of one approximately 3-acre taxlot (Map # 17-04-36-42, Taxlot 10400 at about 1520 13th Avenue) that has been owned by the City of Eugene since 1941 or earlier (according to Metsker ownership map records). The site was formerly the location of the Naval Reserve, which was demolished in 2010. The property was designated by City Council for affordable housing development at the time the Naval Reserve closed (in 2008/2009).

There are six vehicle campers currently located on the property near 14th Avenue. The campers would be relocated prior to transfer of the site to the selected developer.

A federal environmental review is nearly complete for the site. Information and mitigation factors related to the environmental review are described in more detail below.

The property is flat and zoned Public Land (See Map below). The site is consistent with the Housing Dispersal Policy. Public Land zoning allows for housing development for low income households. Typical elements would be residences (estimation of at least 50 units), a community room with a kitchen, a management office, on-site parking, transportation access, secure bicycle parking, open space, and on-site stormwater treatment. Other optional elements may include a community garden and a playground area.

Environmental Mitigation

The initial federal Environmental Review is nearly complete. Please contact staff for Environmental Review questions. There are three factors identified in the environmental review that must be addressed in the project proposal:

Endangered Species/Stormwater Plan:

The chinook salmon is an endangered species of concern in the area, which means projects receiving federal funds must meet National Marine Fisheries Service (NMFS) standards for stormwater treatment before stormwater runoff enters natural waterways. The soils at the subject site allow almost no infiltration. On-site retention or infiltration is most likely not possible; therefore, filtration treatment facilities combined with detention facilities will be used to treat stormwater runoff. The entire 3 acre site could be treated with an 8,000 square foot dry pond, or if treatment and flood control can be done closer to the source, several smaller planters or rain gardens with detention storage may be used to meet quality and quantity standards.

- **The development proposal must determine a type of stormwater control to meet the NMFS standard and include costs for the stormwater facility in the proposal.** After the project proposal is selected, staff will work with the selected developer to submit the proposed stormwater plan to NMFS for approval. Please contact staff for more information.
- The development may not use the following prohibited materials:
 - Galvanized metal, including galvanized aluminum, zinc, iron, or steel
 - Copper
 - Zinc
 - Sheet metal

- Built-up commercial & industrial roofs (BUR), or any similar product that is comprised primarily of layered asphalt, tar, or other bituminous products
Composite or asphalt roofing shingles are allowed. Galvanized metals may be used for elements of roofing and siding (e.g., flashing, screws or fasteners, gutters), but does not allow galvanized roofing panels or siding. Galvanized roofing components, such as gutters and flashing, must be sealed, coated, or painted so that metal contaminants will not leach into runoff.

Historic Preservation/ Archaeology:

The State Historic Preservation Office (SHPO) is requesting more information about potential historic properties surrounding the site and potential underground cultural resources on site. SHPO required City of Eugene to hire professionals to do a study before undertaking the proposed project. The study is underway but those results are not yet available.

- The selected developer may need to submit the proposed project design to SHPO in 2023 to ensure compliance with historic preservation guidelines, and to identify effects on possible historic properties in the surrounding 'area of potential effect or APE'. After the project proposal is selected for the site, staff would work with the selected developer to submit the proposed design to SHPO.
- The selected developer will create and comply with an Inadvertent Discovery Plan (IDP) to inform proper authorities if any archaeological resources, cultural resources, or human remains are discovered during excavation.
- **If the archaeological survey currently underway shows that a professional archaeologist would need to be retained to observe excavation, the City will announce that so developers can include cost implications in the proposed project budget.**

Noise:

The noise assessment determined that noise levels exceeded the acceptable level of 65 decibels (dB) on the northern border of the property along 13th Avenue. The noise levels were calculated at 69 dB.

- Buildings along 13th Avenue must incorporate noise mitigation using construction techniques, building placement and/or barriers to achieve interior noise levels of 45 dB. Average construction techniques are expected to reduce interior noise by 20 dB (i.e. Exterior noise of 65 dB = Interior noise of 45 dB).
- Circumstances could be met by the proposed project for the Certifying Officer to shift the Acceptable outdoor range for noise to 70 decibels per 24 CFR 51.105(a). This would allow outdoor uses for residents even closer to 13th Avenue.
- A noise mitigation plan describing the techniques to reduce interior noise must be submitted to the City by the selected developer prior to construction.

The following is additional information related to the federal environmental review that does not require mitigation:

Above-ground storage of Flammable/Explosive materials:

Analysis of the Oregon State Fire Marshall's Office database search confirmed that the site is located at an Acceptable Separation Distance (ASD) from any above-ground explosive or flammable fuels or chemicals containers according to 24 CFR 51C. **No further mitigation is required.**

Toxic Contamination:

A Phase I Environmental Site Assessment was conducted and determined that no Recognized Environmental Conditions, Potential Recognized Environmental Conditions, Historical Recognized Environmental Conditions, Controlled Recognized Environmental Conditions or Vapor Encroachment Conditions were identified and that **no further assessment or remediation of the subject property is warranted or necessary.**

Building Standards

Applicants are responsible for submitting proposals that meet building standards for the property. Under a newer State Law ([ORS 197.308, as amended by House Bill 4051](#)), public, non-profit and for-profit entities can develop affordable housing in Public Land zoning. The applicable site development standards can be found in Chapter 9 of the Eugene Code. The Multi-Unit Standards in Eugene Code 9.5500 are applicable when there is 5 or more dwelling units on a single lot or parcel (see [Eugene Code 9.5500](#)). The [City of Eugene Mapping Hub](#) may have information that could be relevant to site planning.

Please contact City of Eugene staff for site specific questions; contact information is below. If any adjustments are required, a development review would result in a longer process. In staff's review of the property, the following factors were identified to highlight for building standards (please note this is not a complete set of requirements):

1. Transportation access must be on the lower traffic volume street. Access can be taken from 13th Avenue or 14th Avenue; 13th Avenue as the higher classification street has the conditions under [Eugene Code 7.420\(1\)\(c\)1](#) met outright on 13th Avenue.
2. Parking drives should not be designed to allow "through motor vehicle traffic". A loop would be considered through motor vehicle traffic.
3. The property has a border with 13th Avenue and 14th Avenue. *Building Orientation:* Multi-unit residential buildings located within 40 feet of a front lot line must be oriented toward the street. *Street Frontage:* Sixty (60) percent of the frontage along roads must include buildings or enhanced pedestrian space within 10 feet of the minimum front setback line. This requirement must be considered together with the noise mitigation requirement from the environmental review along 13th Avenue.
4. Neither the maximum length nor width of any building within 40 feet of the front lot line can exceed 150 feet. Windows must cover 15% of the façade on each floor level for street façades. Buildings must include articulation elements.
5. For Setbacks and Maximum Building Height in PL zoning please see [Eugene Code 9.2684](#).
6. There may be no parking spaces between buildings and the street.
7. Open space must account for 20% of the development site area or be the equivalent of 15% of the livable floor area, whichever is greater. There must be a minimum of 400 sf of common open space.
8. Secure bicycle parking is required on site.
9. There must be safe on-site pedestrian circulation.
10. Recycling and garbage facilities must meet outdoor storage screening standards, and Stormwater management manual Source Control standards.
11. This site has stormwater and wastewater public utilities located within the private property limits. Easements or relocation of utilities may become practical or prudent for the development project; this may create the need for a [Privately Engineered Public Improvements](#)

[\(PEPI\)](#) project. Easements will be required for lines that remain on-site, and relocation may be required for certain development scenarios. Relocation of public lines will prompt a PEPI project; please note that PEPI projects can delay building permits if not issued ahead of time. More information can be obtained through a request to Public Works Permit Information Center [\(PW PIC\) staff](#).

12. Systems Development Charge (SDC) costs can be estimated at \$8,000 per unit. (Could be between \$7,500 – \$8,500 per unit).

Additional Helpful Links:

EUGENE CODE (EC) - <https://eugene.municipal.codes/>

SEARCH PERMITS - <http://pdd.eugene-or.gov/BuildingPermits/PermitSearch> .

GIS INFORMATION - [EugMaps \(app\)](#) <https://mapping.eugene-or.gov/app/eugmaps-app>

STORMWATER MANAGEMENT - <https://www.eugene-or.gov/477/Stormwater-Management-Manual>

Surrounding uses

Institutional properties bound the subject site with the Eugene Faith Center to the east, the Army Reserve campus to the west and the César E. Chávez Elementary School to the south. To the north is 13th Avenue (a major collector road) with residential and commercial uses north of 13th Avenue. The housing types in the surrounding neighborhood are primarily one- and two-story single-unit dwellings. Between the site and Chávez Elementary School to the south is 14th Avenue (a neighborhood street). Public transit is located on 13th Avenue adjacent to the site. Proposals should consider uses along the borders of the property. Some examples include:

1. Proximity to an elementary school may create a good opportunity for housing that includes larger size units for households with children
2. The school heavily uses 14th Avenue during pickup and dropoff hours, and during school and sports events. There is no parking along 14th Avenue or 13th Avenue, the two streets bordering the property, which creates demand for on-site resident parking.
3. There is a consideration of neighboring uses in 9.2685 (1) related to height and setbacks.

Site Specific Questions

City staff is available to answer site specific questions. Applicants may ask general site questions by email to Ellen Meyi-Galloway at EMeyi-Galloway@eugene-or.gov. Staff will compile questions and answers and release those to all potential developers of the site. Applicants may also request meetings with staff to ask questions about specific site issues. Please contact Ellen Meyi-Galloway to schedule a meeting.

Map of site

(please note this aerial map is from 2021; no tent campers are currently on site but there are still vehicle campers on the loop near 14th Avenue.)

