



AGENDA COVER MEMO

Memorandum Date: January 29, 2020

Order Date: February 04, 2020

TO: Board of County Commissioners

DEPARTMENT: County Administration

PRESENTED BY: Steve Mokrohisky, Lane County Administrator

AGENDA ITEM TITLE: ORDER/In the Matter of Using .74 Acres (Lane County Owned Tax Lots 10200, 10300, 10400 and 10500) at the Lane Events Center for Permanent Supportive Housing Units for Women and Children Supporting Using the Remaining Property at the Lane Events Center For Its Current Use

I. MOTION

In the Matter of Using .74 Acres (Lane County Owned Tax Lots 10200, 10300, 10400 and 10500) at the Lane Events Center for Permanent Supportive Housing units for women and children and supporting using the remaining property at the Lane Events Center for Its current use.

II. AGENDA ITEM SUMMARY

The State of Oregon Housing and Community Services (OHCS) is releasing a notice of funding availability on February 5, 2020 for the development of Permanent Supportive Housing (PSH) units. The available grant funds will provide funding for capital, rent assistance and supportive services costs. The Lane County Board of County Commissioners is being asked to identify parcel(s) that are ready to be developed in order for Homes for Good to submit grant applications for PSH units.

On January 28, 2020, the Board of County Commissioners discussed several potential properties and ultimately determined that in order to move forward with applying for upcoming grant funds, the .74 acres at the Lane Events Center was the property to be most

ready for the development of PSH units.

On January 28, 2020, the Board of County Commissioners also gave direction to staff to prepare a Board Order to identify and use the .74 acres at the Lane Events Center for Permanent Supportive Housing and supporting to use the remaining property at the Lane Events Center for its current use.

III. BACKGROUND/IMPLICATIONS OF ACTION

A. Board Action and Other History

In 2019, Lane County and the City of Eugene received recommendations from the TAC aimed at addressing the urgent homeless situation in this community. In addition to a number of other recommendations, the results of the TAC Report identified that many more PSH units are needed to address the growing population of persons experiencing homelessness in our community. The TAC Report identified the need for 350 units of PSH to be added in our community, and the Board of County Commissioners and Eugene City Council developed an implementation plan specifying these be developed within 5 years. Buildable sites need to be identified now to produce significant results within the desired timeline.

Lane County, in conjunction with Homes for Good (Lane County Housing Authority), has been discussing the potential of developing four tax lots at the corner of 13th and Tyler (located on the Lane Events Center campus) in Eugene for the last few years. These four lots are a combined total of .74 acres of the approximately 55 acre campus. The initial feasibility review shows that the site could accommodate approximately 20 units of housing.

Additionally, Lane County, Homes for Good and the City of Eugene staff have also been working to identify a pipeline of other potentially viable PSH sites. Other sites included the following:

- Naval Reserve Site: City of Eugene ownership zoned for Public Use. City of Eugene still needs to determine the process for putting out the site and issues related to zoning.
- Parks sites: City of Eugene has several parcels in Eugene that are currently designated for Parks and Recreation and are discussing internally if any of these may be appropriate for PSH.
- Southwest Lane Events Center campus Site: Lane County owned on Southwest portion of Lane Events Center campus zoned for Public Use. Useful area for housing is greatly impacted by 60 foot no build protective setback from Creek.
- River Road/ NW Expressway: Lane County owned parcels Northwest of River Road and Northwest Expressway intersection zoned Community

Commercial which permits residential development. Possible Environmental issues including noise and possible soil contamination will need to be worked through.

- 11th & Charnelton: Privately owned parcel (former Musgrove Mortuary 0.44 acres) zoned Community Commercial which permits residential development. Would require redevelopment of site.
- 995 West 7th: Homes for Good owned parcel (0.5 acres) zoned Community Commercial. Currently houses Sheltercare clients. Would be redevelopment of the site.
- West 6th Site: Small (0.25 acre) privately owned parcel on 6th Avenue zoned Community Commercial.
- 1640 G Street (Springfield): Privately owned (0.8 acre) site next to McKenzie Willamette hospital zoned for residential use. Would likely require redevelopment of the site.

Homes for Good staff are working actively with a Real Estate Agent to identify other possible sites and Lane County Public Works has also provided information on numerous parcels that may be surplus in the future.

B. Policy Issues

The policy issue is should Lane County dedicate the use of identified county owned sites to increase availability of Permanent Supportive Housing.

C. Board Goals

The Lane County Strategic Plan calls for addressing the community's need for affordable housing and addressing homelessness. Specifically, it calls for implementing the 10 Housing and Shelter recommendations from the TAC Report.

The Strategic Plan also contains the goal to develop a Lane Events Center Business Plan to maximize flexibility, attract new events and increase revenue.

D. Financial and/or Resource Considerations

The costs for development of the properties into PSH would be funded through grants and other revenue to Homes for Good. Local and national studies on the return on investment for PSH indicate significant savings in law enforcement, jail usage, emergency department and hospital utilization, and other health care costs.

E. Health Implications

These particular units of PSH are intended to be targeted for women and families. Poor health can contribute to being homeless, and being homeless can lead to poor health. Limited access to health care can make it worse.

Many women experiencing homelessness are victims of domestic or sexual abuse.

Homeless children have high rates of trauma related emotional and behavioral problems.

For many families, the daily struggle for food, shelter, clothing, and safety relegates health to a distant priority which, in turn, exacerbates disease, complicates treatment, and drives excess mortality.

F. Analysis

The 2019 Point in Time Count (PITC) revealed 2,165 people experienced homelessness in Lane County on January 30, 2019. This represents a 32% increase from the previous count in 2018. 1,633 individuals, families and children went without shelter on January 30, 2019. 411 of the unsheltered were in alternative shelter programs such as Opportunity Village, Car Camping Programs, Dusk to Dawn, and Community Supported Shelters.

Recently, OHCS, in consultation with the Corporation for Supportive Housing, created a new Oregon Supportive Housing Institute to provide technical assistance and training to a cohort of ten groups focused specifically on PSH development. The Institute is the first step in implementing the \$50 million PSH investment made in the 2019 Legislative Session. Only ten teams were selected out of the 29 applications received, demonstrating the high demand for PSH across the state.

In early October 2019, Homes for Good, partnering with Lane County Health & Human Services, ShelterCare, and Quantum Residential (the same team working together on The Commons on MLK), was selected to be part of the state's PSH training cohort, to create PSH homes in Eugene serving chronically homeless populations. This is an exciting opportunity for our community. Not only will the team receive important technical assistance and training, but this could also provide significant capital funding for a new PSH project. The critical factor in receiving the capital funding is that a site be identified, ready to develop, and can complete construction by the end of June 2021.

One of six priorities identified in Oregon's Statewide Housing Plan, PSH provides service-enriched affordable housing to help the most vulnerable individuals and families lead more stable lives. This is a national model and best practice for serving individuals living with a serious persistent mental illness and persons

experiencing chronic homelessness. PSH leads to cost savings in public systems by providing upfront intervention that creates savings downstream in the healthcare and justice systems.

The State of Oregon Housing and Community Services (OHCS) is releasing a Notice of Funding Availability (NOFA) on February 5, 2020 for the development of Permanent Supportive Housing (PSH) units. The available grant funds will provide funding for capital, rent assistance and supportive services costs. The Lane County Board of County Commissioners is being asked to identify parcel(s) that are ready to be developed in order for Homes for Good to submit grant applications for PSH units.

Given the due diligence that has occurred on the sites described previously, our local PSH cohort has determined that the parcel(s) of land in the NW Corner of the Lane Events Center campus property is the property that will meet OHCS requirements for development readiness as it relates to the PSH Cohort capital, rent assistance and supportive services resources.

The Lane Events Center currently uses the .74 acres (four tax lots) for camping and overflow parking during the County Fair and for overflow parking on large/multiple-event weekends about four times per year. Reduced space for parking in lots leads to additional cars parking in nearby neighborhoods or open fields adjacent to the Lane Events Center campus which have caused controversy in recent years due to damage of fields by vehicles. During the Lane County Fair these lots are used for Concert VIP parking, Exhibits parking, 4-H Fair Auction Parking, overflow parking. The loss of those lots would require the Fair to reorganize or relocate certain portions of the current use. Exhibits parking would need to move to the field parking south of the Amazon Canal which is a paid parking lot run by the Sheriffs Mounted Posse. This would impact approximately 80+ cars or vehicles. This causes a loss of revenue to the Fair and Posse of approximately \$2000 each Fair. In addition, the loss of these lots would also reduce the camping available for 4-H by approximately 5-7 spots which would cause a loss of revenue to the Fair of \$875 in camping fees as well as create longer waiting list for limited available spots. Currently, the facility cannot accommodate all the camping requests during the Fair. With the potential reduction of available parking, the Fair may need to consider options to either displace 4-H exhibitors and Auction buyers or relocate other vehicles to an offsite location. Offsite parking has been discussed and attempted in the past with limited success due to availability of lots, security and logistics. Additional costs for security of any offsite parking would need to be considered. Additional impacts or potential lost revenues include reduction of volunteer parking, sponsor parking or vendor parking depending on size and availability of remaining space.

The four residential lots are located in the NW corner of the Lane Events Center campus. These lots, listed as 10200, 10300, 10400 and 10500, show a total of .74 combined acres and an assessed value of \$228,000.

On September 6th, 2019 Homes for Good in partnership with Lane County, ShelterCare and Quantum submitted an application to OHCS for a NOFA they released for a statewide PSH Cohort. This NOFA required the team to commit to 6 months of training/technical assistance to refine our PSH project plan and if the NOFA application was successful OHCS would provide funding for necessary capital, rent assistance and supportive services. This application required that our team include parcel(s) of land that could be used for the development of PSH. The Lane Events Center campus tax parcels 10200, 10300, 10400 and 10500 were approved by the Lane County Administrator to be included in the application, with the understanding that final approval of these sites (or an alternate site) would be required before moving forward.

On October 8th, 2019 we were informed by OHCS that the application was approved which has necessitated engagement with Lane County's Board of County Commissioners, the Fair Board and Lane County Administration in regards to committing these tax parcels for the development of PSH units.

On October 30, 2019 the Board of Commissioners and the Fair Board had a joint discussion and update on this work, with guidance to staff to bring this item back after the completion of a market demand analysis by the Lane Events Center. The market demand analysis was presented to the Board of County Commissioners on January 14, 2020.

On January 27, 2020, the Fair Board met and discussed the potential use of the .74 acres of the Lane Events Center for PSH units. Ultimately, the Fair Board wrote a letter to Chair Buch and the Commissioners acknowledging the need for low income housing within the community and understanding the impact that additional housing will provide. The Fair Board asked that if the Board of County Commissioners moves forward with the proposed .74 acre project that they also commit to the location and purpose of the Fairgrounds and Events Center as an event and tourism destination.

On January 27, 2020, the Board of County Commissioners received a letter from Travel Lane County. In the letter, the Travel Lane County Board recognized the importance of focus and pro-active efforts of Lane County to address the serious community issue of homelessness, and the need for everyone to do their part in creating effective tools to address the problem of housing affordability. The Travel Lane County board voted to support use of the identified .74 acres (northwest parcel) of the Lane Events Center, if necessary (in the event an alternative site is not discovered), and urged the Board of County Commissioners

to protect the remaining campus for the master planning process.

On January 28, 2020, the Board of County Commissioners discussed several potential properties and ultimately determined that in order to move forward with applying for upcoming State grant funds, the .74 acres at the Lane Events Center was the property most suitable for the development of PSH units at this time.

Lane County wants to continue the successful partnership with Homes for Good in the development with The Commons on MLK by partnering again to develop more PSH units on the Lane Events Center campus site.

On January 28, 2020, the Board of County Commissioners also gave direction to staff to prepare a Board Order to identify and use the .74 acres at the Lane Events Center for Permanent Supportive Housing and committing to use the remaining property at the Lane Events Center for its current use. The motion in this matter contained a clause that would commit that the fairgrounds would be used for its current purpose into “perpetuity”. County Counsel has advised that an elected body with a finite term cannot legally bind a subsequently elected body. *Mills v. City of Baker*, 152 Or. 87 (1935), *Graves v. Arnado*, 307 Or. 358, 364 (1989) and *Brunick v. Clatsop County*, 204 Or. App. 326, 333 (2006). County Counsel submitted the current language which accurately reflects this Board’s authority.

In terms of future partnerships, the engagement between Lane County, the City of Eugene and Homes for Good will continue as we are all committed to achieving the goal of developing 350 units of PSH and the biggest challenge we will face is identifying land that will help facilitate us achieving this goal. We are also very excited at the potential to incorporate the City of Springfield into future discussions around PSH as well.

IV. RECOMMENDATION

It is recommended that the Board of County Commissioners move to approve the Board Order to approve the use of .74 acres (Lane County owned tax lots 10200, 10300, 10400 and 10500) at the Lane Events Center for permanent supportive housing units for women and children and supporting using the remaining property at the Lane Events Center for its current use.

V. TIMING/IMPLEMENTATION

If the Lane County Board of County Commissioners renders an affirmative decision on the use of these tax parcels for PSH units neighborhood engagement, land use analysis, design and cost estimates will begin in earnest.

On February 5th, 2020 OHCS will release a notice of funding availability for the capital,

rent assistance and supportive services funding with an estimated funding award in March of 2020.

Design and cost estimating refinement will occur in spring and summer of 2020. Construction will begin in fall of 2020. The building will be complete and ready for occupancy in summer of 2021.

VI. FOLLOW-UP

The Lane County Administrator will provide regular updates to the Board of County Commissioners as to the status of this project if such funding were to be approved by the State.

VII. ATTACHMENTS

None

BEFORE THE BOARD OF COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO: 20-02-04-

IN THE MATTER OF USING .74 ACRES (LANE COUNTY OWNED TAX LOTS 10200, 10300, 10400 AND 10500) OF LANE EVENTS CENTER PROPERTY FOR PERMANENT SUPPORTIVE HOUSING UNITS FOR WOMEN AND CHILDREN AND SUPPORTING USING THE REMAINDER OF LANE EVENTS CENTER PROPERTY FOR ITS CURRENT USE

WHEREAS, the Lane County Strategic Plan calls for addressing the community's need for affordable housing and addressing homelessness, specifically calling for implementing the ten Housing and Shelter recommendations from the Technical Assistance Collaborative (TAC) report; and

WHEREAS, the Lane County Strategic Plan calls for developing a Lane Events Center Business Plan to maximize flexibility, attract new events and increase revenue; and

WHEREAS, the 2019 Implementation plan for the TAC recommendations calls for creating 350 new units of permanent supportive housing within 5 years; and

WHEREAS, Homes For Good and Lane County have done significant analysis of multiple sites and have determined the Lane County owned four tax lots at the Lane Events Center are the most suitable for development as permanent supportive housing; and

WHEREAS, the above mentioned tax lots were primarily purchased using Transient Room Tax (TRT) funds; and

WHEREAS, the Board of County Commissioners emphasized intent in paying back TRT in the event that these tax lots become used for permanent supportive housing; and

NOW, THEREFORE, the Board of County Commissioners of Lane County **ORDERS** as follows:

1. That .74 acres (Lane County owned tax lots 10200, 10300, 10400 and 10500) at the Lane Events Center property be used for Permanent Supportive Housing units for women and children.
2. That the current Lane County Board of County Commissioners supports using the remainder of the Lane Events Center property for its current use.
3. That the current Lane County Board of Commissioners recognizes that it cannot legally bind future Lane County Board of Commissioners, the current Lane County Board of County Commissioners commits to using the remainder of the Lane Events Center property for its current use.
4. That if the .74 acres (Lane County owned tax lots 10200, 10300, 10400 and 10500) at the Lane Events Center property be used for Permanent Supportive Housing units for women and children, that the Transient Room Tax (TRT) fund be reimbursed for the amount of TRT funds used to acquire the four tax lots.

ADOPTED this ____ day of February, 2020.

APPROVED AS TO FORM

Date _____

Heather Buch, Chair
Lane County Board of Commissioners

LANE COUNTY OFFICE OF LEGAL COUNSEL