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Meeting Minutes

HOMES FOR GOOD HOUSING AGENCY

BOARD OF COMMISSIONERS

Location of the meeting:

Board of County Commissioners Conference Room, Public Service Building, 125 East 8th Avenue, Eugene, OR, 97401

Phone: 541.682.2506

The meeting location is wheelchair-accessible. Anyone needing special accommodations (deaf, people with hearing loss, language translation, chemical sensitivity needs, and large print copies of agenda), please make your request at least 48 hours prior to the meeting.

March 21st, 2018 — HOMES FOR GOOD HOUSING AGENCY

(2:30 p.m.) (Board of County Commissioners Conference Room)

1. EXECUTIVE SESSION

None

2. ADJUSTMENTS TO THE AGENDA

None

3. COMMISSIONERS' BUSINESS

- Jay Bozievich left the meeting at 3:20pm
- Pat Farr left the meeting at 3:40pm

4. #PUBLIC COMMENTS

- **Dennis Sandon:** Provides testimony against the sale of the River Road property in regards to Lombard St. Mr. Sandon expressed concern over the social health of the community as well as the benefit the outdoor space of the Greenway provides to seniors and people with disabilities living in the area.
- **Emory Blackwell:** Provided a written statement read by resident Dennis Sandon along with photos regarding his positive experience living in this neighborhood as a person living with a disability and concern over what a large complex would do to the neighborhood he lives in.
- **Kylas Nagaarjuna:** Provided testimony and suggestions for an alternate use of the meadow in the area being used to increase services for senior and people with disabilities. She expressed that it would be good for the City would develop with those citizens in mind.

- **Bruce Rogers:** Provides testimony over concern about the proposed development on Lombard as it is in opposition of what the neighborhood currently is both in culture and design. Mr. Rogers is concerned over the lack of physical capacity the neighborhood has to take on a large development and the potential loss of the greenway as it is enjoyed by the residents and a great resource for people with disabilities living in the area.
- **Anastasia Sandow:** Provided testimony over her concerns of the density of the proposed development not being a good fit for the neighborhood as it is a small residential street with no sidewalks or capacity to handle extra traffic. She is concerned for the safety of the bicyclists and pedestrians in the area with the increased traffic. She also expressed concern over the potential loss of the trees in the area being taken down for the new development.
- **Gretchen Dubie:** Provided testimony in support of the residents in the area and raised concerns that a large complex placed in a residential area would not be a good fit for the neighborhood. Large build ups have been successful in downtown Eugene; however downtown has the capacity to handle to increased traffic and population where a residential area such as Lombard will not be able to handle this type of development. She recommended that the space be used for housing and services for seniors and people with disabilities as there is an increased need. Also, services such as this are most successful in residential neighborhoods. As the Executive Director of Oregon Supported Living Program, Ms. Dubie also offered to partner with the City and Homes for Good to find alternate solutions for a more accessible appropriate space for seniors and people with disabilities in this neighborhood.

5. COMMISSIONERS' RESPONSE TO PUBLIC COMMENTS AND/OR OTHER ISSUES AND REMONSTRANCE

- **Sid Leiken:** I appreciate your comments. As a representative of Springfield, I will not have a voice in the matter regarding development in Eugene. The role I have on this board is to approve the sale of this property that didn't meet the needs of Homes for Good. The property didn't make sense for Homes for Good to hold on to which resulted in the sale of the property. Thank you for your testimonies. Commissioner Farr and Sorenson could play a significant role in assisting you in your concerns with their roles representing the City of Eugene and their knowledge.
- **Pete Sorenson:** Thank you for coming to public comment. I appreciate your time. I will say that reviewing the comments, one thing strikes me, is the interest in maintaining the neighborhood and good feeling in the neighborhood. Our role on this board is to help steward those resources as best we can. As a property owner, I feel we have some responsibilities to the neighbors in the properties we own. Homes for Good was in full compliance regarding the sale. There can be better notice in the future regarding the sale of property going forward. Dennis Sandon is well versed in land use laws. What I know is that Homes for Good was in compliance. What we need to do is a better job to offer notice. It is not always going to be a public process. I'm not sure that there will be a good resolution to your concerns however; we recommend you engage in the land use process. The City is the land use authority. When we are selling property, others can be affected other than the neighbors. With the possible 20% cut of low-income housing pending, we may have to sell properties. Maybe we can strengthen that notice issue. We know staff and leadership complied with all existing requirements. With input from area nonprofits, we can discuss more ideas around public notice going forward. I would be happy to continue to advocate for you and make sure this property has a use of more compatibility with what you would like to see happen.

- **Pat Farr:** Approximately 15,000 new homes were to be added in Eugene. This figure was given in 2012. The neighborhoods are going to change. The median cost of renting a home in Eugene is more than San Francisco based on how current wages in Eugene. The City felt that there was enough R1 and R2 property for residential growth for the next 20 years in the City of Eugene. The City is not adding any more room outside of the urban growth boundary for residential growth. There are open spaces and they are zones to be residential. Urban density is afoot. There is very little we can do to change that. What we have to do is build a strategy to have neighbors have more input in this process. Ecco Apartments is an example of what we cannot let happen again. What has to happen is a strategy that needs to be created to help regulate growth going forward. You are invited to come to my office anytime to discuss how I can help you with this process.
- **Char Reavis:** Anyone who wishes to have further discussion can contact Commissioner Farr, Commissioner Sorenson, or call Homes for Good Executive Director, Jacob Fox.
- **Gary Williams:** Eugene is determined that it will go in their direction that will address the housing situation in the city. One thing that was reiterated was local control. You may not like their choices the city has made but it is their choices.

6. EMERGENCY BUSINESS

None

7. ADMINISTRATION

A. Approval of the 02/28/2018 Homes for Good Board Meeting Minutes

Motion to approve minutes: Char Reavis

Motion seconded: Sid Leiken

Motion is approved unanimously

B. Executive Director Report

- Jacob Fox: The Oregon Legislature just adjourned the 2018 session and leaders supported more investment in affordable housing at unprecedented levels to offset the Federal cuts and address the ongoing housing crisis in the State. There will be additional flexible funding to develop more affordable housing and preserve existing housing in the amount of sixty million every biennium. The legislature also approved another \$500K for the shelter system.
- I had the opportunity to attend the Obie press event. We are excited about moving forward on that project. The project is currently 50 units with units set aside for under housed and homeless veterans. Steve Ochs and his development team is working on the tax credit application for this project which is due mid-April.
- We are also working with Lane County on a grant application to Meyer Memorial Trust for funding for the Housing First building.
- We have hired a firm to perform an IT assessment as our current IT Director is retiring and we are looking to have a review of our systems. We honor and thank Wes for the work he has done as our current IT Director. Moving forward, we are also excited to bring aboard someone with a wider array of technical expertise.
- I recently did a presentation for International Women's Day in March and in terms of gender diversity in our organization, last year we had 520 job applications, 264 were female applicants. Fifty three percent of our staff is female and 72% of our housing program participants are women.
- With our current Energy Performance Contract, we recently installed 34 ductless heat pumps in Veneta Villa. It has been reported that there has been an increase in overall comfort of the units with these ductless heat pumps as well as a decrease in utility bills. An additional pump is

being installed at the Laurelwood Community room as well as 18 more to be installed at our property in Veneta next week.

- This concludes the ED Report.
- **Sid Leiken:** When Jay and Pat are here we should have a discussion about public notice of sale of property. I'm interested in seeing what we can do from a policy perspective. As a public agency we may want to take a look at it going forward regarding proper notice.
- **Jacob Fox:** I think what you have seen from me is an unprecedented level of transparency over the last few years. There can be some downsides to pre-notification but we can have that discussion.
- **Sid Leiken:** It's appropriate to have that conversation. I feel you went through the proper steps. At the same time I think it's okay to have the conversation and the idea can be explored.
- **Jacob Fox:** This board doesn't have policies and needs to decide what policies to put in place.
- **Steve Ochs:** When we sell or acquire properties, we are very proactive about noticing the neighborhood about building properties. I think it would be great to have the discussion.
- **Michelle Thurston:** I appreciate the recent Department Orientation and for Homes for Good pulling that together. It answered lot of those questions I had about the organization.
- **8. OTHER BUSINESS**
- Adjourn