



**CORVALLIS
CITY COUNCIL AGENDA**

**July 16, 2007
12:00 pm and 7:00 pm**

(Work Session at 5:30 pm)

**Downtown Fire Station
400 NW Harrison Boulevard**

COUNCIL ACTION

PLEDGE OF ALLEGIANCE

I. ROLL CALL

II. CONSENT AGENDA

The following items are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a Council member (or a citizen through a Council member) so requests, in which case the item will be removed from the Consent Agenda and considered separately. If any item involves a potential conflict of interest, Council members should so note before adoption of the Consent Agenda.

- A. Reading of Minutes
 - 1. City Council Meeting – July 2, 2007
 - 2. For Information and Filing (Draft minutes may return if changes are made by the Board or Commission)
 - a. Airport Commission – June 5, 2007
 - b. Bicycle and Pedestrian Advisory Commission – June 1, 2007
 - c. Citizens Advisory Commission on Transit – June 13, 2007
 - d. Downtown Parking Commission – April 25, 2007
 - e. Historic Resources Commission – June 12, 2007
 - f. Housing and Community Development Commission – June 20 and 28, 2007
- B. Confirmation of Appointments and Re-appointments to Boards, Commissions, and Committees
- C. Announcement of Re-appointments to Downtown Parking Commission (Blair, Kvidt)
- D. Announcement of Vacancies on Parks and Recreation Advisory Board (Bostrom, Hooven)

- E. Schedule a public hearing for August 6, 2007, to consider an appeal of a Planning Commission decision (PLD06-00018 – Brooklane Heights)
- F. Approval of an application for an "On-Premises Sales" liquor license for Zheng's, Inc., dba New China Buffet, 1720 NW Ninth Street (Change in Ownership)
- G. Authorization to enter into and for the City Manager to sign a Memorandum of Agreement with Benton County to receive grant funding for the joint Street Crimes Team
- H. Acknowledgment of receipt of updated Boards, Commissions, and Committees directory
- I. Schedule an Executive Session following the regular noon meeting under ORS 192.660(2)(h) (status of pending litigation or litigation likely to be filed)

III. ITEMS REMOVED FROM CONSENT AGENDA

IV. UNFINISHED BUSINESS

- A. Deliberations on a Comprehensive Plan amendment and an appeal of a Planning Commission decision (ZCD06-00001 – Wilson Woods)
- B. Approval of FY 2007-2008 Neighborhood Empowerment Grant Program allocations

V. MAYOR, COUNCIL, AND STAFF REPORTS

- A. Mayor's Reports
- B. Council Reports
- C. Staff Reports
 - 1. City Manager's Report – June 2007
 - 2. Council Request Follow-up Report – July 12, 2007

VI. VISITORS' PROPOSITIONS – 7:00 pm *(Note that Visitors' Propositions will continue following any scheduled public hearings, if necessary and if any are scheduled)*

- A. U.S. Interagency Council on Homelessness Presentation (Paul Carlson, Regional Coordinator)

VII. PUBLIC HEARINGS – 7:30 pm

- A. A public hearing to levy assessments on properties within the Downtown Economic Improvement District

ACTION: An ordinance amending Corvallis Municipal Code Chapter 10.07, "Economic Improvement District," as amended, **to be read by the City Attorney**

VIII. & IX. STANDING COMMITTEE REPORTS, ORDINANCES, RESOLUTIONS, AND MOTIONS

- A. Human Services Committee – None.
B. Urban Services Committee – None.
C. Administrative Services Committee – None.
D. Other Related Matters

1. *Second reading of an ordinance relating to a Comprehensive Plan map amendment, amending Ordinance 98-53, as amended, to be read by the City Attorney*

X. NEW BUSINESS

- A. Alberti /Pahlisch partial settlement

XI. ADJOURNMENT

For the hearing impaired, a sign language interpreter can be provided with 48 hours' notice prior to the meeting. Please call 766-6901 or TTY/TDD telephone 766-6477 to arrange for such service.

A LARGE PRINT AGENDA CAN BE AVAILABLE BY CALLING 766-6901

A Community That Honors Diversity



CITY OF CORVALLIS
ACTIVITY CALENDAR

JULY 16 - AUGUST 4, 2007

MONDAY, JULY 16

- ▶ City Council - 12:00 pm and 7:00 pm - Downtown Fire Station, 400 NW Harrison Boulevard
- ▶ City Council - 5:30 pm - Downtown Fire Station, 400 NW Harrison Boulevard (work session – Willamette Park improvements)

TUESDAY, JULY 17

- ▶ Human Services Committee - 12:00 pm - Madison Avenue Meeting Room, 500 SW Madison Avenue

WEDNESDAY, JULY 18

- ▶ Housing and Community Development Commission - 12:00 pm - Madison Avenue Meeting Room, 500 SW Madison Avenue
- ▶ Watershed Management Advisory Commission - 5:30 pm - Madison Avenue Meeting Room, 500 SW Madison Avenue
- ▶ Planning Commission - 7:00 pm - Downtown Fire Station, 400 NW Harrison Boulevard

THURSDAY, JULY 19

- ▶ No Administrative Services Committee
- ▶ Urban Services Committee - 4:00 pm - Madison Avenue Meeting Room, 500 SW Madison Avenue
- ▶ Parks and Recreation Advisory Board - 6:30 pm - Downtown Fire Station, 400 NW Harrison Boulevard

SATURDAY, JULY 21

- ▶ No Government Comment Corner

TUESDAY, JULY 24

- ▶ Commission for Martin Luther King, Jr. - 12:00 pm - City Hall Meeting Room A, 501 SW Madison Avenue

WEDNESDAY, JULY 25

- ▶ Downtown Parking Commission - 5:00 pm - Madison Avenue Meeting Room, 500 SW Madison Avenue

THURSDAY, JULY 26

- ▶ Downtown/Economic Vitality Plans Implementation Committee - 4:00 pm - Madison Avenue Meeting Room, 500 SW Madison Avenue

SATURDAY, JULY 28

- ▶ Government Comment Corner (host to be determined) - 10:00 am - Library Lobby, 645 NW Monroe Avenue

WEDNESDAY, AUGUST 1

- ▶ Planning Commission - 7:00 pm - Downtown Fire Station, 400 NW Harrison Boulevard

THURSDAY, AUGUST 2

- ▶ Core Services committee - 4:00 pm - Downtown Fire Station, 400 NW Harrison Boulevard
- ▶ Committee for Citizen Involvement - 7:15 pm - Madison Avenue Meeting Room, 500 SW Madison Avenue

FRIDAY, AUGUST 3

- ▶ Bicycle and Pedestrian Advisory Commission - 7:00 am - Madison Avenue Meeting Room, 500 SW Madison Avenue

SATURDAY, AUGUST 4

- ▶ Government Comment Corner (host to be determined) - 10:00 am - Library Lobby, 645 NW Monroe Avenue

**CITY OF CORVALLIS
COUNCIL ACTION MINUTES
July 2, 2007**

SUMMARY OF DISCUSSION

Agenda Item	Information Only	Held for Further Review	Decisions/Recommendations
Consent Agenda Pages 383-384			
Mayor's Report 1. National Recreation and Parks Month – July 2007 Page 384			• Proclaimed
Visitors' Propositions 1. Lot development variance (Dahlem) Pages 384, 390-391	Yes		
Unfinished Business 1. Findings of Fact and Order – 7th Street Station 2. Elections Complaint and Civil Penalty Pages 384-386	Yes	2nd reading July 16, 2007	
Mayor's Report 1. GCC Vacancies 2. Mayor Intern – Vanessa Brown 3. Community Police Review Board Liaison 4. OSU Baseball Team commendation Page 386	Yes Yes Yes		• Agreed to appoint a Council liaison <u>by consensus</u>
Council Reports 1. Music group at OSU (Wershow) 2. Riddle kudos for green space (Wershow) 3. Gelser town hall meeting – August 2, 2007 (Wershow) 4. Library mural install (Wershow) 5. CAD immigration forum (Wershow) 6. CCI meeting (Wershow) 7. Chepenafa Springs Park dedication (Wershow) 8. CVHS solar power system (Wershow) 9. Community solar power systems (Wershow) 10. 9th Street resurfacing (Hamby) 11. Chepenafa Springs Park commendation (Hamby) 12. Downtown Strategic Plan public meeting – July 26, 2007 (Daniels)	Yes Yes Yes Yes Yes Yes Yes Yes Yes Yes Yes Yes		

Agenda Item	Information Only	Held for Further Review	Decisions/Recommendations
Council Reports (continued) 13. CT-OSU Conference Services reimbursement issues (Brown) 14. ArtCentric marketing plan (Brown) Pages 386-387	Yes Yes		
Staff Reports 1. Council Request Follow-up Report – June 28, 2007 2. ODOT projects 3. CLC future meeting 4. PW intern – Garrett Chrostek 5. CMO intern – Andrew Bartlett Pages 387	Yes Yes Yes Yes Yes		
HSC Meeting Items – June 19, 2007 1. Social Services Allocations – FY07-08 2. S&K Inflatable Adventure Rentals Request 3. CP 07-4.15, “Code of Conduct for Patrons at Parks and Recreation Facilities, Events, and Programs” 4. CP 07-4.16, “Use of Computer Lab Equipment and Public Internet Access at Chintimini Senior Center” Page 388			<ul style="list-style-type: none"> • Adopted <u>passed U</u> • Supported PRAB and RC recommendation <u>passed U</u> • Adopted <u>passed U</u> • Adopted <u>passed U</u>
ASC Meeting Items – June 21, 2007 1. Economic Development Allocations Third Quarter Report Page 388			<ul style="list-style-type: none"> • Accepted <u>passed U</u>
USC Meeting Items – June 21, 2007 1. Habitat Conservation Plan 2. Sidewalk Cafés Page 389	Yes		<ul style="list-style-type: none"> • Execute Certificate of Inclusion <u>passed U</u>
Other Related Matters 1. Federal Preparedness Grant Funding 2. Volunteers workers’ compensation insurance Pages 389-390			<ul style="list-style-type: none"> • RESOLUTION 2007-14 <u>passed U</u> • RESOLUTION 2007-15 <u>passed U</u>
Public Hearing 1. Comprehensive Plan amendment and appeal of PC decision – Wilson Woods Pages 391-396		Deliberations July 16, 2007	

Glossary of Terms

ASC	Administrative Services Committee
CAD	Community Alliance for Diversity
CCI	Committee for Citizen Involvement
CLC	City Legislative Committee
CMO	City Manager's Office
CP	Council Policy
CT	Corvallis Tourism
CVHS	Crescent Valley High School
GCC	Government Comment Corner
HSC	Human Services Committee
ODOT	Oregon Department of Transportation
OSU	Oregon State University
PC	Planning Commission
PW	Public Works
U	Unanimous
USC	Urban Services Committee

**CITY OF CORVALLIS
COUNCIL ACTION MINUTES**

July 2, 2007

The regular meeting of the City Council of the City of Corvallis, Oregon, was called to order at 12:00 pm on July 2, 2007, in the Downtown Fire Station, 400 NW Harrison Boulevard, Corvallis, Oregon, with Mayor Tomlinson presiding.

PLEDGE OF ALLEGIANCE

I. ROLL CALL

PRESENT: Mayor Tomlinson, Councilors Brown, Wershow, Daniels, York, Hamby, Zimbrick, Brauner, Grosch

ABSENT: Councilor Beilstein (excused)

Mayor Tomlinson directed Councilors' attention to the items at their places:

- A memo from Planning Division Manager Towne clarifying the Ordinance and Findings for 7th Street Station (Attachment A), and
- A letter addressed to the State Elections Division from City Manager Nelson (Attachment B).

II. CONSENT AGENDA

Councilors Wershow and Zimbrick, respectively, moved and seconded to adopt the Consent Agenda as follows:

- A. Reading of Minutes
 - 1. City Council Meeting – June 18, 2007
 - 2. For Information and Filing (Draft minutes may return if changes are made by the Board or Commission)
 - a. Citizens Advisory Commission on Transit – May 9, 2007
 - b. Core Services Committee – June 14, 2007
 - c. Downtown and Economic Vitality Plans Implementation Committee – May 24, 2007
 - d. Historic Resources Commission – April 10 and 24, 2007
 - e. Planning Commission – April 18, 2007
 - f. Watershed Management Advisory Commission – May 16, 2007
- B. Confirmation of re-appointments to Boards, Commissions, and Committees
- C. Announcement of appointments and re-appointments to Boards, Commissions, and Committees
- D. Announcement of vacancies on Boards, Commissions, and Committees

- E. Schedule a public hearing for July 16, 2007 to levy assessments on properties within the Downtown Economic Improvement District
- F. Approval of an application for an "Off-Premises Sales" liquor license for Corvallis Brewing Supply, Inc., dba Whiteside Beer and Wine, 119 SW Fourth Street

The motion passed unanimously.

III. ITEMS REMOVED FROM CONSENT AGENDA – None.

V. MAYOR, COUNCIL, AND STAFF REPORTS

A. Mayor's Reports

1. Proclamation of National Recreation and Parks Month – July 2007

Parks and Recreation Director Conway introduced participants of the Parks and Recreation Day Camp who entertained Council by singing a camp song.

Mayor Tomlinson read the proclamation.

Ms. Conway explained the "Park Passport" game pieces given to Council and available to the public. Completed passport questionnaires will be randomly drawn for monthly prizes and discounts.

VI. VISITORS' PROPOSITIONS

Judy Dahlem, 3206 NW Taylor Avenue, explained that she has attempted to obtain a lot development variance to replace overgrown arborvitae with a fence. Her goal was to construct a five-foot tall fence to replace the "eyesore" arborvitae and still retain some privacy. City staff informed her that a variance for a four-foot high fence would cost approximately \$200 and anything taller would require a Planned Development process, costing approximately \$2,600. Ms. Dahlem encouraged Council to consider an amendment to the Land Development Code language. She added that there are many five and six-foot tall front yard fences in her neighborhood and her neighbors have approved her landscape design.

IV. UNFINISHED BUSINESS

A. Adoption of Findings of Fact and Order relating to an appeal of the Community Development Director decision related to an administrative zone change (ZDC 07-00001 – 7th Street Station)

Planning Manager Towne reviewed the Findings of Fact and Ordinance clarifications as outlined in Attachment A.

City Attorney Fewel read an ordinance relating to a Comprehensive Plan Map Amendment, modifying Ordinance 98-53, as amended.

Councilor Wershow stated his opposition to the ordinance. He opined that support will change the Comprehensive Plan and District Map without the required public hearing process. He quoted from the 2003 Findings of Fact related to this development:

“The Council notes that traffic impacts resulting from industrial development under the current industrial land use designation zoning could potentially be much greater than impacts from the proposed residential and commercial land use designations.

The Comprehensive Plan Amendment process must consider all potential development scenarios that may occur within the Map Designation....For these reasons, the Council finds that the type of development allowed under the Medium High Density Residential Designation would be compatible with surrounding development. The Council notes that the change from industrial to residential and mixed use commercial uses on the property is anticipated to be a positive change in relation to prospective noise, odor, lighting, and air and water quality impacts....Council finds that a Medium High Density Residential Designation would be more compatible with adjacent development than the current General Industrial designation.”

Councilor Zimbrick said he will not support the ordinance for many of the same reasons outlined by Councilor Wershow.

Councilor York stated that he will support the ordinance because it accurately reflects the will of the majority.

Councilor Hamby concurred with Councilor York’s comments and said he is in support of the ordinance.

The ordinance passed six to two, on the following roll call vote:

Ayes: Brown, Daniels, York, Hamby, Brauner, Grosch

Nays: Wershow, Zimbrick

Mr. Fewel noted that a second reading of the ordinance will be scheduled for July 16, 2007.

B. State Elections Division ruling on elections complaint and civil penalty

Mr. Fewel directed Councilors to the meeting materials including a memorandum from his office and a letter from the State Elections Division. No action is required by Council.

Councilor Brauner said the State Elections Division followed statute and the minor violations were for using factual instead of impartial terminology in the City newsletter and on the Web site, such as “unanimously” and “critical.” He noted that the City has followed the same procedures for prior initiatives and added that staff followed Council direction. He expressed concern that cities, counties, and school districts are not allowed to advocate to the voters, while groups and individuals opposing the same item can publish misleading information and misrepresent the facts without any recourse.

Councilor Grosch concurred with Councilor Brauner's comments and added that any City publication related to an election can only be impartial and not factual per the State Elections Division ruling. He noted those factual statements were exactly what the Council said and intended. He said the letter includes more examples of what the Council did as an elected body and instructed staff to consolidate for publication.

In response to Councilor Grosch's inquiry, City Manager Nelson said a future Council discussion will include what election information is published by the City and how language approvals will be obtained from the City Attorney's Office and State Elections Division. He added that language pre-approved by the State Elections Division does not exempt employees or jurisdictions from civil penalty.

In response to Councilor Wershow's comments, Mr. Fewel confirmed that private organizations can adopt and publish City literature. He noted that the discussion referenced by Mr. Nelson will include types of published election information once a measure is approved.

V. MAYOR, COUNCIL, AND STAFF REPORTS – continued

A. Mayor's Reports

Mayor Tomlinson announced that Government Comment Corner vacancies are available for July and August.

Mayor Tomlinson introduced Vanessa Brown who is interning in his office this summer. Ms. Brown is a philosophy student at Oregon State University (OSU).

Council agreed, by consensus, that Mayor Tomlinson should appoint a liaison to the Community Police Review Board.

Mayor Tomlinson commended the OSU Baseball Team for winning their second consecutive College World Series.

B. Council Reports

Councilor Wershow made the following announcements:

- The music group "Crooked Kate" will be performing at OSU on July 11.
- Kudos to Mike and Sue Riddle for adopting the green space at the intersection of NW Grant Avenue, NW Coolidge Way, and NW 28th Street. In the fall of 2007, a dedication will be held for the Heggen Sculpture that has been installed at this location.
- Representative Gelser will hold a town hall meeting in the Library on August 2 at 7:00 pm to review the most recent legislative session.
- He attended the mural installation and festivities in the Library's parking garage. The mural is in celebration of Corvallis' 150th birthday celebration.
- Community Alliance for Diversity recently held a forum on Latino immigration.
- Neighborhood empowerment grants were reviewed during a recent Committee for Citizen Involvement meeting.
- He attended the Chepenafa Springs Park dedication.

- Crescent Valley High School is using a solar power system designed by their own students.
- The City has applied for state support to conduct a resource assessment for large-scale community solar power systems.

Councilor Hamby commended Public Works staff for the 9th Street resurfacing project.

Councilor Hamby said he also attended the Chepenafa Springs Park dedication and commended staff for considering and utilizing neighborhood suggestions.

Councilor Daniels reported that the first of three public meetings to discuss the implementation of the Downtown Strategic Plan is scheduled for 5:00 pm on July 26 in the Downtown Fire Station.

Councilor Brown announced that a reimbursement issue between Corvallis Tourism and OSU Conference Services has been positively resolved without the use of City funds.

Councilor Brown said he has been assisting ArtCentric with the development of a marketing plan that should be completed within the next few months.

C. Staff Reports

1. Council Request Follow-up Report – June 28, 2007

Mr. Nelson noted the items in the report related to downtown recycling and parking near Cloverland Park.

Mr. Nelson directed Councilors' attention to a notice from the Oregon Department of Transportation regarding current bridge and guardrail projects.

Mr. Nelson reported that a final City Legislative Committee meeting will be scheduled after the League of Oregon Cities provides a review of the latest State Legislative session.

Public Works Director Rogers introduced Garrett Chrostek, an intern working on the watershed management plan implementation. Mr. Chrostek has a natural resources background and is working on his Masters of Public Policy at OSU.

Mr. Nelson announced that Andrew Bartlett, an intern in the City Manager's Office, is researching instant runoff voting. Mr. Bartlett is studying political science at OSU.

VIII. & IX. STANDING COMMITTEE REPORTS AND ORDINANCES, RESOLUTIONS, AND MOTIONS

A. Human Services Committee – June 19, 2007

1. Social Services Allocations– Fiscal Year 2007-2008

Councilors Wershow and Brauner, respectively, moved and seconded to adopt the Social Services Allocations for Fiscal Year 2007-2008. The motion passed unanimously.

2. S&K Inflatable Adventure Rentals Request

Councilor Wershow reported that S&K Inflatable Adventure Rentals requested permission to set up inflatable slides next to the Saturday Market. The Riverfront Commission and the Parks and Recreation Advisory Board recommended approval for special events, but not for repeated use.

Councilors Wershow and Brauner, respectively, moved and seconded to support the recommendation of the Riverfront Commission and Parks and Recreation Advisory Commission. The motion passed unanimously.

3. Council Policy 07-4.15, "Code of Conduct for Patrons at Parks and Recreation Facilities, Events, and Programs"

Councilors Wershow and Brauner, respectively, moved and seconded to adopt Council Policy 07-4.15, "Code of Conduct for Patrons at Parks and Recreation Facilities, Events, and Programs." The motion passed unanimously.

4. Council Policy 07-4.16, "Use of Computer Lab Equipment and Public Internet Access at Chintimini Senior Center"

Councilors Wershow and Brauner, respectively, moved and seconded to adopt Council Policy 07-4.16, "Use of Computer Lab Equipment and Public Internet Access at Chintimini Senior Center." The motion passed unanimously.

B. Administrative Services Committee – June 21, 2007

1. Economic Development Allocations Third Quarter Reports

Councilor Zimbrick announced that reports received from Corvallis Tourism, Business Enterprise Center, Oregon Natural Step Network, Downtown Corvallis Association, and Corvallis-Benton Chamber Coalition were found to be in compliance with allocation guidelines and reporting.

Councilors Zimbrick and York, respectively, moved and seconded to accept the Economic Development Allocations third quarter reports for Fiscal Year 2006-2007. The motion passed unanimously.

C. Urban Services Committee – June 21, 2007

1. Habitat Conservation Plan

Councilors Daniels and Hamby, respectively, moved and seconded to execute a Certificate of Inclusion between the City and Benton County to be included in the County's existing Prairie Species Habitat Conservation Plan process. The motion passed unanimously.

2. Sidewalk Cafés

Councilor Daniels said staff is continuing to work on items related to Sidewalk Cafés, including fees for use of the right-of-way. No action is required at this time; however, the Committee requests feedback on the following preliminary recommendations:

- Retain sidewalk cafés,
- Delete mandatory fencing requirements,
- Determine alternative delineation method and whether delineation should only be required for establishments serving alcohol,
- Increase pedestrian clearance to four feet,
- Retain current smoking regulations, and
- Amend alcohol beverage service hours to 1:00 am on Friday and Saturday nights.

Councilor Brauner thanked the Committee for performing a thorough review of all sidewalk café issues. He supports the recommendations and opined that a rental fee should be imposed and a delineation method for all sidewalk cafés should be created.

Councilor York concurred with Councilor Brauner's comments and added that it is important to protect accessibility.

Councilor Zimbrick agreed with Councilors Brauner and York related to delineation and fees. He requests additional information regarding after-hours crime in the downtown area. He said he is hesitant to approve later alcohol service if crime has not decreased.

D. Other Related Matters

1. Mr. Fewel read a resolution related to maintaining eligibility for Federal Preparedness Grants.

Mr. Nelson explained that the City must complete a National Incident Management System (NIMS) Compliance Form to be eligible for Federal preparedness grants. The resolution responds to the Community Adoption requirement.

Councilors Wershow and Hamby, respectively, moved and seconded to adopt the resolution.

RESOLUTION 2007-14 passed unanimously.

2. Mr. Fewel read a resolution relating to workers' compensation insurance coverage for City volunteers.

Councilors Grosch and Brown, respectively, moved and seconded to adopt the resolution.

RESOLUTION 2007-15 passed unanimously.

Mayor Tomlinson recessed the Council at 1:02 pm and reconvened the Council at 7:00 pm in the Downtown Fire Station, 400 NW Harrison Boulevard, Corvallis, Oregon.

I. ROLL CALL

PRESENT: Mayor Tomlinson, Councilors Brown, Wershow, Daniels, York, Hamby, Zimbrick, Brauner, Grosch

ABSENT: Councilor Beilstein (excused)

VI. VISITORS' PROPOSITIONS – Continued

Mayor Tomlinson directed Councilors' attention to the letter from Beth Young (Attachment C).

Councilor Hamby said he had previously discussed the fence issue with Ms. Dahlem during Government Comment Corner. A Lot Development Option (LDO) would give her the opportunity to install a four-foot high fence for fees of approximately \$200. A five-foot high fence (Ms. Dahlem's preference) would require a Planned Development process at a fee of approximately \$2,500. Councilor Hamby inquired if Council could direct the Planning Division to review the thresholds of this language and place it on the Land Development Code (LDC) text amendment priority list.

Planning Division Manager Towne clarified that a Planned Development permit review costs approximately \$4,500. He said Council has already directed staff to identify issues within the new LDC and make text amendment recommendations. He said this issue could be added to the list of text issues and Council would then have an opportunity to prioritize recommendations.

In response to Councilor Zimbrick's inquiry, Mr. Towne said staff infrequently receive requests for fencing options. He said the issue being presented is different in that the arborvitae has provided a privacy screen and removing it raises a privacy issue that was not previously an issue.

Councilor Hamby opined that the lot development option threshold is minimal in this instance and an increase should be considered. The portion of yard in question is technically the front yard, but not the front of the house.

Mr. Towne said once possible text amendments are identified by staff and prioritized by Council, criteria and language will be drafted, with final recommendation coming to Council via the Planning Commission.

Councilor Brauner said any LDC revision will affect all properties. He noted that the Community Development Director has authority to increase the fence height by 33 percent and inquired whether Council has any discretion beyond what is in the LDC. He inquired whether the existing nonconforming hedge can be replaced with another nonconforming structure or if there is another solution for this specific request while text is being reviewed.

In response to Councilor Grosch's inquiry, Mr. Towne said staff anticipates returning with a list of issues during July or August.

Councilor Daniels noted that some issues being considered are standards that were envisioned for new development and developers, not homeowners. The fee structure has also been established for projects not normally requested by a homeowner. She inquired whether a list is maintained of items in the Code that are "overkill" such as one person dealing with a fence or patio.

Mr. Towne said issues from Council's constituents help staff maintain a complete list.

Because there were no other citizens in attendance desiring to speak to the Council under Visitors' Propositions, and the public hearing was advertised to begin at 7:30 pm, Mayor Tomlinson recessed the meeting from 7:19 until 7:32 pm.

VII. PUBLIC HEARINGS

- A. A public hearing to consider a Comprehensive Plan amendment and an appeal of a Planning Commission decision (ZDC06-00001 – Wilson Woods)

Mayor Tomlinson reviewed the order of proceedings and opened the public hearing.

Declaration of Conflicts of Interest – None.

Declaration of Ex Parte Contacts

Councilor York noted that he received an e-mail from Councilor Beilstein outlining his position on this topic (Attachment D).

Declaration of Site Visits

Councilors York, Hamby, Zimbrick, Wershow, Brown, and Daniels all declared having made a site visit.

Objections on Jurisdictional Grounds – None.

Staff Overview

Assistant Planner Richardson described the subject site as east of NW 29th Street, between NW Polk and Tyler Avenues. The property has two Comprehensive Plan Map and two Zone Districts designations. The western most 0.76 acres is Medium Density Residential (MDR), implemented by RS-9(U); Medium Density Residential (University). The remaining 1.06

acres is High Density Residential (HDR) and zoned RS-20. The subject site is surrounded by RS-20, HDR.

Mr. Richardson said the applicant requested approval of a Comprehensive Plan Map Amendment to apply HDR to the 0.76 acres currently designated as MDR. The applicant also proposes to apply RS-20 zoning to the same 0.76 acres.

Mr. Richardson reported that the applicant has appealed the Planning Commission's denial of the Zone District Change and the Planning Commission unanimously voted to recommend that Council deny the request for a Comprehensive Plan Map Amendment.

Mayor Tomlinson announced that failure to raise an issue, accompanied by statements or evidence sufficient to afford the City or other parties the opportunity to respond to the issue, precludes appeals to the State Land Use Board of Appeals based upon that issue. He also announced that failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the local government to respond to the issue precludes an action for damages in Circuit Court.

Applicant Presentation

David Dodson, Willamette Valley Planning, noted that the RS-9(U) section of the subject property only involves 11 units of the existing structures. All other units on the property are zoned RS-20. The applicant requested the Zone District Change to provide consistent zoning throughout the property.

Mr. Dodson referred to concerns identified in the North Campus Area Plan study:

- Current zoning encourages disinvestment in the neighborhood,
- Owner occupied homes converting to rental units or apartment complexes,
- Scale and massing of new developments not keeping in character with the fabric and context of the existing neighborhood, and
- Lack of information about new developments and opportunity for input.

During the North Campus Area Plan study, the property to the west of the subject site was changed from RS-12 (Medium High Density Residential (MHD)) to RS-12(U) (MHD University), with the intent that there are special design provisions to keep the historic character of the University District.

Mr. Dodson said the new LDC, effective December 31, 2006, includes requirements for architectural details; building orientation; massing; and green area concerns related to setbacks, pedestrian standards, and private and common open space requirements. These new requirements ensure that concerns such as those identified in the North Campus Area Plan study are addressed and new developments are not processed without public notice.

Mr. Dodson said the Comprehensive Plan Policies encourage high density developments near commercial properties, employment centers, and along transit routes. The subject site is within one-quarter mile of commercial properties, is near OSU, and near the transit lines on Harrison Boulevard and 29th Street.

Mr. Dodson said the 11 units located on the 0.76 acres is more consistent with RS-12 than RS-9. Although the owner prefers the requested RS-20 designation, he is willing to accept a consideration of RS-12(U). The properties directly to the west and across the street of the subject site are also zoned RS-12(U).

Mr. Dodson concluded by stating there is a need for higher density residential zones (RS-12 and RS-20) in the community.

Questions of Applicant

Councilor Hamby – What are the plans for the property?

Mr. Dodson – The owner is working on conceptual development plans that include green building, underground parking, and small-group condominiums with common courtyards.

Councilor Brown – What is the intended market and how does the owner plan to meet the market?

Mr. Dodson – The condominiums will be marketed to Oregon State University employees and faculty, and parents of OSU students using the units as rental property for three to five years. Other than the Renaissance Building, there are minimal condominiums in the community that can offer security and a green building scenario.

Staff Report

Mr. Richardson reviewed the five broad criteria the Planning Commission used to review the application:

1. Public Need
2. Net Benefit
3. Advantages/Disadvantages
4. Compatibility
5. Best Method to Meet Need

The Planning Commission found that the public need criteria was not achieved and that the need analysis should be based on surrounding designations, not vacant land projections. The subject site is not in a proposed neighborhood center, and the proposal is inconsistent with Comprehensive Plan Policy 9.2.5, which requires a mix of densities, lot sizes, and housing types. The Planning Commission further noted that the proposal is inconsistent with the North Campus Area Plan goals to protect low density housing stock and promote compatible development.

Mr. Richardson said 40 percent of the University District is RS-20, most of which is under-developed and additional RS-20 property will upset the balance of mixed zoning designations. Viewed in isolation, this request is compatible to RS-9 and/or RS-20, but the entire picture reveals that many RS-20 land designations are currently not developed to full potential. As development occurs, more of the under-developed properties will be built to RS-20 standards.

Mr. Richardson further stated that 65 acres, or 41 percent, of the North Campus Area is zoned RS-9(U).

Staff and the Planning Commission recommend Council deny the Comprehensive Plan Map amendment and uphold the Planning Commission's decision to deny the Zone District Change application.

Questions of Staff

Councilor York: Changing the zoning to RS-12 was raised by the applicant during testimony, but the original request is for RS-20. Can Council consider RS-12 with this decision?

City Attorney Fewel: The application was reviewed and the hearing noticed as a request to change RS-9(U) to RS-20, not RS-12. It would not be appropriate for Council to consider RS-12 at this time.

Public Testimony – Support – None.

Public Testimony – Opposition

Tammy Stehr, 3560 NW Tyler Avenue, said she concurs with the Planning Commission's decision and referred to her written testimony included near the end of the hearing materials. Ms. Stehr expressed concern that the applicant originally said the subject site would fill a need for OSU student housing and is now considering for-sale condominiums that would presumably house professionals. Ms. Stehr opined that changing the designation to RS-20 will result in unintended consequences for the community.

Ms. Stehr said the current apartments are compatible with the neighborhood and it is disappointing that the applicant has not considered rehabilitating the existing apartments, especially in light of the City's sustainability goal.

Ms. Stehr opined that the disadvantages of this application outweigh the advantages and she encouraged Council to deny the appeal.

Ms. Stehr requested that the record be kept open for seven days. She submitted photographs for the record (Attachment E).

Carol Chin, 219 NW 23rd Street, said she concurs with Ms. Stehr's comments, the Planning Commission's decision, and the staff report. She said existing development complies with new pedestrian requirements in LDC 4.10.10 for the purposes of redevelopment, which violates the City's goal for sustainability. She questioned why a proposal for green building would involve throwing away everything currently on the site. She noted that a new building will require new energy to produce and construct the materials and added that the application is not a good argument in the manner proposed by the applicant and diminishes housing stock in the University District.

Public Testimony – Neutral – None.

Applicant Rebuttal

Mr. Dodson clarified that student housing continues to be an element of the plans. The initial rental apartment project has changed to for-sale condominiums owned by OSU students, parents of students, faculty, and staff.

Mr. Dodson admitted that the purchase goal of this property was for development and the owner most likely has not reviewed rehabilitating existing buildings. Existing structures will be available for relocation and salvage.

Mr. Dodson referred to the photos submitted by Ms. Stehr. He said if the photographs are of the apartments built to the south and west of the subject site, they were built under the old LDC. The current LDC does not allow those types of buildings without open space and large patios or porches.

Sur-Rebuttal – None.

Questions of Staff

Councilor Daniels: In the description of the property in the staff report to the Planning Commission, it appears the areas associated with each zone were reversed.

Planning Manager Towne: The zoning for each section of the subject site was reversed in the report.

Councilor Hamby: Why did the Planning Commission state a concern that the property was not in a neighborhood center?

Mr. Richardson: The applicant identified one advantage of the proposal as being close to transit lines and within walking distance to shopping. The Planning Commission pointed out that neighborhood centers are already designated, and those areas are more appropriate for HDR development.

Mr. Towne: Development would be focused within one quarter mile of a neighborhood center.

Councilor Hamby: Does the North Campus Plan project include other zoning districts?

Mr. Richardson: The area also houses RS-5.

Mr. Towne: The area includes many single-family residences located within the HDR zone.

Request for Continuance – None.

Request to Hold Record Open

Mayor Tomlinson clarified that the record will remain open until 5:00 pm on July 9, 2007.

Right to Submit Additional Written Argument

Because of the short time line, Mr. Dodson offered to submit his written argument prior to the next Council meeting.

Mayor Tomlinson closed the public hearing.

Deliberations

Scheduled for 12:00 pm on July 16, 2007.

XI. ADJOURNMENT

The meeting was adjourned at 8:16 pm.

APPROVED:

MAYOR

ATTEST:

CITY RECORDER

MEMORANDUM

From: Fred Towne, Planning Division Manager 
To: Mayor and City Council
Date: June 29, 2007
Re: Minor Clarifications to Ordinance and Findings for ZDC07-00001(7th Street Station)

Attached are a revised ordinance and revised findings for ZDC07-00001(7th Street Station). The changes are marked as new text/~~stricken text~~. These changes were identified by Councilor Daniels.

ORDINANCE 2007 - ____

AN ORDINANCE relating to a Comprehensive Plan Map Amendment, modifying Ordinance 98-53, as amended.

WHEREAS, the City Council held a duly advertised public hearing on June 4, 2007, regarding an appeal of the Community Development Director's approval of a Zone Change that would remove a Residential Planned Development Overlay from a 5.4-acre site zoned PD(RS-12) and with a Medium High Density Residential Comprehensive Plan Map designation. The Seventh Street Station site is located on the west side of the Willamette and Pacific Railroad line, south of Western Boulevard, east of 7th Street, and north of Highway 20/34, in Corvallis, Oregon. The original proposal was to construct 91 multi-family and townhouse units on the property. The site is adjacent to an existing rail line and switching yard and contains a warehouse in the middle of the property and a billboard at the northern end. The application is proposed by 7th Street Station, LLC. The property is identified on Assessor's Map 12-5-2-BC, as Tax Lot 1702; and on Assessor's Map 12-5-2-BB, as Tax Lot 16002 & the southern half of Tax Lot 16001.

WHEREAS, at the public hearing before the City Council concerning the appeal, interested persons and the general public were given an opportunity to be heard. The City Council held deliberations concerning the proposed change on June 18, 2007, and the recommendations of staff were reviewed by Council.

NOW THEREFORE, THE CITY OF CORVALLIS ORDAINS AS FOLLOWS:

Section 1. The findings of fact prepared by staff and contained in Exhibit A (which consist of a set of formal findings; the complete staff report to the City Council, including attachments and dated May 26, 2007; the additional written testimony regarding the appeal submitted between June 4, 2007, and June 11, 2007; the Council's statements and reasoning in favor of the application found in the City Council minutes from the June 4, 2007, and June 18, 2007, meetings; and written testimony submitted at the hearings regarding the Appeal, are by reference incorporated herein, and are hereby adopted by the City Council.

Section 2. The applicants have borne their burden of proof, and the applicable criteria have been met for removal of the Planned Development Overlay from the subject site, in conformance with the State-mandated requirement;

Section 3. The City's previous two actions (the Comprehensive Plan Map Amendment from industrial to residential use, and the Planned Development Overlay) were inextricably linked at the time of passage;

Section 4. If only the Planned Development Overlay is removed, the decision would be out of compliance with the citizen participation, housing, transportation, economy, and environmental quality provisions of the Corvallis Comprehensive Plan, which the City is also required to conform with;

Section 5. The required removal of the Planned Development Overlay, also requires the removal of the initial Comprehensive Plan Map Amendment; therefore,

Section 6. The Director's decision regarding the Zone Change is UPHeld, and the request is APPROVED with the following modification:

- The PD (RS-12) Medium High Density Residential Zone and Comprehensive Plan Map designations placed on the subject property under an action in 2003, at which time the Planned Development Overlay was integrally and intrinsically linked, are removed, thus causing the site designation to revert to the original GI (General Industrial) General Industrial Zone and Comprehensive Plan Map designations.

Therefore, the appeal of the Director's decision to approve the Zone Change, is DENIED, and the Comprehensive Plan Map designation is amended to General Industrial.

PASSED by the Council this _____ Day of _____, 2007.

APPROVED by the Mayor this _____ Day of _____, 2007.

Effective this _____ Day of, _____ 2007.

Mayor

ATTEST:

City Recorder

**BEFORE THE CITY COUNCIL
OF THE CITY OF CORVALLIS**

In the matter of a City Council decision to deny the appeal of a Community Development Director's decision to **approve** the requested **Zone Change removing the Residential Planned Development Overlay** from a 5.4- acre, Medium High Density Residential site zoned PD(RS-12).

ZDC07-00001

PREAMBLE

This matter before the Corvallis City Council is an appeal of the Community Development Director's approval of a Zone Change that would remove a Residential Planned Development Overlay from a 5.4-acre site zoned PD(RS-12) and with a Medium High Density Residential Comprehensive Plan Map designation. The Seventh Street Station site is located on the west side of the Willamette and Pacific Railroad line, south of Western Boulevard, east of 7th Street, and north of Highway 20/34, in Corvallis, Oregon. The original proposal was to construct 91 multi-family and townhouse units on the property. The site is adjacent to an existing rail line and switching yard and contains a warehouse in the middle of the property and a billboard at the northern end. The application is proposed by 7th Street Station, LLC. The property is identified on Assessor's Map 12-5-2-BC, as Tax Lot 1702; and on Assessor's Map 12-5-2-BB, as Tax Lot 16002 & the southern half of Tax Lot 16001.

The Community Development Director issued Order No. 2007-036 on April 25, 2007, approving the request by 7th Street Station, LLC to remove the Residential Planned Development Overlay, consistent with the provisions of Land Development Code Section 2.2.50- Quasi-judicial Change Procedures for Administrative Zone Changes.

On May 7, 2007, Mr. Sam Hoskinson, Ms. Leslie Bishop, Ms. Cathy Pettigrew, Mr. Joe DeFrancesco, Mr. Taylor Murray, Ms. Ruby Moon, Ms. Gail Hoiem, Ms. Nancy Hagood, Ms. Katie Murray, and Mr. Matthew Bolduc jointly filed an appeal of the Director's decision to approve the Administrative Zone Change. Land Development Code Section 2.19.30.02.a.3 states that appeals of Administrative Zone Change decisions by the Director shall be heard by the City Council. The appellants' letter dated May 7, 2007, states the following:

- Under Order 2003-116, after a public hearing process, Corvallis City Council rezoned the subject property from General Industrial GI (GENERAL INDUSTRIAL) to RS-12 with a Planned Development Overlay. A number of compatibility issues were identified between the subject property, the GI property to the east (i.e. the railroad switching yard), and the lower-density residential properties to the west (i.e. Avery's Addition). It was the intent of the City Council that these compatibility issues were to be addressed through the future public hearing process; thus the Planned Development Overlay was placed on the property. Please reference the Corvallis City Council Notice of Disposition Order 2003-116, notably the Conditions of Approval and Formal Findings, for a list of compatibility issues. To quote the referenced findings, "The Council notes the proposed Planned Development Overlay

zone will ensure that compatibility factors are considered prior to development of the property.” Thus, in recognition that the Land Development Code did not sufficiently address the existing compatibility issues, City Council’s decision to rezone the property was contingent on the zone designation containing the PD Overlay.

- By not appealing the above mentioned City Council decision to a higher authority, both the public and the land owner agreed that RS-12 with a PD Overlay was an appropriate zone designation for the subject property. Thus, the land use decision was an agreement made between the public, the land owner, and City Council. It is extremely unfair to the public for the City to remove the PD Overlay, thereby retracting this consensus agreement made during the 2003 public hearing process.
- Given that the City Council made the decision to place the PD Overlay on the property, we feel the City Council should be the hearing authority to take responsibility for deciding whether or not to remove the PD Overlay from the property.

The appellants cite the Council’s Notice of Disposition and Formal Findings in Order 2003-116, which pertain to the Council’s August 18, 2003, approval of the following:

- a. A Comprehensive Plan Map Amendment (CPA01-00005) to change the Comprehensive Plan Map designation of the 6.2-acre 7th Street Station site from General Industrial to 5.4 acres of Medium-high Density Residential and 0.8 acres of Mixed Use Commercial;
- b. A District Map Change (ZDC03-00005) to modify the zoning designation of the site from General Industrial to 5.4 acres of PD(RS-12) (Medium-high Density Residential with a Planned Development Overlay) and PD(MUC) (Mixed Use Commercial with a Planned Development Overlay); and
- c. A Conceptual Development Plan (PLD03-00005) to develop up to 91 dwelling units and a commercial building on the site, subject to specific conditions of approval.

The City Council held a duly-advertised public hearing on the appeal on June 4, 2007, at which time the hearing was opened, public testimony was heard, and the hearing was closed. The record was held open for seven days to allow additional written testimony to be submitted. Following deliberations, the City Council voted 6-3 to approve a modified Zone Change to remove the Planned Development Overlay as requested and to return the Comprehensive Plan and Zoning Map designations of the 5.4-acre site to its previous GI (General Industrial) designations.

A. Background Specific to the Subject Site:

1. August 18, 2003, City Council Approvals: On August 18, 2003, the City Council approved the following:
 - a. A Comprehensive Plan Map Amendment (CPA01-00005) to change the Comprehensive Plan Map designation of the 6.2-acre 7th Street Station site from General Industrial to 5.4 acres of Medium-high Density Residential and 0.8 acres of Mixed Use Commercial;
 - b. A District Map Change (ZDC03-00005) to modify the zoning designation of the site from General Industrial to 5.4 acres of PD(RS-

12) (Medium-high Density Residential with a Planned Development Overlay) and PD(MUC) (Mixed Use Commercial with a Planned Development Overlay); and

- c. A Conceptual Development Plan (PLD03-00005) to develop up to 91 dwelling units and a commercial building on the site, subject to specific conditions of approval.

Status of August 18, 2003, City Council Approvals: The Comprehensive Plan Map Amendment (CPA01-00005) and District Map Change (ZDC03-00005) are both in effect. The Conceptual Development Plan (PLD03-00005) was effective for 3 years and expired on August 18, 2006.

2. May 12, 2006, Planning Commission Denial: On May 12, 2006, the Planning Commission Notice of Disposition was signed for denial of the following:
 - a. A Major Planned Development Modification and Detailed Development Plan (PLD05-00019);
 - b. A Tentative Subdivision Plat (SUB05-00007); and
 - c. A Plan Compatibility Review (PCR05-00009).

As a result, no Detailed Development Plan was ever approved for the 7th Street Station site.

3. April 25, 2007, Director's Approval: On April 25, 2007, the Director Notice of Disposition (Order No. 2007-036) was signed for approval of an Administrative Zone Change to remove the Residential Planned Development Overlay from several tax lots within the PD(RS-12) portion of the 7th Street Station site. The properties for which the Residential Planned Development Overlay removal was approved by the Director are identified on Assessor's Map 12-5-2-BC, as Tax Lot 1702; and on Assessor's Map 12-5-2-BB, as Tax Lot 16002 & the southern half of Tax Lot 16001.

B. Background Pertaining to the Development of the City's Current Planned Development Overlay Provisions:

1. September 2003 and January 2004 State of Oregon Decisions: As part of the State-mandated update of the City of Corvallis planning documents, called Periodic Review, several decisions directly relating to Residential Planned Development Overlays occurred in the context of Statewide Planning Goal 10 and Oregon Revised Statute (ORS) 197.303 and 197.307, which pertain to "needed housing". The most recent and pertinent set of decisions that provides the history of the City of Corvallis' Administrative Zone Change process and review criteria for the subject 7th Street Station case include the following:
 - a. On September 2, 2003, the State of Oregon Department of Land Conservation and Development (DLCD) issued Order #001542, which

approved the City's housing inventory, analysis, and measures taken to address housing need.

- b. On September 22 and 23, 2003, the State of Oregon Land Conservation and Development Commission (LCDC) received, care of the State of Oregon Department of Land Conservation and Development (DLCD), appeals of DLCD's decision in Order #001542. The appeals were filed by Mr. Mel Stewart and Century Properties, LLC, respectively, and stated that the City had not gone far enough regarding the removal of residential planned development overlays. The appeals proposed further revisions to address this issue and also proposed further revisions to allow the removal of residential Conceptual and Detailed Development Plans.
- c. On January 21, 2004, the State of Oregon Land Conservation and Development Commission (LCDC) signed Approval Order 03-WKTASK-001601. This LCDC order:
 - 1) Agreed with appellants Mr. Stewart and Century Properties, LLC *"to the extent that:*
 - a) *The City did not remove the Planned Development (PD) zoning from all undeveloped properties where the PD zone was initiated by the City; and*
 - b) *A property owner should have the ability to quickly "opt out" of the PD development process, which is not clear and objective, when no Detailed Development Plan or Conceptual Development Plan that includes a Detailed Development Plan has been approved by the City in connection with the PD."*
 - 2) Ordered the City to *"adopt the following specific revisions to the Corvallis Land Development Code within 90 days following any final appellate judgement on review of Corvallis' Periodic Review:*
 - a) *With the consent of the property owner, to remove the PD overlay zone from residentially zoned property for which no Conceptual or Detailed Development Plan has been approved and is still in existence; and*
 - b) *To provide a process where a property owner may request and the City must approve the removal of a PD or PD overlay zone from residentially zoned property where the residentially zoned property does not have a Detailed Development Plan or a Conceptual Development Plan that includes a Detailed Development Plan on any part of the site."*

2. December 13, 2004, City Council Approval of Ordinance 2004-41: On December 13, 2004, in response to and in compliance with LCDC Order 03-WKTASK-001601, the City of Corvallis adopted Ordinance 2004-41. This ordinance was part of Phase III of the Land Development Code Update Project (LDT04-00001). It amended Land Development Code Chapters 1.2, 2.2, 2.5, 2.19, and 3.32 and created a new Land Development Code Chapter 3.33. These changes included the creation of an Administrative Zone Change process and review criteria to remove a Residential Planned Development Overlay on a site where no active Detailed Development Plan was present.
3. August 4, 2005, State of Oregon Land Conservation and Development Commission (LCDC) Approval Order 001677, acknowledging Completion of Periodic Review: On August 4, 2005, the State of Oregon Land Conservation and Development Commission (LCDC) approved all remaining aspects of the City of Corvallis Periodic Review. This included acknowledgment of the City's Ordinance 2004-41, indicating that the City had done what it had been ordered to do with respect to Residential Planned Development Overlays (LCDC Order 03-WKTASK-001601). The State of Oregon Department of Land Conservation and Development sent the Order 001677 on September 9, 2005.
4. October 16, 2006, City Council Ordinance 2006-24: On October 16, 2006, the City Council adopted Ordinance 2006-24, declaring an implementation date for the revised Land Development Code and other implementing land use documents. This implementation order declared this implementation date to follow resolution of all associated appeals and to implement all land use changes associated with Periodic Review and other land use changes to date, or be on December 31, 2006, whichever came first.
5. December 31, 2006: In accordance with City Council Ordinance 2006-24, the revised Land Development Code was implemented. All appeals had been resolved. This revised LDC included the planned development provision changes ordered by the State of Oregon LCDC, which were incorporated into the Phase III Land Development Code Update Project's Code revisions.

APPLICABLE CRITERIA

The Council notes that all applicable legal criteria governing review of this application are identified in the Staff Report to the City Council dated May 25, 2007, the Minutes of the City Council hearing dated June 4, 2007, the City staff memos containing additional written testimony to the City Council dated June 4, 2007, and June 12, 2007, and the Minutes of the City Council meetings dated June 4 and June 18, 2007.

FINDINGS RELATING TO ZONE CHANGE - ZDC07-00001

1. The City Council accepts and adopts the findings in support of the Director's decision included in the Staff Report to the City Council dated May 25, 2007; the additional written testimony in support of the appeal submitted between May 25, 2007, and June 11, 2007; and the statements and reasoning in favor of the

application found in the City Council minutes from the June 4, and June 18, 2007, meetings; including written testimony submitted at the hearings that support the appeal of the Zone Change decision.

The findings below supplement and elaborate on the findings contained in the materials noted above, all of which are attached hereto and incorporated herein. When there is a conflict between these findings and the above-referenced findings incorporated by reference, these findings shall prevail.

2. The City Council finds that the record contains all information needed to evaluate the Comprehensive Plan Amendment for compliance with the relevant criteria.
3. The City Council notes that the subject property is designated in the Corvallis Comprehensive Plan as Medium High Density Residential and is zoned PD(RS-12). The Council finds that this Comprehensive Plan designation and zoning would result in development on the site being evaluated against the Corvallis Land Development Code Chapter 3.6 - RS-12 (Medium High Density Residential) Zone and other applicable sections of the Corvallis Land Development Code.
4. The City Council notes the Conceptual Development Plan approval for this property has expired, and that no Detailed Development Plan was ever approved for the site. The City Council finds that the subject site is eligible for removal of the Residential Planned Development Overlay as an administrative process.
5. **Demonstrated Public Need** - The Council notes that per Comprehensive Plan Policy 1.2.3.A and LDC criteria 2.1.30.06.a.1, a Comprehensive Plan Amendment may only be approved when there is a demonstrated public need for the change.

The Council notes that in the findings on the original Comprehensive Plan amendment that resulted in this property being designated PD (RS-12) Medium High Density Residential, Finding 6 cites housing data from the 2001 Land Development Information Report as establishing a demonstrated public need (a key part of the CP requirements for justifying a CP amendment) for more multifamily housing in close proximity to OSU and the downtown. The Council notes that since that time, the conditions regarding such housing have changed considerably. The most recent Land Development Information Report, that of 2004-05, shows that while the "needed housing" so explicitly cited as the reason for the Comprehensive Plan Amendment was never built on this site, since 2003 over 420 multifamily units have been built. The Council notes that of the 253 multifamily building permits issued in 2004-05, at least 140 are close to the OSU campus and 123 of those—the 10th & A St. apartments and the Campus Living Commons at SW 11th and Adams—are in close proximity to (less than a 5-minute walk from) the 7th St. Station site, which was only proposed for 91 units. Finally, an additional project with additional multifamily units is currently under construction in the same immediate area. The Council finds that based on these figures, there is no longer a public need for additional Medium High and High Density Residential land in this location or in the City.

7. **Compatibility** - The Council notes that one of the key issues of compatibility will be with respect to the interface between the subject site and the industrial property to the east. The Council notes that industrial properties are required to provide large

buffers between themselves and residential properties. However, The Council notes that site to the east is fully developed as a railroad line and switching area. The Council notes that the original approval included a Planned Development overlay on the subject site as part of the zoning designation request to address this issue with future reviews for development on the site. The Council notes that the Planned Development process would require a thorough review of transition and buffer elements in conjunction with specific development proposals.

The City Council notes that in the original decisions to amend the Comprehensive Plan Map designation for the property from GI to Medium High Density Residential and the zone from GI to RS-12, the Councilors at the time were aware of and acknowledged specific compatibility issues between the proposed PD (RS-12) Medium High Density Residential Zone and the existing neighborhood to the west. Council notes that the following Comprehensive Plan policies are meant to deal with compatibility conflicts and other issues that the change to the RS-12 Zone would not address without the oversight provided through inclusion of a Planned Development Overlay. They include Comprehensive Plan policies ~~and findings~~ 9.2.1; 9.2.5.j; 11.3.9, 11.3.10, 11.3.12; 11.4.1, 11.4.3; and 8.9.3. The Council notes that these policies dealt with compatibility, traffic, parking, and industrial land development. The City Council finds that such Comprehensive Plan policies must be addressed with any request to remove the Planned Development Overlay from the residential site since they were intended to be addressed with proposed development.

Council notes that the minutes of the July 21, 2003, City Council meeting, at which the Council deliberated and made an initial decision on this case, make clear that the Council was aware of these compatibility and other concerns. The Council notes that those Councilors understood that the requisite Comprehensive Plan policies could be complied with only through the placement of a PD overlay on the property, which would require a public review of a Detailed Development Plan in connection with the Conceptual Plan and its related conditions of approval

The Council notes that the Comprehensive Plan also contains policies addressing noise conflicts between residential and industrial uses, including policies 7.2.2, 7.2.3, 7.2.4. Council notes that these policies direct the City to ensure that such conflicts are dealt with in land use actions and the review of development proposals. The Council notes that information was presented by the appellants indicating that noise from the switching yard would exceed the regulations of the U.S. Housing and Urban Development (HUD) for sites receiving HUD funding. Council notes that removal of the Planned Development Overlay from the subject site removes the City's ability to ensure that such conflicts are adequately addressed during the review of proposed development on the residential site. Council finds that leaving the RS-12 Zone on the subject site without the Planned Development Overlay would be inconsistent with the Comprehensive Plan with regard to noise conflicts.

6. **Buffering** - The Council notes that although the findings related to the Comprehensive Plan Amendment show that at the time the land use designation change to Medium High Density Residential fulfilled a public need for higher density residential land within close proximity to the downtown and OSU, the location of the subject site in close proximity to existing industrial uses pointed to the need for

adequate buffering between future residential development on the property and adjacent industrial uses.

The Council notes that in accordance with Comprehensive Plan Policies 3.2.4 and 8.9.3, the obligation to address buffering between uses falls largely to the developer of the undeveloped property. The Council notes, however, that per LDC Section 3.24.30.02.a, development on General Industrial properties is typically required to provide a 100-foot buffer from adjacent residential properties, but no such buffer requirement is included for RS-12 Medium High Density Residential property adjacent to GI (General Industrial) property. The Council notes that in the case of the subject property, there is an existing General Industrial development located along the eastern property line of the site (the Willamette Pacific rail line). The Council notes that the proposed Zone Change could compromise the ability of the adjacent property owner to redevelop or expand development on the property, due to the 100-foot setback requirement. The Council notes that at least in part to address this concern, the Planned Development Overlay was requested by the property owner and was attached to the subject property, so that it would be reviewed through the Planned Development process, which allows flexibility in Code standards. The Council notes that since a 100-foot buffer would restrict development of most of the property to the east, the flexibility allowed through the PD process would allow for a design solution in which an effective buffer could be achieved within a smaller land area. The Council notes that in the previous decision, the Council found that an effective buffer can be established in this manner, consistent with Comprehensive Plan Policies 3.2.4, 8.9.3, and 13.2.2. The Council notes that removal of the Planned Development Overlay would not allow the review of such issues if development were proposed on the subject site. The Council finds that removal of the Planned Development Overlay from the site would allow development on the subject site to occur that is not consistent with the Comprehensive Plan's direction. The Council also finds that removal of the Planned Development Overlay would shift the burden of addressing the identified compatibility and buffering requirements off of the subject property and on to the adjacent GI (General Industrial) property.

The Council notes that under the subject site's previous GI (General Industrial) land use designations, no conflict existed between the property to the east that contains the rail line and the subject property. The Council notes that with the previous change from GI (General Industrial) to PD (RS-12) Medium High Density Residential, the owners of the subject site had elected to (and the City had agreed to this election) use the Planned Development Overlay to address compatibility and buffer issues on site and at the time of development. The Council notes that with the request to remove the Planned Development Overlay from the site, the owners are no longer willing to accept (and the City would no longer be able to enforce) this responsibility. The Council finds that reverting the Comprehensive Plan and Zoning Map designations for the subject site to their previous GI (General Industrial) designations would ensure that the compatibility and buffer requirements would continue to be the responsibility of the owners of the subject property.

7. **Public Involvement** - Council notes that the public process used to arrive at the PD (RS-12) Medium High Density Residential designations was a key factor. Council

notes that the residents of the neighborhood adjacent to the Seventh Street Station site did everything asked of local citizens in a land use case – cited specific criteria, addressed only the criteria, and presented a good case that convinced the Planning Commission to impose conditions of approval. Council notes that the State requires the City to remove the Planned Development Overlay, but doing so without considering citizen participation to date would imply that citizen participation is not valued. Council finds that if the Planned Development is removed, the remaining RS-12 Zone is inconsistent with the City's Comprehensive Plan policies regarding citizen involvement in land use actions and in conflict with Statewide Planning Goal 1- Citizen Involvement.

CONCLUSIONS

As the body charged with hearing appeals of Administrative Quasi-judicial Zone Changes to remove a residential Planned Development Overlay, the City Council has reviewed the record associated with the Zone Change and finds that:

- The applicable criteria have been met for removal of the Planned Development Overlay from the subject site, in conformance with the State-mandated requirement;
- The City's previous two actions (the Comprehensive Plan Map Amendment from industrial to residential use, and the Planned Development Overlay) were inextricably linked at the time of passage;
- If only the Planned Development Overlay is removed, the decision would be out of compliance with the citizen participation, housing, transportation, economy, and environmental quality provisions of the Corvallis Comprehensive Plan, which the City is also required to conform with;
- The required removal of the Planned Development Overlay, also requires the removal of the initial Comprehensive Plan Amendment; therefore,

The Director's decision regarding the Zone Change is UPHeld, and the request is APPROVED with the following modification:

The PD (RS-12) Medium High Density Residential Zone and Comprehensive Plan Map designations placed on the subject property under a 2003⁴ action, at which time the Planned Development Overlay was integrally and intrinsically linked, are removed, thus causing the site designation to revert to the original GI (General Industrial) General Industrial Zone and Comprehensive Plan Map designations.

Therefore, the appeal of the Director's decision to approve the Zone Change, is DENIED.

DATED: July 2, 2007.

MAYOR

chron



City Manager's Office

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June 28, 2007

Ms. Carla Corbin
Compliance Specialist
Secretary of State, Elections Division
141 State Capitol
Salem, OR 97310-0722

Dear Ms. Corbin:

I am writing this letter in response to the June 12, 2007 Notice of Proposed Civil Penalty letter (case #06-914) from the Elections Division. While not requesting a hearing, the contents of this letter are intended for your consideration as mitigating circumstances consistent with what may be submitted under #10 of the "Notice of Contested Case Rights and Procedures."

The City has a track record of being very careful in its public information pieces relating to elections. We have always processed election-related information through the City Attorney's Office to avoid advocacy complaints. In my fourteen plus years in Corvallis, this approach has been applied to land annexations, initiatives (living wage, smoking in bars, transit driver wages), operating levy, and bond issue elections. The City also, consistent with City Council policy direction, has been very diligent in providing citizens the most complete information available on community issues, including elections.

With this as background, City staff strives to be impartial in its presentation of election-related information. Many of the "does not meet the impartial factors" examples in the June 12, 2007 letter were products of Council actions and treated by staff and other reviewers as fact based. The Council vote was "unanimous," the Council did "take action," and the community and Council debate on the fire equipment was described as "critical." These phrases were products of the public debate and Council discussion, input, and action as opposed to staff purposefully using language to advocate a personal position.



ATTACHMENT B

Page 396-m

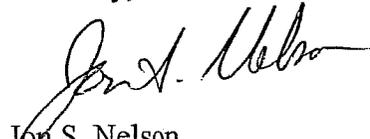
Ms. Carla Corbin
Page 2
June 28, 2007

The most recent election was complicated because what started as a public information program changed dramatically once the ballot measure was certified. We will certainly learn from this experience and adjust our future approaches, including asking for Elections Division reviews of election-related information.

Please consider as mitigating circumstances, especially on Tony Krieg and Nancy Brewer's proposed violations, the fact that information pieces were reviewed by the City Attorney's Office for appropriateness (the requirement to confirm this review in writing was unknown), and the information developed and placed after the June 21, 2006 ballot measure certification date was ultimately the responsibility of the City Manager, based upon the City Council policy direction to share election-related information with citizens.

Thank you for your consideration of these points.

Sincerely,



Jon S. Nelson
City Manager

2052

June 28, 2007

RECEIVED

JUN 29 2007

CITY MANAGERS
OFFICE

To:
Bill York, City Councilor
City of Corvallis
P.O. Box 1083
Corvallis, Oregon 97339

Re: The City's Fencing Regulations

I am writing as a Corvallis citizen, but I am also a professional landscape designer here in Corvallis. These are my thoughts and suggestions based on experience, education, observation and consideration.

A Problem

There seems to be a glitch in the new LDC (Land Development Code December 31, 2006) regulations. Regarding fencing, the front-yard setback is 15' for any fencing (or hedging) over 3'. This is acceptable for homes that have most of their property in the back yard. However, for some homeowners on a corner lot, their only outdoor living space is on the same street as their front door.

In this case, the homeowner would have to pay about \$200 to get a variance from the Community Development Department which would allow them to build a fence that is maximum 4' high, if there are no neighbors that contest this. (If any neighbors contest this, it is back to 3' height). Needless to say, 3' or 4' is not high enough for backyard privacy. In order to apply for a variance for a fence between 4' and 6' in height, the homeowner is required to pay about \$2,600 before this request is considered.

Clearly, there is a problem with the current system. Two City staff members who are aware of this situation agree and encouraged me to bring this to light via a letter to the City Council. One staff member is an Associate Planner with Development Services and the other is an Assistant Planner with Community Development Planning Division.

The \$2,600 is required to change the land use of the property, which is processed by the Planning Department. This process is arguably meant for developers, not single homeowners. Both staff members agree that this lengthy process was never meant for the homeowner who wants a 5' fence.

Fencing = Bad?

Also, I would like to address the perceived notion that fencing over 3' is necessarily ugly or bad for the neighborhood. Our City statutes are based on this assumption.

Height

First off, a 3' fence is ridiculously low and out of scale with a streetscape. Mark a 3' height line on a wall and you'll see what I mean—it is hip height and adults can hop over it. When I design a low fence I make it 3.5 to 4' tall, which separates the spaces nicely but is neighborly as well (think leaning height).

Style

Secondly, have you seen some beautiful fencing? There are unlimited ways to make a fence that fronts on a sidewalk well-crafted and attractive. Better than outlawing 4 to 6' fences, a City regulation that the homeowner must provide a photo or sketch of what they will build seems to go with this City's goal of improving the experience for the pedestrian.

ATTACHMENT C

Page 396-o

Setback

A required 2'-4' setback (setback width based on the fence height) would allow space for ornamental plantings that would add visual interest to the streetscape. This planting bed would spatially improve the experience of the walker, biker or driver by providing a visual transition from the horizontal (street and sidewalk) to the vertical (fencing). There are many examples of this in other cities.

Brochure, please!

The Land Development Code does not use plain language. Recently, I accompanied a Corvallis resident, a client of mine, to the Community Development Department to clarify the statutes. It took the staff members there about one hour to tell us what my client was not allowed to do and how to get a variance on this rule.

I am proposing that the City prepare a brochure or handout that clearly states what is allowed in regards to fencing height and setbacks. The brochure should also stipulate the homeowner's recourse if they wish to have a taller fence or one within the required setback.

Corner Lots

In Corvallis, the people who have corner lots have the option of either (1) little-to-no privacy or (2) breaking the rules and hope they don't get caught. Most opt for the latter. Nobody likes breaking the rules. Therefore, I would urge the City Council and City staff to review the LDC with specific regards to people who live on corner lots, and decide what is fair and what is common sense.

Conclusion

These are my thoughts and suggestions. I welcome your response.

Sincerely,



Beth Young
1720 NW Beca Ave.
Corvallis, OR 97330
619-6739

cc

Mayor Charlie Tomlinson
Corvallis City Council members
Committee for Citizen Involvement
Corvallis Planning Commission members

developer could make a Measure 37 claim that could possibly require the City to allow either development at the RS20 density or pay compensation for the expected loss of value due to the stricter zoning requirements.

Neighborhood compatibility issues are raised in opposition to the proposal. The large excess of RS20 zoned parcels in the area suggests that there is no need for new high density zoned parcels. This is complicated by the fact that very little of the area is actually developed to the allowed RS20 density. I don't fully accept the "disincentive" theory that home owners will neglect their lower density buildings in anticipation that they will soon be demolished to be replaced by apartment buildings. If this theory were correct, development to high density on the Wilson Woods lot would decrease the "disincentive" because the increased availability of high density housing would decrease demand and thereby the likelihood of further high density development.

Development of the entire North Campus area to full allowed density would not be attractive or desirable, however it is also not likely. Preserving a portion of one lot at RS9 density, surrounded by RS20 and RS12 developments, would not provide much relief from the atmosphere of "overdevelopment" that would result. If the development of Wilson Woods is in itself desirable, it is unreasonable to prevent that development on the basis of possible high density development to the east and north that is allowed but may never occur.

Like Lois Malango, I find the existing buildings on the Wilson Woods parcel very attractive, but seedy. They are romantic in a film noire sense. I don't know if they have any historic architectural value. Because of their age, I doubt that they are energy efficient. Some exhibit exterior disrepair. In the absence of a historic designation for these buildings, their aesthetic appeal is not a valid criterion in a decision that may facilitate or prevent their demolition.

Concerning neighborhood compatibility, I am swayed by the argument against creating an apartment building valley of three story buildings adjacent to 29th Street. The area across 29th Street is RS12. To the north along 29th is an adjacent large RS5 neighborhood. So the apartment building gully would be short if it developed.

Parking issues are a concern for many of the residents in the North Campus area. High density housing usually results in more automobiles than are accommodated by the required development. I suspect this would be an issue for neighbors of new development at Wilson Woods, but I don't think we can address it within the current decision. A lot of

traffic and parking issues will disappear in the next decade as the economics of owning and operating a vehicle becomes less favorable.

In conclusion, with my limited knowledge and understanding, if I were able, I would vote to approve the proposed Comprehensive Plan Map Amendment and Zone District Change. However, my understanding of the issue might have changed if I heard the testimony at the public hearing and the deliberations of my fellow councilors.

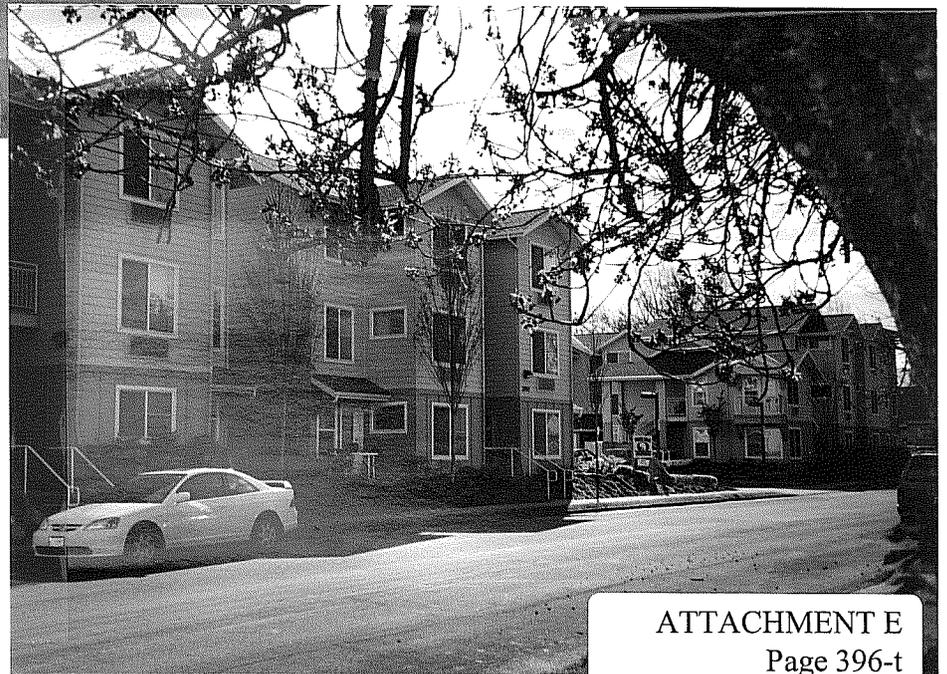
If the Council upholds the decision of the Planning Commission to deny the changes, I would strongly recommend that the applicant attempt to achieve the same result through the planned development process. The redevelopment of the Wilson Woods lot to high density residential is in the best interest of the City. The compatibility issues could be addressed thoroughly in the planned development process.

Mike Beilstein,
Councilor Ward 5

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Yahoo! Answers - Check it out.

<http://answers.yahoo.com/dir/?link=list&sid=396545433>

- Prev by Date: **Spam Mail Removal**
- Next by Date: **exquisite qiis Cyprians szxz posing for yzs Man!**
- Previous by thread: **Public Notice - Willamette Landing Minor Modification**
- Next by thread: **exquisite qiis Cyprians szxz posing for yzs Man!**
- Index(es):
 - **Date**
 - **Thread**



**AIRPORT COMMISSION
MINUTES
June 5, 2007**

Present

Jim Moran, Chair
Lanny Zoeller, Vice-Chair
Bill Gleaves
Louise Parsons
Todd Brown
Dan Allen
Marion Rose
Chris Bell

Staff

Lisa Namba, Transportation Supervisor
Dan Mason, Airport Coordinator
John Sechrest, Corvallis-Benton Chamber
Coalition

Visitors

Jack Mykrantz, pilot, CVO Corporette

Absent

George Grosch, Council Liaison

SUMMARY OF DISCUSSION

Agenda Item	Information Only	Held for Further Review	Recommendations
I. Open Meeting, Introductions	X		
II. Review of May 1, 2007 Minutes			Approved
III. Visitor Comments	N/A		
IV. Old Business	N/A		
V. New Business • Elections			Chair - Jim Moran Vice-Chair - Todd Brown
VI. Update on Industrial Park	X		
VII. Update on Airport	X		
VIII. Update on FBO	N/A		
IX. Update on City Council	N/A		
X. Information Sharing • Monthly Financial Report	X		

CONTENT OF DISCUSSION**I. Open Meeting, Introductions**

Chair Moran opened the meeting at 7:00 am. Staff and visitors were introduced.

II. Review of Minutes

Commissioners Brown and Gleaves, respectively, moved and seconded that the Commission approve the May 1, 2007 minutes, as submitted. The motion passed unanimously.

III. Visitor Comments

None.

IV. Old Business

None.

V. New Business

• Election

Chair Moran noted that this was the meeting that commission elections normally occur.

Commissioner Rose nominated Jim Moran as Chair; Commissioner Gleaves seconded the nomination. No further nominations were made. Jim Moran was elected unanimously.

Commissioner Gleaves nominated Todd Brown as Vice-Chair; Commissioner Zoeller

seconded the nomination. No further nominations were made. Todd Brown was elected unanimously.

VI. Update on Industrial Park

- Mr. Sechrest noted that things have slowed down a bit from the flurry of lease work that has been done in the last six months. The Business Enterprise Center (BEC) has moved into the former Community Outreach site. Two of the nine businesses that had occupied the former BEC site moved with them to the Industrial Park and four new businesses have joined them there.
- Mr. Sechrest noted that the Shovel Ready application was still near acceptance once the Phase II Environmental Assessment has been completed. A contract has been signed for that work and should be started soon.
- Trillium Fiber Fuels is applying for a ten million dollar grant (with \$10 million match required). If successful, this may drastically change the scope of their planned operation and size of property needed. They likely won't be willing to sign a lease at the Industrial Park until they know the outcome of their grant application.
- Mr. Sechrest mentioned that he is concerned that the signs for the Airport and Airport

Industrial Park need to be updated. He also thought the blackberries should be cut back on the property. He noted that the possibility of a different location for these signs was discussed in the Airport Activity meeting with City staff the day before. Commissioner Parsons thought the blackberries did need to be removed as much as possible. There was also discussion on the Mayor's statement at the May 1 Airport Commission meeting that the Airport Industrial Park may need to be renamed to emphasize the unique aspects of Corvallis as a business site. Examples of "Eco-Industrial Park" or a phrase "Prosperity that Fits" were mentioned. There was also discussion as to the need to have the signs lighted to improve visibility at night. Mr. Mason will work on getting estimates and designs for signs and bring them to a future meeting. Commissioner Allen thought that the businesses listed on the sign should have addresses or a map of the park with their locations. There was general agreement that signage at Hwy 99W was important to increase awareness of both the Airport and Industrial Park.

VII. Update on Airport

- Airport Coordinator Mason reviewed information in the Airport Update (attached).

VIII. Update on the Fixed Base Operator (FBO)

Commissioner Gleaves toured the FBO building at the Salem Airport which was built using the same plans Corvallis Aero Service is using for their building. He thought it will be a great addition to the Corvallis Municipal Airport. Mr. Mason added that Corvallis Aero Service had submitted their building permit application to the City.

Commissioner Gleaves asked for an update on HTSI's plans for their expansion. Mr. Mason answered that the wetland delineation is complete and approved by the Department of State Lands, and the City is waiting for HTSI to confirm the area desired for the new lease.

Commissioner Rose requested an update on the former United Chrome Superfund site. Mr. Mason noted that the City will remove all but five of the wells from the site this summer. The City is working with the EPA to close out the site.

IX. Update on City Council

Councilor Grosch was not in attendance.

X. Information Sharing

- Monthly Financial Report was reviewed with no comments.

The meeting was adjourned at 7:47 a.m.

NEXT MEETING: July 3, 2007, 7:00 a.m., Madison Avenue Meeting Room

Memorandum

TO: Airport Commission

FROM: Dan Mason, Airport Coordinator

DATE: June 5, 2007

SUBJECT: Airport Update

➤REACH Air Medical Services had their open house and luncheon on Saturday, May 26th. The weather was great, they had good food, and the event was well attended.

➤The painting of the Corvallis Aero Service hangar by Fitzpatrick Painting is in progress. The roof repairs by Sprick Roofing to the area damaged by the December 14th windstorm should be done in June. Modifications to the roof venting and upper hangar door areas have been reviewed by the City engineering and buildings staff. The modifications should be completed this summer with the new fiscal year's budget.

➤The soil sampling of the area of the removal in 1993 of the former Leaking Underground Storage Tank from Mary's Peak/AVIA Aviation has been completed and the report sent to DEQ. The level of contaminants was found to be below the level requiring action and so a request for a No Further Action (NFA) determination on the project has been submitted to DEQ.

➤The Wetland Delineation of the Helicopter Transport Service, Inc.(HTSI) and Capital Improvements Program areas has been completed and approved by the Department of State Lands. HTSI has been advised they can proceed with their plans. The amount of delineated wetlands within their proposed lease area has been reduced from two acres to just under one acre!

Bicycle and Pedestrian Advisory Commission
MINUTES
June 1, 2007

Present

Susan Nelson, Chair
Jack Schubert
Josh Storer
Mike Beilstein, City Council
Joel Rea
Andrew Ross, Vice Chair
Brad Upton
Rosie Toy

Staff

Joe Whinnery, Public Works
Lisa Namba, Public Works
Cord Wood, Police Department
Aaron Manley, Public Works

Visitors

Walt Prichard, Mid-Valley Bike Club
Susan Christie

Absent

Kenyon Solecki, ASOSU

SUMMARY OF DISCUSSION

Agenda Item	Information Only	Held for Further Review	Recommendations
I. Call Meeting to Order/ Introductions	X		
II. Approve May 4, 2007 Minutes			Approved
III. Visitor Comments	X		
IV. Old Business <ul style="list-style-type: none"> • Extension of Bike/Skateboard Exclusion Zone Downtown 		X	
V. New Business <ul style="list-style-type: none"> • Sharrows Criteria • Review Proposed Bike Map Provisions • Update on Safety and Education Presentation to Budget Commission • Review Draft ODOT Letter on Drivers Manual Sharrow Information 	X X		Approved staff's recommendation.
VI. Information Sharing	X		

CONTENT OF DISCUSSION**I. Call Meeting to Order/Introductions**

The meeting was called to order by Chair Nelson and introductions were made.

II. Approve May 4, 2007 Minutes

The following are corrections to the minutes:

Page 4, under "Information Sharing, first bullet, second paragraph, the words "this year's event" shall be changed to read "next year's event".

Commissioners Schubert and Rea, respectively, moved and seconded that the Commission approve the May 4, 2007 minutes, as corrected. The motion passed unanimously.

III. Visitor Comments

Ms. Christie commented on the high incidence of cars parked in the bike lanes on Brooklane Drive and hoped the topic could be addressed. Chair Nelson stated it was hoped game day parking behavior could be modified through education as the next season approached. Ms. Christie also questioned whether there was pavement marking to indicate where the bike loop is going northbound on 35th Street at the highway. Staff agreed to follow up with Street Maintenance and the Signal Shop to determine status of that location.

IV. Old Business

- **Extension of Bike/Skateboard Exclusion Zone Downtown**

This item will be held for review in three months when construction is complete on Washington and 2nd Street.

V. New Business

- **Sharrows Criteria**

Joe Whinnery provided information on the City's sharrows program that was adapted from Portland's sharrows criteria. The initial criteria were originally developed in San Francisco in the mid-1990's, then adopted statewide in California. It was provisionally introduced because it had not been federally approved. It has since been approved and will appear in the next printing of the Manual on Uniform Traffic Control Devices. At that time a modified version of the criteria will be submitted for review by the Commission for recommended insertion in the Municipal Code.

Aaron Manly reviewed the background of the City's sharrows program. The sharrows on Madison and Monroe Avenues were installed to provide east-west connectivity to the downtown area. The Transportation Plan identifies 3rd and 4th Streets as the designated north-south bikeway. The Engineering Division considered 3rd and 4th Streets to be well located but not practical due to the difficulty of striping bike lanes on a state highway. The Riverfront path was also deemed impractical due to the amount of recreational use

there. First Street is not ideal given the stop signs and raised crosswalks. Fifth Street does not have the desired proximity to the downtown area. By default, 2nd Street was recommended by Engineering for the designated north-south bikeway instead of using 3rd and 4th Streets as recommended by the Transportation Plan.

The Engineering Division, in determining whether 2nd Street is appropriate for sharrow installation, noted the following:

1. It is a local street and therefore not appropriate for striping as is typically done on collector streets.
2. It is not a designated bikeway in the Transportation Plan.
3. The street is not on any plan to have striped bike lanes because it would reduce travel lanes or would negatively affect safety or parking availability.

The sharrows criteria identify multi-lane one-direction streets as ideal for designation. The posted speed of 20 mph is also an excellent scenario for sharrows. The implementation would be to use sharrows to identify 2nd Street as a designated bikeway, placed on the west side southbound travel lane between Western and Van Buren. That would give connectivity to the bike lanes on Western and Van Buren. It wasn't felt appropriate to place sharrows northbound on 2nd Street between Western and Adams as they would not provide connectivity and it is one-way traffic north of Adams. This is not the perfect scenario because it does not provide bidirectional traffic.

Commissioner Schubert asked why 5th Street was not considered, other than it not being close to downtown. Mr. Manley stated that the question to Engineering was whether 2nd Street was appropriate for sharrows. Fifth Street's distance from downtown was deemed impractical for a north-south connectivity.

Commissioner Schubert asked how we will circumvent the problem with 2nd Street being one-way. Mr. Whinnery stated that it was not intended to serve both northbound and southbound traffic. If traveling northbound, a bicyclist would still have to go over to 1st Street, which would handle the increased volume of traffic resulting from the development on the south riverfront area.

Commissioner Schubert asked whether there would be markings to indicate northbound bike traffic would use 1st Street. Mr. Manley replied that based on the direction Engineering was given to determine the appropriateness of using sharrows on 2nd Street, the issue of traffic flow to 1st Street was not studied as it was outside the scope of the original request. Commissioner Upton commented that the Commission had previously determined that 1st Street was appropriate for northbound bicycle traffic, and that Engineering was only asked to investigate whether sharrows were appropriate on 2nd Street.

Chair Nelson questioned why there would be sharrows for southbound traffic but not northbound, and whether placing sharrows for northbound traffic would be considered if the southbound sharrows are found to be successful. Mr. Whinnery said it is unlikely sharrows would be used in the two northbound blocks because it is such a short distance

and really doesn't provide connectivity; it would be preferable for cyclists to take Washington and go up 1st Street. He stated there is still some interest in revisiting the topic of removing some of the stop signs on 1st Street. The Parks and Recreation Department took that to the Commission and the Riverfront Commission about two years ago, at which time there was a mixed response to the proposal. Michael Ronkin at the Oregon Department of Transportation was also consulted. He found that based on the low travel speeds and raised pedestrian crossings, the stops were redundant and actually encouraged bicyclists to break the law by going through them. Mr. Whinnery noted there is still no resolution on the issue of stop sign removal.

Chair Nelson asked Mr. Manley what the average daily traffic is on 2nd. He replied he did not look at that in the study.

Commissioner Upton requested clarification that the bike exclusion zone only goes down to Jefferson and the proposal is to put sharrows down to Western. He questioned why sharrows could not be used to mark the last two blocks from Western south to the bike path that goes over the Mary's River. Councilor Beilstein replied that one reason is because sharrows are used where you have multiple lanes in the same direction, not on bidirectional streets. There were comments that most of the traffic on 2nd turns onto Western (or sooner), so the reduced volume of traffic in that area makes it unnecessary to have additional marking.

Mr. Manly commented that Engineering's recommendation to mark 2nd Street with sharrows is not based on conforming to the standard criteria for sharrow use. Marking 2nd Street with sharrows is not to increase safety but to indicate it as a designated bikeway in accordance with the Transportation Plan, except the Plan identified 3rd and 4th Streets and Engineering felt 2nd Street was more appropriate. Mr. Manley stated Engineering is in favor of sharrows marking on 2nd Street, but he noted this is a different application than they were designed for. Commissioner Upton noted that the use of sharrows does not infer any rights to a bicyclist beyond those granted by law; it only alerts other motorists to the possibility of encountering bicycle traffic. It was also noted traffic data does not exist to establish whether there is currently a safety problem.

Commissioner Schubert commented his understanding of the development of the sharrows name was used because the lane would be shared. Mr. Manley agreed, but noted that it is not a legal designation as bicycles are already subject to the same rules and regulations as motor vehicles. He also expressed concern motorists would think lanes marked with sharrows are the only lanes they might be expected to share with bicycles. Education will be an important factor in using sharrows. Mr. Whinnery stressed that using sharrows is to increase motorists awareness of bicyclists; it does not change the legal obligations of either motorists or bicyclists in using the roadways.

Councilor Beilstein noted that although he was not opposed to sharrows on 2nd Street, he felt making 2nd Street the designated bikeway through Corvallis was not the best solution to north-south connectivity. Commissioner Upton stated there was already good connectivity through town, but he sometimes felt unsafe in this area. He has no interest in striping 3rd and 4th Streets, noting the City/State jurisdictional issues. He does not look at sharrows on 2nd Street as a defeat but as a great success in improving an existing route bicyclists are already using.

Commissioner Schubert noted several cities in California, including Fresno, have outlawed cars on certain streets altogether. He thought 2nd Street would be a good candidate for that designation at some time in the future.

Commissioner Storer acknowledged and seconded Councilor Beilstein's and Commissioner Ross's concerns and asked whether Commissioner Upton might accept an addition to the motion that use of sharrows not replace the need to continue considering possible north-south routes. The motion was not modified, but the Commission was in favor of continuing to look at routes to enhance north-south connectivity through the downtown area.

Commissioner Upton moved to endorse the placement of sharrows southbound on 2nd Street between Van Buren and Western. Commissioner Schubert seconded the motion. The motion was carried unanimously.

- **Review of Proposed Bike Map Revisions**

Mr. Whinnery passed out the latest revised draft of the map, which was unavailable at the time the Commission packet was distributed. He stated the City is also working with the County to revise their map which is on the reverse side of the City's map. Mr. Whinnery and GIS Technician Kevin Loso incorporated the Commission's prior feedback in the current revision, such as the area west of Grand Oaks which has been changed from "caution" to "danger" due to narrowness, steepness, deep ditches and lack of bike lanes. More information has been added including information on sharrows, and more streets are marked. An attempt was made to provide a fresher look and feel, and the Commission was asked to submit photos for inclusion. Staff wishes to have it printed as soon as the Commission approves it and pictures are obtained, ideally during the month of July.

Commissioner Upton noted the "Bicycle Friendly Community through the year 2007" designation needed changed to "2009". The current version of the map has lasted almost four years. Ms. Namba questioned how Mr. Loso selected the routes included in the new feature showing distance between points. Mr. Whinnery replied that information is from the prior iteration of the map. It was noted the prior iteration of the map also included businesses and a direction of elevation change, which are not on this version. It was noted the Commission had previously indicated a desire to have elevation information included on the County's map.

Mr. Pritchard asked that the map include the location of public restrooms. Mr. Whinnery agreed that was a great idea and noted they are located at most parks. He will ask Mr. Loso to add them to the map.

The Commission members generally preferred the white background from the previous version as easier to read than the lavender background on the revised draft. It was also agreed a photo of the bike police should be included. Mr. Whinnery stated they did not include covered bike shelters as points on the map because they thought it would get too busy. The Commission agreed care should be taken not to get too much clutter on the map, particularly in the downtown area, but they did approve of the bike shops which had been included.

There was discussion as to whether additional markings were required for hills. Symbols for hills were shown only for Witham Hill Drive and Highland Drive. Additional streets discussed for possible steep hill markings were the end of 29th and Elks Drive. Commission members were encouraged to direct feedback to Mr. Loso at the email address provided on the draft map. Mr. Whinnery wished to acknowledge the expertise of the City's GIS group and his appreciation for the time and effort Mr. Loso has devoted to the project.

- **Update on Safety and Education Presentation to Budget Commission**

The Commission submitted a proposal to the Budget Commission in May to fund an additional .5 FTE in the bicycle and pedestrian program at a cost of about \$58,000. Several Commissioners and non-Commission bicyclists were there to support it. Councilor Beilstein was asked for an update on deliberations since the Commissioners left after the public comment period. The Councilor noted his surprise that Public Works had been by the Urban Services Committee to bring this item forward in May, as Department presentations were made to the Budget Commission in February. He was hesitant to bring it forward again and did not think it would be successful as there were 13 proposals for budget enhancements in February and almost none were approved. The exceptions were those with a strong political constituency or where there was an absolute need to do it, as in the example of the code enforcement officer. If this item had been brought forward in February it may have been perceived differently, but the Budget Commission's general attitude was not to fund anything so it may not have mattered.

Chair Nelson stated it was a good learning experience on how to be a positive advocate, and that the Commission had wanted to put it on the table despite the unlikelihood it would be approved. Commissioner Upton noted they had been asked to provide detailed recommendations because it was perceived there was a real need to prevent people from being injured or killed while trying to bike and walk in the City. Much time and effort was spent making the recommendations and the Commission considers it an important issue. Council Beilstein stated he will support the recommendations at the final budget discussions in hopes it will be acted on next year, but he will not make a motion that it be reconsidered this year. The Commission agreed to begin preparing a proposal in November for a presentation in February 2008.

It was also noted that the only issue addressed in the proposal to the Budget Commission was the education piece. There was concern the enforcement and endorsement issues in the Commission's original report not be dropped along the way. It was noted that many issues could be addressed with little budget impact. This topic will be placed on a future meeting agenda.

- **Review Draft ODOT Letter on Drivers Manual Sharrow Information**

This item was held for next month.

VI. Information Sharing

Commissioner Toy reported she'd received a call from Iovino's Restaurant saying people were driving on the bike path in front of the restaurant. She believed the 12-foot width of

the path may appear to some people to be a travel lane. Mr. Whinnery stated the bollards were removed during the current construction. The height of the building under construction required landscape changes to accommodate the weight of the Fire Department's ladder truck. He said he believed the amenities will go into place when the construction winds up. He agreed that using temporary barricades was a good idea and would be more visible at night.

Mr. Pritchard commented the location of the bike racks at the back of that building is poorly located and in the dark. Mr. Whinnery commented Public Works now has the opportunity to provide feedback regarding rack placement during the development review and permitting process and is slowly making headway regarding bike and pedestrian issues. However, the permitting process for the project probably occurred before the review process was revised. He is encouraged to see improvements in the last year and stated the Commission needs to remain vigilant. The City's recent action regarding permits for sidewalk cafes is a result of the work initiated by this Commission.

Mr. Whinnery was asked when the hearing is scheduled for the subdivision on the old "Nendel's" site, and stated that he was told this project is not subject to the requirement for a public hearing. However, Public Works staff reviewed the plans and made specific recommendations, such as the proximity of a driveway to the signalized intersection on Grant and whether there is adequate bike parking. He assured the Commission that in the event a public hearing is scheduled on any project or an issue requiring additional attention, the Commission would be informed.

Councilor Beilstein said he sees a need for development to include the Commission in the review process of bike and pedestrian amenities. There is a sense that projects are being approved that poorly serve the community in terms of bike and pedestrian amenities and safety. He planned to talk to Community Development Director Ken Gibb about developing some process that would require proposals to be submitted to the Commission for review of bike and pedestrian issues. Ms. Namba reminded the Commission that for projects requiring simply a building permit with no public hearing, plan reviewers are required to review plans on the basis of code compliance. If a plan meets code, the City can not impose other requirements on the developer just because they think those would work better. There was further discussion about bike parking codes for new developments and Mr. Whinnery said he would investigate further.

Commissioner Rea informed the group about a first annual bicycle tour called Wine and Wheels sponsored by local wineries to benefit SALUD, which helps provide health care for many of the migrant workers in the wineries and vineyards. The event will be June 30th with 20-mile and 60-mile rides and he requested suggestions for ensuring the event's success. Concern was expressed on the dangers of bicycling and drinking, and he replied that the wineries would be providing nonalcoholic drinks and snacks during event. He also said he thought the wineries were intended as rest points on the tour rather than as a focus of wine-tasting. A tasting is scheduled in town at the Belle Valée Cellars after the ride.

Chair Nelson stated she has come to the end of her term, and term limits do not allow her to serve on the Commission any longer. Commission members were asked to encourage their interested friends or acquaintances to apply for the vacant position via the online

application form available on the City's website (www.ci.corvallis.or.us). As vice-chair, Commissioner Ross will be asked to facilitate the July meeting and conduct an election. Ms. Nelson expressed her appreciation for the Commission's work during her term of service and her desire to continue to be involved in bike-related volunteer activities in Corvallis.

It was noted that blackberry vines are encroaching on the bike paths again. Mr. Whinnery stated Public Works regularly receives calls reporting sites that need attention, and there are currently four volunteer groups that maintain portions of the paths. Instances of blackberry vines and poison oak should be reported to him so he can submit a work request to the street maintenance crew.

The Commission agreed to move the regularly scheduled July 6th meeting to July 13th to accommodate schedules around the 4th of July holiday.

Mr. Whinnery stated Kate Bodane, a consultant for ODOT is looking at potential impacts to repairs of the exit ramp on Hwy 20 eastbound onto Hwy 99W and would like to meet with the Commission in July.

Ms. Namba noted the Kids Transit free-ride program was in progress until September 1st. Allied Waste made a sizeable donation to expand the program this year to provide free rides to kids and for prizes to encourage participation in the program. Ms. Namba also led the Commission in a round of applause in appreciation for Chair Nelson's years of services to the Commission and the community.

Commissioner Upton questioned why bike markings have been ground off around the community. Mr. Whinnery said he thought it was part of regularly scheduled maintenance and the markings would be replaced. The Commissioner also expressed concern that the bike-friendly community signs at the city limits had been replaced by the 150-year celebration signs. Mr. Whinnery stated the bike signs were replaced for the calendar year 2007 at the direction of the mayor.

Mr. Whinnery stated the current issue of the *Eugene Weekly* focuses on bicycling in Eugene and encouraged the Commission to take a look at it.

NEXT MEETING: July 13, 2007 7:00 a.m., Madison Avenue Meeting Room

**CORVALLIS CITIZENS ADVISORY COMMISSION ON TRANSIT
MINUTES
June 13, 2007**

Present

Lita Verts, Vice-Chair
Scott Carroll
Stephan Friedt
Brandon Trelstad
Robert E. Wilson

Staff

Lisa Namba, Public Works
Jim Mitchell, Public Works

Absent

Bob Lowry, Chair
George Grosch, City Councilor
Joe Harrod
Kenyon Solecki, ASOSU

Visitors

Hundley Bergstad

SUMMARY OF DISCUSSION

Agenda Item	Information Only	Held for Further Review	Recommendations
I. Introductions	X		
II. Approval of May 9, 2007 Minutes			Approved
III. CACOT/Visitor Comments	X		
IV. Old Business	N/A		
V. New Business <ul style="list-style-type: none"> • Formation of a Subcommittee to Study Potential Route Revisions • Discussion of Bus Length 		X	Formed a three-person subcommittee
VI. Information Sharing	X		
VII. Adjournment			Adjourned

CONTENT OF DISCUSSION**I. Introductions**

The meeting was called to order at 8:22 a.m.

Introductions of Commission members, staff and visitors were made.

II. Approval of May 9, 2006 Minutes

Commissioners Wilson and Friedt, respectively, moved and seconded that the Commission approve the May 9, 2007 minutes. The motion passed unanimously.

III. CACOT/Visitor Comments

- Commissioner Friedt commented that he has seen no visible improvement recently in the cleanliness of CTS buses. Brian Maxwell of Laidlaw vowed at last month's meeting to make bus cleanliness a priority as soon as possible. Ms. Namba said she would contact Mr. Maxwell regarding this matter and report back to the Commission.
- Commissioner Friedt said several CTS drivers have advised him that stamping 2007 Summer Youth Program prize cards for large groups of kids can negatively impact on-time performance. Ms. Namba said she would contact Laidlaw regarding this matter.
- Vice-Chair Verts said she has an 80 year-old friend who lamented that there is no Sunday CTS service to transport her to church. Ms. Namba said this person is eligible for Dial-A-Bus service.

IV. Old Business

None.

V. New Business

• Formation of a Subcommittee to Study Potential Route Revisions

Commissioner Wilson asked what the process is for studying potential route revisions. Mr. Mitchell said historically, and appropriately, staff is responsible for researching and analyzing data, coming up with ideas and alternatives, then presenting those ideas and alternatives to the Commission and/or a Commission subcommittee for consideration. Ms. Namba said it would be helpful to have a liaison-type subcommittee available for consultation more often than the once-per-month that the full Commission meets.

Vice-Chair asked Ms. Namba how the most recent route revisions have affected ridership. Ms. Namba answered that ridership increased in both April and May, 2007. It is unclear whether there was an overall system-wide increase, or if particular routes experienced an increase. When asked about routes in southwest Corvallis, Mr. Mitchell noted several rider complaints about the most recent route revisions on SW 49th Street and near OSU's campus. OSU facilities representatives expressed their concern to Mr. Mitchell that CTS buses contributed to the structural demise of streets on and near campus, specifically noting SW Jefferson Avenue between 15th Street and 26th Street. Mr. Mitchell performed an on-site visual inspection and found no evidence to sustain the theory that CTS bus service on this street is the primary factor in street deterioration and is likely one of many factors. Staff's primary reason in revising routes around OSU's campus recently was to improve CTS's on-time performance.

Commissioners Friedt and Wilson, respectively, moved and seconded that the Commission approve the formation of a three-person subcommittee to provide feedback to staff on potential route revisions. The motion passed unanimously.

Commissioners Friedt and Trelstad volunteered as subcommittee members. Commissioner Friedt nominated Chair Lowry as the third member of the subcommittee, subject to his approval.

- **Discussion of Bus Length**

Prior to the meeting, Chair Lowry had asked that this item be tabled until the next Commission meeting so he can participate in the discussion. The Commission agreed to this.

VI. Information Sharing

- Ms. Namba reported the new CTS bus is not on the road pending Vehicle Information System (VIS) equipment, but should be fully operational by June 30th. The vendor that supplies the VIS will be shipping and installing the equipment.
- Staff has applied for a grant for eight additional bike lockers at the Downtown Transit Center. It is unclear when grant awards will be publicized. The existing bike lockers are rented to individuals for six months, but the rental agreement can be renewed as long as they wish. The new bike lockers would be rented on a daily “pay-as-you-go” basis. Since the existing lockers have been fully-utilized with very little opportunity for turnover, the Commission wondered whether the City could change the rental arrangement to provide more turnover.
- The outcome of the City’s ODOT discretionary funds applications is unclear, although it appears that the City will be awarded several grants. Ms. Namba will report to the Commission when the outcome is clear.
- Ms. Namba announced Tim Bates as the new Transit Coordinator. He will begin his position June 18th. There will be a Transportation Division administrative specialist hired in July. This is a newly-created position which will concentrate largely on Federal Transit Administration record-keeping and reporting.

VII. Adjournment

Commissioners Wilson and Carroll, respectively, moved and seconded that the Commission approve adjournment. The motion passed unanimously.

The meeting was adjourned at 8:55 a.m.

NEXT MEETING: July 11, 2007, 8:15 a.m., Madison Avenue Meeting Room

**DOWNTOWN PARKING COMMISSION
MINUTES
April 25, 2007**

Present

Lita Verts, Vice Chair
Joan Wessell
Mike Blair
Josh Kvidt
Stan Nudelman

Staff

Joe Whinnery, Public Works
Lisa Namba, Public Works
Jim Mitchell, Public Works
Sandi Campbell, Parking Enforcement

Absent

Jeff Katz, Chair
Andrew Ross
Richard Mehlhaf
John Howe
David Hamby, City Council

Visitors

Eric Blackledge
Brad Upton, BPAC Commissioner

SUMMARY OF DISCUSSION

Agenda Item	Information Only	Held for Further Review	Recommendations
I. Call Meeting to Order • Approve March 28, 2007 Minutes	X		Approved, as amended
II. Commission Reports • Chair Reports • BPAC • CACOT • City Council	N/A X X N/A		
III. Old Business • Review of Parking Meter Rates, Revenues and Operational Costs	X		
IV. New Business	N/A		
V. Pending Items • Conversion of 2-Hour Signed Spaces to 2-Hour Metered Spaces		X	
VI. Visitor Comments	N/A		
VII. Other Business/Actions/Information Sharing	X		

CONTENT OF DISCUSSION

I. Call Meeting to Order/Approve March 28, 2007 Minutes

The meeting was called to order by Vice Chair Verts.

Correction to the minutes:

Page 4, third sentence, the word “narrower” shall be replaced with “similar”.

Commissioners Wessell and Nudelman, respectively, moved and seconded that the Commission approve the minutes, as amended. The motion passed unanimously.

II. Commission Reports

• Chair Reports

Chair Katz was not present.

• BPAC - Andrew Ross

Mr. Upton attended this meeting as the potential replacement of Commissioner Ross who has resigned his post. Mr. Upton is currently a BPAC Commissioner. He had submitted an application to Mayor Tomlinson to appoint him as a DPC Commissioner to represent BPAC and expects that to occur shortly.

BPAC’s April meeting included extensive visitor comments on sidewalk clearance issues in relation to outdoor cafes and the potential barriers they can impose on pedestrian traffic. Current American Disabilities Act (ADA) and City regulations require a three-foot sidewalk pedestrian clearance. Several citizens who attended the DPC meeting claimed to have measured some of the clearances and determined they were not in compliance. Dan Carlson of Community Development is heading up a stakeholder task force to gauge citizens’ views on this issue. City Manager Jon Nelson identified five issues he would like the task force to address. The issues are clear space, cleanliness and maintenance of the area, noise, alcohol after 11:00pm, and fee structures.

• CACOT - Lita Verts

Vice Chair Verts reported CTS ridership for OSU’s winter term declined from last year’s total. She attributed some of the decline to the revisions of routes which service Southwest Corvallis and to the changes of the OSU Campus Shuttle.

• City Council - David Hamby

Councilor Hamby was not present.

III. Old Business

- **Review of Parking Meter Rates, Revenues and Operational Costs**

Mr. Blackledge addressed the Commission to express his views on this issue. He opined that the real purpose of parking meter regulation is not to generate revenue but to create turnover in parking spaces. Metered parking in the downtown needs to be weighted against the fact that other local retail business outside of downtown and in neighboring jurisdictions offer free and unlimited parking. He is concerned about a potential raising of meter rates. Changing meters to a two-hour time limit may negatively impact businesses because customers may not spend as much time downtown as they would with longer meter times.

Staff was requested to provide information on estimated costs to convert meters to two-hour parking. Staff estimates the cost to be approximately \$2,450. Collection frequency would need to be increased because there would be more coins in the meters. This would mean an annual collection increase of \$2,500. Using a baseline of a \$2 maximum per day per meter, estimated revenue would be a total of \$392,304 per year. (This figure was not provided at the meeting.)

Commissioner Nudelman said raising the two-hour meter rate by twenty-five cents is not unreasonable and will not negatively impact commercial business within the City, while raising revenue. Mr. Mitchell said a conservative estimate of increased revenue garnered by increasing rates for two-hour meters would be \$34,000 per year. If all two-hour and ten-hour meter rates were increased, revenue could increase by as much as \$60,000. He said that a proposed downtown parking structure could be partially funded by an increase in parking revenue. In fact, because of the lack of funds currently in the Parking Fund, this would be one of the only ways to fund it. Commissioner Wessell said a change to the Urban Renewal District tax collection is another potential funding source for a parking structure.

Commissioners Nudelman and Wessell, respectively, moved and seconded that the Commission recommend approval of an increase of 25 cents on the rate of two-hour meters, from 75 cents to one dollar.

Discussion regarding the recommendation ensued. Commission Kvidt asked staff if there would be an administrative advantage to implementing all proposed meter rate changes at the same time. Mr. Mitchell said one rate change is not difficult to implement by itself. He did caution, however, that such a change would require a certain amount of public input before implementation.

Commissioner Wessell withdrew her second to the motion, in order to have more time to query the Downtown Corvallis Association (DCA) members on their input.

Commissioner Nudelman withdrew his motion, in order to allow staff and Commissioner Wessell time to gather information.

Commissioner Wessell said she will ask Mr. Whinnery to present this issue to the DCA. Ms. Campbell asked Commission Wessell to remind DCA members to relay any meter rate change information to their employees.

The Commission asked staff to bring data to the next Commission meeting which shows the potential impact from a rate increase to two-hour and ten-hour meters.

IV. New Business

V. Pending Items

- **Conversion of 2-Hour Signed Spaces to 2-Hour Metered Spaces**

VI. Visitor Comments

There were none.

VII. Other Business/Actions/Information Sharing

- Ms. Namba reported the Parking Plan, discussed at last month's Commission meeting, is now posted on the City's website www.ci.corvallis.or.us.
- Mr. Mitchell said he viewed a webcast from Portland which showed a downtown area with no existing paid parking. The area then added meters which yielded revenue used for downtown enhancements.

**NEXT MEETING: June 27th, 2007, 5:00 p.m., Madison Avenue Meeting Room
(The May Meeting was cancelled)**

**CITY OF CORVALLIS
HISTORIC RESOURCES COMMISSION MINUTES
JUNE 12, 2007**

Present

Lori Fulton
 Deb Kadas
 Scott McClure
 Robert "Jim" Morris
 Bruce Osen
 E. Ross Parkerson
 Michael Pope
 Cynthia Solie
 Karyn Bird, Planning Commission Liaison
 Dan Brown, Council Liaison (dep. 9:33p.m.)

Excused

Chick Gerke

Staff

Mark Lindgren, Recorder
 Bob Richardson, Associate Planner

Guests

Ken Abbott, 320 SW 5th St.
 B.A. Beierle, PO Box T
 Carol Chin, 219 NW 28th St.
 Brian Egan, 459 SW Monroe Ave.
 Mindy Hamlin, 320 SW 5th St.
 Robert Harris, 429 NW 36th St.
 Marilyn Henderson, 154 NW 31st St.
 Rick Humphrey, 6166 NW Fair Oaks Dr.
 David Livingston, 359 NE Rennie
 Mariana Mace, 510 NW 7th St.
 Todd Marcy
 Michael Mix
 Martin Meehan
 Stan Nudelman, 2842 NW Larkspur Pl.
 Carolyn Ver Linden, 644 SW 5th St.

SUMMARY OF DISCUSSION

	Agenda Item	Held for Further Review	Recommendations
I.	Visitor Propositions		Ms. Beierle highlighted the June 23 Old House Fair in Portland.
II.	Public Hearings: A. George Whiteside House (HPP07-00004) B. ArtCentric Building (HPP07-00005) C. First Congregational Church (HPP07-00007) D. Byron and Audrey Arnold House (HPP07-00008) E. E.E. and Norma Seibert House (HPP07-00009) F. Wuestefeld House (HPP07-00011) G. J.R.N. and Margaret Bell House (HPP07-00012)		A. Motion passed 5-2 to approve the application as conditioned by the staff report. B. Motion passed unanimously to approve the application as conditioned with changes to condition #1. C. Motion passed unanimously to approve the proposal as conditioned. D. Motion passed 6-1 to approve the application as conditioned. E. Motion passed 6-1 to approve only the window replacement portion of the application, with conditions of approval 1 (as it relates to window replacement), 2(a) and 3. F. Motion passed unanimously to approve the project as conditioned. G. Motion passed unanimously to approve the application as conditioned.
III.	Minutes Review		April 10, 2007 minutes approved as presented. April 24, 2007 minutes approved as revised.
IV.	Other Business/Info Sharing		June 26 SHPO presentation on tax incentives in the special assessment program.
V.	Adjournment.		Meeting adjourned 11:38 p.m.

CONTENT OF DISCUSSION

Chair Bruce Osen called the Corvallis Historic Resources Commission to order at 7:00 p.m. in the Corvallis Downtown Fire Station Meeting Room, 400 NW Harrison Blvd. Introductions were made.

I. VISITOR PROPOSITIONS:

B.A. Beierle, PO Box T, reported that on June 23, there will be an Old House Fair at the Architectural Heritage Center in Portland. The presentations by local experts will cover subjects such as how to research the history of one's house, what style it is and finding renovation resources. Area craftspeople engaged in old home improvements are featured.

She related that the preliminary program for the National Trust Conservation Conference, to be held in Minneapolis-St. Paul, is now available. She asked why changes to the Biddle House, a designated historic resource, are going to the Planning Commission, and not the HRC. Chair Osen replied that he understood that the change that Ms. Beierle referred to was for a conditional development, which is a change in zoning handled by the Planning Commission. Mr. Richardson added that any changes requiring a historic preservation permit would come before the HRC.

Carol Chin related that she attended a Parks and Recreation Advisory Board meeting recently and urged them to communicate with the HRC in their planning for Owens Farm, an old homestead that is important for the cultural landscape and contains a couple of historic structures.

She related that there is a circa 1910 structure in the College Hill area, 205 NW 23rd Street, that has a demolition permit pending; she asked the commission to encourage there be opportunities for salvage, if possible (she would prefer the structure be moved, but it may be too late).

II. PUBLIC HEARINGS –A. George Whiteside House (HPP07-00004)

A. Opening and Procedures:

Chair Osen reviewed the public hearing procedures. Staff will present an overview followed by the applicant's presentation. There will be a staff report and public testimony, followed by rebuttal by the applicant, limited in scope to issues raised in opposition and sur-rebuttal by opponents, limited in scope to issues raised on rebuttal. The Commission may ask questions of staff, engage in deliberations, and make a final decision. Any person interested in the agenda may offer relevant oral or written testimony. Please try not to repeat testimony offered by earlier speakers. It is sufficient to say you concur with earlier speakers without repeating their testimony. For those testifying this evening, please keep your comments brief and directed to the criteria upon which the decision is based.

Land use decisions are evaluated against applicable criteria from the Land Development Code and Comprehensive Plan. A list of the applicable criteria for this case is available as a handout at the back of the room.

Persons testifying either orally or in writing may request a continuance to address additional documents or evidence submitted in favor of the application. If this request is made, please identify the new document or evidence during your testimony. Persons testifying may also request that the record remain open seven additional days to submit additional written evidence. Requests for allowing the record to remain open should be included within a person's testimony.

B. Declarations by the Commission: Conflicts of Interest, Ex Parte Contacts, Site visits, or Objections on Jurisdictional Grounds

1. Conflicts of Interest – None declared.
2. Ex Parte Contacts – None declared.
3. Site Visits –Declared by all Commissioners.
4. Objections on Jurisdictional Grounds – None.

C. Staff Overview:

Associate Planner Bob Richardson stated the Whiteside House is located at 320 SW 5th Street, in the Avery-Helms Historic District; it is classified as Historic Contributing (2). The request is to replace five wood-framed, single-pane windows with aluminum-clad windows.

D. Legal Declaration:

Chair Osen stated that the Commission will consider the applicable criteria as outlined in the staff report, and he asked that citizens direct their testimony to the criteria in the staff report or other criteria that they feel are applicable. It is necessary at this time to raise all issues that are germane to this request. Failure to raise an issue, or failure to provide sufficient specificity to afford the decision-makers an opportunity to respond, precludes an appeal to the State Land Use Board of Appeals on that issue.

The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the local government to respond to the issue precludes an action for damages in Circuit Court.

E. Applicant's Presentation:

Co-owner and applicant Mindy Hamlin noted that the proposed window change would not change the existing exterior trim; the windows are inserted from the interior. The proposed windows are wood with aluminum-clad exterior to match the current house trim. The double-hung configuration and size are the same as the existing windows. Two of the current windows are fixed pane; they are proposed to be replaced by operational windows of the same size and exterior trim.

The rear wood door is proposed to be replaced with a door in the same style and materials. Mr. Richardson added that the door replacement was like for like and was an exempt activity. Mr. Osen corrected that the windows in question are actually to the north and *west* (not east).

Ms. Solie asked why the applicant was choosing to replace the windows rather than trying to repair or restore them. Ms. Hamlin's husband Ken Abbott explained that they purchased the house in 2003 and have been making significant investments in restoring the interior. As the kitchen is being restored now, they have an opportunity to replace the very thermally inefficient windows.

Ms. Kadas asked whether they thought the fixed windows were original and whether they had considered replacing them with double-hung windows. Ms. Hamlin replied she thought that they were in an open porch that had been closed. Mr. Abbott added that the window openings were too large for

double-hung windows and so casement replacement windows seemed more appropriate and preserved the existing appearance. Ms. Solie asked why the applicants chose aluminum-clad

windows rather than another thermal product made of wood; Mr. Abbott replied that the aluminum has a longer lifetime.

F. Staff Report:

Planner Bob Richardson stated that the most relevant review criterion is the Pattern of Window and Door Openings, which includes elements referenced in Building Facades, Architectural Details and Building Materials Criteria. The staff analysis found that the proposal complied with applicable review criteria; the windows' size, location and style are not changing. While the two casement windows are a change, they would have a minimal impact relative to the design of the window. The aluminum-clad window represents a change in material; staff recommends approval of this particular proposal because it won't have a significant impact.

G. Public Testimony in favor of the application: None.

H. Public Testimony in opposition of the application:

Carolyn Ver Linden asked that the application be denied, as it does not meet the requirements of the code. She related the Context Statement asserts that the house represents the Prairie style, common in the U.S. but uncommon in Corvallis; it is the only such house in the Avery-Helms Historic District. It is also historically significant because of its association with George Whiteside, pioneer of the theater business.

She asked whether the windows were original. She noted that staff found that the application does not meet code 2.9.100.04.2.a, in regards to whether the change more closely resembles the original, but found that it does meet 2.9.100.04.2.b, in that it is compatible with the characteristics of the designated historic resource or district, based on design, appearance and material composition. She disagreed, stating that it does not meet that requirement.

The proposal does not fulfill code requirements 2.9.100.04.-3, "Alterations shall complement the architectural design or style of the primary resource, if in existence and proposed in part, to remain... Alterations shall be evaluated for compatibility for the architectural design or style of any existing Historic/Contributing resource on the site or, where none exists, against the attributes of the applicable Historic District's Period of Significance".

She also cited sub-sections b) "Building materials shall be reflective of, and complementary to, those found on the existing Primary Designated Historic Resource" and g) "To the extent possible window and door openings shall be compatible with the original features of the existing Designative Historic Resource". She stated the original features are being proposed to be replaced by materials that are not reflective of the existing primary resource; the aluminum material replacing the wood does not match the material, design or color.

She contended the original materials would be replaced by cheaper and inferior replacements. In all cases, it is better to repair historic elements if necessary than to replace them, unless they are deteriorated beyond repair; in that case, replacements should be in kind. In this case, repair is not necessary. Citing the Architectural Features section, Ms. Ver Linden related that the LDC encourages the repair or in-kind replacement of exterior features. She remarked that staff's reasoning about the lower quality of wood available in wood windows constructed now begs the question why the original, high-quality wood windows are being replaced.

She asserted that studies have shown that storm windows are about as effective as double-paned air-filled windows. She related that windows only comprise roughly 25-30% of the heat loss from a typical house.

She requested that if the application is approved, it should require that documentation of the removed door and windows and that the windows being removed should be saved in some dry, protected place so that future owners have the opportunity to re-install them.

B.A. Beierle stated the proposal fails to satisfy 2.9.100.04.b.2.a, Design, Appearance and Material Composition. The Prairie style resource is particularly rare in Corvallis, which raises the standard to a critical level. Also, under 2.9.100.04.b.1, it has outstanding historic significance associated with the Whiteside family, has a breathtakingly high level of historic integrity and is being well maintained.

In her comments on window replacements that she distributed to the commission, she noted that visual aesthetics, longevity or ease of maintenance are not included in the code and don't justify removing historic materials. She stated that thousands of historic wood windows are thrown away every year, largely due to the fact that few people know how to care for existing wood windows; this represents a challenge of education. The staff justification that the quality of wood in contemporary wood windows is inferior, that requires more regular maintenance, only supports the justification for leaving the historic material in place. The application fails 2.9.100.04.b Building Materials and may also fail 2.9.100.04.b.3.c, Architectural Details, in regard to application of conjectural architectural details.

Ms. Beierle emphasized that the issue of window replacement must consider the issue of embodied energy: This is the energy consumed by all of the processes associated with the production of a building, from acquisition of natural resources to product delivery, including mining and manufacturing of materials and equipment, transportation and administrative functions. Embodied energy is a significant component of the lifecycle impact of a home and is the equivalent of many years of operational energy. Generally, the more highly processed the material, the higher its embodied energy. She displayed a chart showing that replacing wood with wood is the most energy efficient approach; replacing wood with aluminum is substantially more energy costly (more than 56 times the amount needed to produce the window). Consideration of embodied energy must be considered as part of the energy equation in historic resources. She related that Donald Rypkema stated that when embodied energy is considered, replacing historic wood windows with storm windows with double-pane glass windows will require about 400 years to recover all the energy costs.

I. Neutral testimony: Carol Chin stated that she has heard the term "historic integrity" misused in recent hearings; it actually has to do with the authenticity of a structure or historic site; it refers to how original it is, *not* its aesthetics or its condition.

J. Rebuttal by Applicant:

Mr. Abbott stated he and Ms. Hamlin agreed with the concern expressed regarding the historic integrity of the house; their intentions are in line with the historic district. He disputed the contention that 30% energy losses due to windows was insignificant, especially given the high cost of heating. He asserted that the energy savings figures quoted were suspect and may depend on their interpretation.

K. Sur-rebuttal:

Ms. Ver Linden emphasized that she believed the applicants were interested in the historic integrity of the house and have done a great job. She will submit statistics to corroborate her statements.

Ms. Beierle related that the statistics that she had quoted came from the Australian government.

L. Additional time for applicant to submit final argument:

The applicants waived the seven-day period to submit additional written argument.

M. Close the public hearing:

Chair Osen closed the public hearing.

N. Discussion and Action by the Commission:

Questions from the Commission:

Mr. McClure asked when the National Register survey was done; Planner Richardson replied it was done around 1989. Mr. McClure asked when the rear porch was enclosed; Mr. Richardson stated that he did not know.

Mr. Morris asked staff to comment on aluminum-clad windows, as the issue recurs in several of the requests. Mr. Richardson replied that staff struggled with determining the appropriateness and compatibility of aluminum-clad windows. In this case, all the other criteria were met. The staff perspective is that if the original window is not to be there any longer, a number of materials can be used for replacement windows; the question of how important building material is relative to other values must be weighed. Staff assumed that most wood windows today are not as high quality as windows built seventy years ago with old growth fir; with this in mind, one must consider the balance of which of the building materials is the most appropriate for the entire integrity of the historic structure. Staff felt this material could be appropriate on a case-by-case basis.

Ms. Kadas asked how an application with wood replacement windows would have been judged. Mr. Richardson replied that if single-pane windows had been proposed to be replaced with similar double-pane wood windows, it would have been a director-level decision. Ms. Kadas clarified that it is the cladding that is the issue here, since these are still wood windows.

Mr. Brown stated that language in Chapter 2.9 shows that this situation had been anticipated; the code was written to permit this kind of window as a replacement. There are a number of reasons why someone might want to do that. He opined that double-paned, clad windows make for a more livable house that would be more likely to be maintained; there are also energy and maintenance considerations.

Mr. Pope asked if staff had been presented with a request for wood windows that were a different proportion, whether they would have approved it; in other words, how the criteria were weighted. Mr. Richardson replied that they are not weighted. If a proposed window were a different size, for example, it would require review by the commission.

Mr. Parkerson stated that windows have been a defining aspect of historic preservation. When the HPAB considered the new code, the issue of replacement window materials was controversial. Part of the issue is original material versus contemporary material, but the presence of the essence of the

historic resource itself is also an issue, whether or not it is visually different. He stated he was hesitant to approve aluminum-clad windows if there is another alternative that does the same job and better preserves the quality of the historic resource.

Mr. McClure stated he was inclined to approve the request, since it was originally a rear porch that evolved to become enclosed, even though a single-pane window that is weather stripped with a storm window is essentially the same as a double-paned window. He regretted the loss of the original wavy glass and stated that though there was no way to enforce it, he hoped that they could be saved somehow. Mr. Parkerson added that facades visible from the street are treated to a higher standard and this request is for a rear elevation, though he is still torn.

Ms. Solie asked whether all the proposed window replacements were in fact in the enclosed porch area; Mr. Richardson replied that windows # 1, 2, 3 and 4 are. Ms. Kadas noted that the proposed aluminum-clad windows are in fact very expensive; they can be custom-made to exactly match the original windows and if the commission were to ever approve replacement windows, these would be the windows to use. She added that in her experience with single-pane windows with storm windows in her historic home, they are in fact *not* as effective as double-pane windows. She noted that of the general criteria, the (g) criterion for “rare and unusual” may apply to this application. Regarding 2.9.100.04.2.a, either that *or* 2.9.100.04.2.b must apply, and she felt 2.b does apply, so that satisfies the criteria. She stated the request meets all the criteria with the exception of the cladding, and in that regard, the only difference is between a paint-clad window and an aluminum-clad window. The proposed windows are not aluminum windows. The testimony given tonight refers to all-aluminum windows, not clad-windows, which can’t be put in the same category. The commission must decide whether the material is worthwhile if it helps protect the resource.

Mr. Pope stated he concurred with Mr. Brown’s comment about encouraging owners to maintain their historic buildings; he has seen the applicants do an excellent job in maintaining the structure.

Ms. Solie expressed concern about making this change on this particular house. Citing 2.9.100.04’s introductory paragraph to alterations, she noted it says that some new construction may be needed to ensure the continued use of the resource, to afford an opportunity to have a possible efficient contemporary use. While the applicants cite a need for improved energy efficiency, there are other options to do so.

She noted that 2.9.100.04.b, general criteria: In Corvallis, this is an outstanding historic resource in terms of its significance, integrity and style. She didn’t hear any extenuating circumstances regarding this change; the structure is not compromised. While historic windows require more maintenance, that is not one of the criteria that the commission considers.

Mr. Osen concurred with Ms. Kadas in that the only difference here is between the acrylic plastic of paint versus having a thin veneer of aluminum on an otherwise wood window. He contended the proposed windows are compatible with the overall design of the building; no other changes are proposed. The change in glass is not something that the commission can consider, nor the surface material on the window. In his view, this change is a price that the community can afford to pay for the ongoing care of a historic resource. While it doesn’t meet the strict definition of preservation, the commission’s charge is for historic resources.

MOTION: Mr. Pope moved and Ms. Fulton seconded to approve the application as conditioned by the staff report; motion passed 5-2, with Ms. Solie and Mr. Parkerson opposing.

O. Appeal Period:

Chair Osen stated that any participant not satisfied with this decision may appeal to the City Council within 12 days of the date that the Notice of Disposition is signed (probably tomorrow). Ms. Kadas thanked the applicants for the thoroughness and clarity of their presentation.

II. PUBLIC HEARINGS –B. ArtCentric Building (HPP07-00005)

A. Opening and Procedures:

Chair Osen reviewed the public hearing procedures. Staff will present an overview followed by the applicant's presentation. There will be a staff report and public testimony, followed by rebuttal by the applicant, limited in scope to issues raised in opposition and sur-rebuttal by opponents, limited in scope to issues raised on rebuttal. The Commission may ask questions of staff, engage in deliberations, and make a final decision. Any person interested in the agenda may offer relevant oral or written testimony. Please try not to repeat testimony offered by earlier speakers. It is sufficient to say you concur with earlier speakers without repeating their testimony. For those testifying this evening, please keep your comments brief and directed to the criteria upon which the decision is based.

Land use decisions are evaluated against applicable criteria from the Land Development Code and Comprehensive Plan. A list of the applicable criteria for this case is available as a handout at the back of the room.

Persons testifying either orally or in writing may request a continuance to address additional documents or evidence submitted in favor of the application. If this request is made, please identify the new document or evidence during your testimony. Persons testifying may also request that the record remain open seven additional days to submit additional written evidence. Requests for allowing the record to remain open should be included within a person's testimony.

The Chair opened the public hearing.

B. Declarations by the Commission: Conflicts of Interest, Ex Parte Contacts, Site visits, or Objections on Jurisdictional Grounds

1. Conflicts of Interest – None declared.
2. Ex Parte Contacts – None declared.
3. Site Visits –Declared by all Commissioners.
4. Objections on Jurisdictional Grounds – None.

C. Staff Overview:

Associate Planner Bob Richardson stated the historic name of the ArtCentric Building is the Episcopal Church of the Good Samaritan; it is owned by the City of Corvallis and the applicant is Brian Egan. The property is located at 700 SW Madison Avenue; it is listed in the Corvallis Register of Historic Landmarks and Districts and in the National Register of Historic Places.

The request is to install two painted plywood signs on the north elevation of the building; one 24" high by 96" wide and the other is 18" high by 36" wide.

D. Legal Declaration:

Chair Osen stated that the Commission will consider the applicable criteria as outlined in the staff report, and he asked that citizens direct their testimony to the criteria in the staff report or other criteria that they feel are applicable. It is necessary at this time to raise all issues that are germane to this request. Failure to raise an issue, or failure to provide sufficient specificity to afford the decision-makers an opportunity to respond, precludes an appeal to the State Land Use Board of Appeals on that issue.

The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the local government to respond to the issue precludes an action for damages in Circuit Court.

E. Applicant's Presentation:

Mr. Egan stated he is on the ArtCentric board of directors. He noted that many visitors and residents don't realize that the building is in fact a community art center. The request reflects that the center needs people to know what the building represents; the lack of a sign hurts the center's mission and its gift gallery sales.

The proposed signs would be attached to the building in such a way as to minimize impact to the building and would be removable for maintenance. They were designed to be proportional to the building and not harm its historic significance. He noted that on page 7 of 7, Recommended Conditions of Approval, Consistency with Plans, there was an error: The sign to the left of the doors is actually east, not west. There is a banner to the west (right of the door) that is not permanent; it goes up and comes down to mark when the center is open.

Ms. Kadas asked whether another name had been considered besides ArtCentric. Mr. Egan replied that it was known for years as the Corvallis Arts Center; however, it was decided to change it because the organization went from a Corvallis-based organization to a regional arts center that includes Linn County.

F. Staff Report:

Planner Bob Richardson stated the 18" by 36" painted plywood sign with raised block lettering is proposed to be placed to the east side of the front doors. In regards to the applicable criteria, Facades; Building Materials; and Architectural Details, the signs would be placed facing the street, so particular attention is deserved for this alteration. The signs are constructed of wood, a material found on the siding of the building, so it is compatible with existing wood elevations. The proposal to attach the signs with threaded bolts would have minimal intrusion into the exterior of the building; they would not cover any significant architectural features of the building, so the signs comply with the criterion.

In regard to the Scale and Proportion criterion, the applicant's photos illustrate what the signs would look like, showing that they are of an appropriate scale to satisfy the criterion. The request does not propose to change the buildings height; roof shape; pattern of window or door openings; or site development. The proposal meets the appropriate review criteria and staff recommends approval with conditions. He acknowledged the error in the Conditions of Approval and asked that if the commission approves the request with Condition #1, that the second to last sentence should read, "The only signs approved for this request are the sign over the circular window and the sign east of the north elevation doors".

Mr. Osen asked whether there would be a rigidity issue with only attaching the long sign in four places. Mr. Richardson replied he had not spoken to the applicant about that. The condition was

recommended by another staff member; the idea is to prevent moisture buildup; there may be a better way to address that or it may not be an issue.

Ms. Fulton asked whether the square footage of the signs met sign criteria. Mr. Richardson replied that it does. Ms. Fulton asked whether the calculated square footage include the “Open” sign. He replied that he wasn’t sure about the temporary nature of the sign; the LDC does have provision for temporary signs. One of the conditions is that the request must comply with sign code standards; the applicant is encouraged to check that with the Development Services Division.

G. Public Testimony in favor of the application: None.

H. Public Testimony in opposition of the application: None.

I. Neutral testimony: None.

J. Rebuttal by Applicant: None.

K. Sur-rebuttal: None.

L. Additional time for applicant to submit final argument:

The applicants waived the seven-day period to submit additional written argument.

M. Close the public hearing:

Chair Osen closed the public hearing.

N. Discussion and Action by the Commission:

Questions from the Commission:

Mr. Parkerson felt the center may indeed need more help to identify the building’s current uses; the scale of the signs are appropriate and so he favored approval. Ms. Fulton agreed that permanent signage is appropriate; however, the addition of the temporary sign as well starts to make the façade busy, detracting from the architectural characteristics; she encouraged the applicant to place the temporary sign off the façade.

Mr. Brown commented that this is an outstanding example of adaptive reuse of a building. However, anyone looking at the building sees the original purpose of the building, so the center has a marketing challenge to communicate that the purpose of the building has changed in order to fulfill its community mission. Mr. Osen added that the iconography of the building speaks to its use, so heroic measures are needed to tone down the historic iconography in order to tell people that its use is not what the building is telling them that it is.

MOTION: Mr. Morris moved and Mr. Parkerson seconded to approve the application as conditioned with changes to condition #1; motion passed unanimously.

O. Appeal Period:

The Chair explained that the decision will be effective 12 days from when the Notice of Disposition is signed, unless an appeal is filed with the City Recorder.

II. PUBLIC HEARINGS –C. First Congregational Church (HPP07-00007)

A. Opening and Procedures:

Chair Osen reviewed the public hearing procedures. Staff will present an overview followed by the applicant's presentation. There will be a staff report and public testimony, followed by rebuttal by the applicant, limited in scope to issues raised in opposition and sur-rebuttal by opponents, limited in scope to issues raised on rebuttal. The Commission may ask questions of staff, engage in deliberations, and make a final decision. Any person interested in the agenda may offer relevant oral or written testimony. Please try not to repeat testimony offered by earlier speakers. It is sufficient to say you concur with earlier speakers without repeating their testimony. For those testifying this evening, please keep your comments brief and directed to the criteria upon which the decision is based.

Land use decisions are evaluated against applicable criteria from the Land Development Code and Comprehensive Plan. A list of the applicable criteria for this case is available as a handout at the back of the room.

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The Chair opened the public hearing.

B. Declarations by the Commission: Conflicts of Interest, Ex Parte Contacts, Site visits, or Objections on Jurisdictional Grounds

1. Conflicts of Interest – None declared.
2. Ex Parte Contacts – None declared.
3. Site Visits –Declared by all Commissioners.
4. Objections on Jurisdictional Grounds – None.

C. Staff Overview:

Associate Planner Bob Richardson stated the property is located at 760 SW Madison and is listed in the Corvallis Register of Historic Landmarks and Districts. The request is to install an interpretive sign on the northwest corner of the property. It would be constructed of cast iron, on a steel pedestal, with a porcelain enamel sign plate.

D. Legal Declaration:

Chair Osen stated that the Commission will consider the applicable criteria as outlined in the staff report, and he asked that citizens direct their testimony to the criteria in the staff report or other criteria that they feel are applicable. It is necessary at this time to raise all issues that are germane to this request. Failure to raise an issue, or failure to provide sufficient specificity to afford the decision-makers an opportunity to respond, precludes an appeal to the State Land Use Board of

Appeals on that issue.

The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the local government to respond to the issue precludes an action for damages in Circuit Court.

E. Applicant's Presentation:

Stan Nudelman, 2842 NW Larkspur Place, added that the sign will meet ADA standards for wheelchair accessibility and will be faced diagonally so it can be seen from both Madison Avenue and 8th Street. The intent is for the plaque to tell the story of a very historic Corvallis building. There are also plaques at the nearby ArtCentric and Porter House buildings.

David Livingston, 359 NE Rennie, stated that he serves on the committee responsible for designing the sign; he noted that he is responsible for many of the other similar historic signs around Corvallis. He clarified an item on page 6: The actual size of the sign is 36" wide and 24" tall; the 24" by 18" dimensions are actually the size of the quarter inch plate that the sign is attached to. The 36" by 24" size is consistent with all other Corvallis historical signs (this will be sign #17). The frame increases the size to 40" by 29" and the sign is tilted at a twenty-degree angle. It is intended primarily for pedestrians; drivers won't be able to read it; it won't block the view of the historic structure and is designed so that people in wheelchairs can get close enough to read it. He clarified that black 6" by 6" pavers would be placed around the base to facilitate wheelchairs to get near it.

While the Porter House sign pedestal base was made of concrete in 1981, all other signs since then have used pressed steel fluted poles with a cast iron base. There are two variations on the cast iron. The signs in Central Park have a wide bell adapted from a light post; tall, narrow ones have been used since then. The sign at ArtCentric already had a sign standard in place that was used for the plaque, rather than creating a new structure.

F. Staff Report:

Planner Bob Richardson reiterated the increase in size resulting from the sign frame and stated that the sign will be separate and independent from the building and won't impact the facades, building materials, architectural details, the pattern of window and door openings, building orientation, or site development. The pedestrian scale is appropriate for the proposed location on the property. It is an accessory structure and appears to be compatible; it is very close to other similar signs in Corvallis. No chemical or physical treatments are anticipated, no archeological resources are known on the site and the differentiation criterion does not apply. Staff concludes the proposal satisfies the applicable review criteria and recommends approval.

Mr. McClure asked where published design guidelines referenced in 2.9.70.d, Signs or Tablets, may be found. Mr. Richardson replied that the HPAB adopted one set of design guidelines for a wood sign

that now can be found on some historic residences; that is the only accepted design standard that would be exempt. He added that the topic of making this type of sign exempt was discussed at a recent HRC meeting but no action was taken; it will probably be revisited.

G. Public Testimony in favor of the application:

Carol Chin expressed her appreciation for the historic interpretation signs that Mr. Livingston has

worked to get placed around the community. She expressed concern about signs that are attached to buildings disrupting their architecture. Since this sign is free standing, she favored approval.

H. Public Testimony in opposition of the application: None.

I. Neutral testimony: None.

J. Rebuttal by Applicant: None.

K. Sur-rebuttal: None.

L. Additional time for applicant to submit final argument:

The applicants waived the seven-day period to submit additional written argument.

M. Close the public hearing:

Chair Osen closed the public hearing.

N. Discussion and Action by the Commission:

Questions from the Commission:

Mr. McClure noted that since the application had mentioned the need for fundraising for the project, he asked staff whether there was a time limit for the project. Mr. Richardson replied permits have a two-year time period.

MOTION:

Mr. Parkerson moved and Mr. Morris seconded to approve the proposal as conditioned; motion passed unanimously.

O. Appeal Period:

The Chair explained that the decision will be effective 12 days from when the Notice of Disposition is signed, unless an appeal is filed with the City Recorder.

II. PUBLIC HEARINGS –D. Byron and Audrey Arnold House (HPP07-00008)

A. Opening and Procedures:

Chair Osen reviewed the public hearing procedures. Staff will present an overview followed by the applicant's presentation. There will be a staff report and public testimony, followed by rebuttal by the applicant, limited in scope to issues raised in opposition and sur-rebuttal by opponents, limited in scope to issues raised on rebuttal. The Commission may ask questions of staff, engage in deliberations, and make a final decision. Any person interested in the agenda may offer relevant oral or written testimony. Please try not to repeat testimony offered by earlier speakers. It is sufficient to say you concur with earlier speakers without repeating their testimony. For those testifying this evening, please keep your comments brief and directed to the criteria upon which the decision is based.

Land use decisions are evaluated against applicable criteria from the Land Development Code and Comprehensive Plan. A list of the applicable criteria for this case is available as a handout at the back of the room.

Persons testifying either orally or in writing may request a continuance to address additional documents or evidence submitted in favor of the application. If this request is made, please identify the new document or evidence during your testimony. Persons testifying may also request that the record remain open seven additional days to submit additional written evidence. Requests for allowing the record to remain open should be included within a person's testimony.

The Chair opened the public hearing.

B. Declarations by the Commission: Conflicts of Interest, Ex Parte Contacts, Site visits, or Objections on Jurisdictional Grounds

1. Conflicts of Interest – None declared.
2. Ex Parte Contacts – None declared.
3. Site Visits – Declared by all Commissioners except Mr. Morris.
4. Objections on Jurisdictional Grounds – None.

C. Staff Overview:

Associate Planner Bob Richardson stated the site is located at 429 NW 36th Street, in the College Hill-West Historic District; it is classified as Historic Contributing (1). The proposal is to replace all eight second-story wood windows with aluminum-clad windows.

D. Legal Declaration:

Chair Osen stated that the Commission will consider the applicable criteria as outlined in the staff report, and he asked that citizens direct their testimony to the criteria in the staff report or other criteria that they feel are applicable. It is necessary at this time to raise all issues that are germane to this request. Failure to raise an issue, or failure to provide sufficient specificity to afford the decision-makers an opportunity to respond, precludes an appeal to the State Land Use Board of Appeals on that issue.

The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the local government to respond to the issue precludes an action for damages in Circuit Court.

E. Applicant's Presentation:

Applicant Rick Humphrey, RC Humphrey Construction, noted he has previously worked on a number of significant historic Corvallis houses; owner Rob Harris hired him to update the house. He said the house has received very little maintenance. The proposal would replace the wood French casement windows with Marvin aluminum-clad windows that look identical to existing windows; they even preserve the detail of the mullions and putty rails. He submitted photos of another house in which such window replacements were done to illustrate how similar the new Marvin aluminum-clad windows look compared to the wood originals.

Mr. Humphrey asserted that wood windows are not now the best product to use; windows now are made of pine, which do not hold up well. He highlighted a photo of an 18-year old wood window

that had rotted at the finger joints, noting that people now do not have time to provide the required maintenance to wood windows. He emphasized that while maintenance is not part of the review criteria, the reality is that the longevity and continued existence of historic houses depends on maintenance. He asserted that the 30% heat loss figure that had been cited in testimony is substantial.

Owner Rob Harris stated that he is investing a lot of time and resources into maintaining and refurbishing the house. All the second story windows are rotted; two of these are in the front. He felt the replacement Marvin windows were the best option for protecting the historical integrity of the structure.

Mr. Brown welcomed Mr. Harris to the community of people trying to maintain the historic character of the neighborhood and stated that many other owners of historic homes are faced with similar experiences. Mr. Humphrey confirmed that the proposed windows use a simulated divided light with a seven-eighths mutton that matches the originals in scale, proportion and layout. Mr. Harris stated he thought that the existing windows are original.

Ms. Kadas asked whether part of the problem with maintaining wood windows lay not just with inferior wood but perhaps also inferior paint. Mr. Humphrey replied that he believed that available paint now is actually better quality than historic paints. Mr. Morris asked about the drawbacks of vinyl window construction; Mr. Humphrey replied that the material does not allow getting the proportions correct and requires a very large frame; also, vinyl often cracks after ten or fifteen years.

F. Staff Report:

Planner Bob Richardson related that the existing window sills were wrapped in sheet metal at some point. The proposed windows are the same size, shape, style and location as the existing windows, with the same details. The only difference is that the proposed windows are aluminum-clad; staff perspective is that the composite material meets Pattern of Windows and Doors criterion; and the Scale and Proportion criterion. The building height; roof shape; building orientation; site development and accessory development elements are not proposed to change or are not applicable. There are not proposed changes to the garage; no chemical or physical treatments and there are no known archeological resources on the site. The differentiation criterion does not really apply.

The main issue is whether aluminum-clad windows are an appropriate material. Staff perspective is that if the original windows are to be removed and replaced, that aluminum-clad windows are compatible, especially as proposed, when size, style, placement and details are to be the same as the existing. Staff found the proposal meets applicable criteria and recommends that it be approved as conditioned.

G. Public Testimony in favor of the application: None.

H. Public Testimony in opposition of the application:

Ms. Beierle stated that aluminum-clad windows replacements fail to meet 2.9.100.04.b, Building Materials. The applicant admits that a wood window with a regular paint schedule can ensure the longevity of the wood. She asked that the application be denied.

Ms. Beierle requested that her earlier testimony regarding her window replacement testimony be entered into the record: "Ms. Beierle noted that visual aesthetics, longevity or ease of maintenance are not included in the code and don't justify removing historic materials. She stated that thousands

of historic wood windows are thrown away every year, largely due to the fact that few people know how to care for existing wood windows and this represents a challenge of education. The staff justification that the quality of wood in contemporary wood windows is inferior, that requires more regular maintenance, only supports the justification for leaving the historic material in place. The application fails 2.9.100.04.b Building Materials and may also fail 2.9.100.04.b.3.c, Architectural Details, in regard to application of conjectural architectural details.

Ms. Beierle emphasized that the issue of window replacement must consider the issue of embodied energy: This is the energy consumed by all of the processes associated with the production of a building, from acquisition of natural resources to product delivery, including mining and manufacturing of materials and equipment, transportation and administrative functions. Embodied energy is a significant component of the lifecycle impact of a home and is the equivalent of many years of many years of operational energy. Generally, the more highly processed the material, the higher its embodied energy. She displayed a chart showing that replacing wood with wood is the most energy efficient approach; replacing wood with aluminum is substantially more energy costly (more than 56 times the amount needed to produce the window). Consideration of embodied energy must be considered as part of the energy equation in historic resources. She related that Donald Rypkema stated that when embodied energy is considered, replacing historic wood windows with storm windows with double-pane glass windows will require about 400 years to recover all the energy costs”.

I. Neutral testimony:

Todd Marcy asked what poorly maintained aluminum windows would look like 25 years in the future. Brian Egan stated that he has been a contractor since 1980 and has replaced hundreds of windows. He observed there is good and bad quality in any product and how well it lasts; much has to do with how well it is maintained. There are some wood windows being made now that can be painted and last a long time. There are also some wood aluminum-clad windows available in both good and bad quality; he has seen cases where aluminum cladding has popped off. He suggested the commission take into account the quality of any brand that is being proposed for consideration; he stated he did not want to reflect in any way on the quality of the proposed Marvin windows.

J. Rebuttal by Applicant:

Mr. Humphrey related he disagreed with Ms. Beierle’s quoting him as saying that wood windows will maintain if they are properly painted and maintained; he stated he did not say that. Mr. Harris stated he was trying to do the best job he could to restore the house. Mr. Morris asked what aluminum-clad windows would look like in 25 years; Mr. Harris responded he did not know.

K. Sur-rebuttal: None

L. Additional time for applicant to submit final argument:

The applicants waived the seven-day period to submit additional written argument.

M. Close the public hearing:

Chair Osen closed the public hearing.

N. Discussion and Action by the Commission:

Questions from the Commission:

Mr. Parkerson stated he had the same concerns that he expressed in the previous application, which was proposing the same kind of replacement windows. He stated that wood windows would do just as well in the case, and should be considered for a historic resource of this kind; it is an unusual house in the historic district. Ms. Kadas disagreed, stating that the application has particular merit because the house has no overhanging eaves, so windows will be harder to maintain, especially on the second floor, as the proposed windows are. She added that the application meets all compatibility criteria and one is only substituting aluminum cladding for plastic paint cladding over wood.

Mr. Pope added that replacing the existing wood windows with new wood windows is not even a case of like for like, since the original windows were built of local materials, such as doug fir; it is not known where new (usually pine) wood windows come from; also, the style of new wood windows has completely changed. The proposed windows are a quality product that visually mimic the current windows. McClure stated that if the windows have deteriorated beyond repair, to replace them with single-pane, thin mutton sash windows is not really in the building's best interest; a simulated divided light is the only viable option with divided lights in double-glazed windows.

Ms. Solie stated that while she did not support the previous window replacement application. Here there has been significant deferred maintenance and these are much more exposed windows, which are on the second story. She stated that the quality of wood in new windows is an issue, as well as maintenance. Some wood windows are not comparable products, either, and would not be like for like, due to the material and how they are constructed. The proposed, easier-to-maintain windows are in the best interest for the long-term integrity of the structure.

Mr. Brown stated that the goal must be to figure out a way that owners of historic houses will preserve these houses indefinitely; the commission must be thinking of a strategy today to ensure that that can be accomplished. Incentives are needed to encourage people to purchase historic homes and then take on the job of being stewards to them. The proposed windows will create a more livable home, where someone would like to live and be a good steward.

MOTION:

Ms. Kadas moved and Ms. Fulton seconded to approve the application as conditioned; motion passed 6-1, with Mr. Parkerson opposed.

O. Appeal Period:

The Chair explained that the decision will be effective 12 days from when the Notice of Disposition is signed, unless an appeal is filed with the City Recorder.

II. PUBLIC HEARINGS –E. E.E. and Norma Seibert House (HPP07-00009)

A. Opening and Procedures:

Chair Osen reviewed the public hearing procedures. Staff will present an overview followed by the applicant's presentation. There will be a staff report and public testimony, followed by rebuttal by the applicant, limited in scope to issues raised in opposition and sur-rebuttal by opponents, limited in scope to issues raised on rebuttal. The Commission may ask questions of staff, engage in deliberations, and make a final decision. Any person interested in the agenda may offer relevant oral or written testimony. Please try not to repeat testimony offered by earlier speakers. It is sufficient to

say you concur with earlier speakers without repeating their testimony. For those testifying this evening, please keep your comments brief and directed to the criteria upon which the decision is based.

Land use decisions are evaluated against applicable criteria from the Land Development Code and Comprehensive Plan. A list of the applicable criteria for this case is available as a handout at the back of the room.

Persons testifying either orally or in writing may request a continuance to address additional documents or evidence submitted in favor of the application. If this request is made, please identify the new document or evidence during your testimony. Persons testifying may also request that the record remain open seven additional days to submit additional written evidence. Requests for allowing the record to remain open should be included within a person's testimony.

The Chair opened the public hearing.

B. Declarations by the Commission: Conflicts of Interest, Ex Parte Contacts, Site visits, or Objections on Jurisdictional Grounds

1. Conflicts of Interest – None declared.
2. Ex Parte Contacts – None declared.
3. Site Visits – Declared by all Commissioners.
4. Objections on Jurisdictional Grounds – None.

C. Staff Overview:

Associate Planner Bob Richardson stated the house is located at 154 NW 31st Street, in the College Hill-West Historic District and is classed as Historic Contributing (1). The owners, Marilyn Henderson and Michael Mix, are proposing to replace all first floor window sashes (totaling eleven) with Marvin brand "tilt pack" sashes. He related the replacement sash glass size and mullions match the existing windows; window frame and siding will not be changed. There is also a request to expand an existing front porch along with supporting columns to support the porch.

D. Legal Declaration:

Chair Osen stated that the Commission will consider the applicable criteria as outlined in the staff report, and he asked that citizens direct their testimony to the criteria in the staff report or other criteria that they feel are applicable. It is necessary at this time to raise all issues that are germane to this request. Failure to raise an issue, or failure to provide sufficient specificity to afford the decision-makers an opportunity to respond, precludes an appeal to the State Land Use Board of Appeals on that issue.

The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the local government to respond to the issue precludes an action for damages in Circuit Court.

E. Applicant's Presentation:

Applicant Rick Humphrey, of RC Humphrey Construction, related he has been working with the owners over the last six years to upgrade the interior of the house, while still trying to keep it true to the period. The porch is falling off the front of the home; he estimated that there has been roughly two inches of settling, due to sheer weight of concrete and brick on a fill base. The porch is too small to be very functional; the owners would like to repair and enlarge it.

Mr. Humphrey highlighted Attachments C-18 and C-30, an elevation and plan, respectively, of the proposed porch design. The porch is currently 9.5' wide; it is proposed to be enlarged to 11' wide. He said the proposed columns are typical of the Colonial Revival style.

He said previous applicants have already well described the advantages of new window design and drawbacks of historic windows. Highlighting Attachment C-13, he noted the upstairs window sashes were replaced in 2002 with Marvin "tilt pack" windows sashes, replacing severely deteriorated sashes. Mr. Humphrey stated that passersbys fifteen feet on the sidewalk away could not distinguish the new upstairs sashes from existing ones downstairs.

Owner Marilyn Henderson stated she and Michael Mix bought the house in 1992 from Norma Seibert; they are trying to do what they can to preserve its historic integrity. However, the aluminum siding is too expensive to remove at this time. She observed that the replaced upstairs windows have made a big difference in comfort and upstairs heating is no longer needed.

Ms. Henderson stated that the front porch is unstable; she related that Norma Siebert acknowledged that it would have to be replaced at the time she sold the house. Replacing the porch would enhance both the character and use of the house. Mr. Humphrey added that the porch is now built of brick veneer; it is proposed to go back to a traditional red brick, which would look similar to what is now there.

Mr. Parkerson asked Mr. Humphrey whether he had any side elevations of the porch to present, especially that would show how the porch would relate to the roof, or any drawings of the post details. Mr. Humphrey replied C-14 shows some column details; they are plain, tapered, fiberglass columns. He added that he had drawn no side elevations; given the vegetation on each side, the porch profile would not be visible from that angle. The column finials on top and bottom are as shown on the column to the right on Attachment C-14.

Cynthia Solie highlighted page 4; she noted that one of the criteria, Roof Shape, states, "Roof shape shall match the pitch of the original". She asked whether the proposed roof pitch would match that of the existing porch roof. Mr. Humphrey replied that the proposed roof would be very slightly flatter; it would be raised up a little in the center to encroach the window above it; he was trying to maintain the current pitch as much as possible. He estimated the current roof pitch was close to 6:12; the proposed pitch is probably closer to 5:12.

Deb Kadas asked for clarification on dimensions. Mr. Humphrey replied that the concrete pad would be 12' wide; the structure overhead, to the beams, would be 11', with minimal painted wood eaves, similar to the existing porch. He added that he wanted the columns to have an appropriate place to land, not crowded to the edge. He proposed using cedar in the gables painted to match the aluminum siding. A tongue and groove wood ceiling above the door area would extend out to the front beam, represented in the plan drawing by a dashed line.

Mr. Parkerson asked whether the sidewalk would retain its same width; Mr. Humphrey replied the intention was to retain it and widen the steps slightly at the porch. Ms. Henderson added that the sidewalk was not an original feature; they constructed the sidewalk and steps in 1994.

F. Staff Report:

Planner Bob Richardson highlighted testimony from Kathleen Moore and Todd Brown that he distributed to the commission earlier in the evening. In regard to replacing the existing wood window with another wood window or aluminum-clad window, the staff conclusion was that

because the windows are the same size, style, dimension and location, that they meet all the Compatibility criteria that apply. The question is simply whether the aluminum material is appropriate; it appears to staff that the aluminum is an appropriate substitute material for the original wood, especially since the siding is now aluminum siding.

In regards to extending the porch, staff felt that given the existing aluminum siding material, that the fiberglass columns would be an appropriate material. Staff felt the proposed design met scale and proportion criteria; it doesn't cover any windows or impact existing features. The change in the roof pitch (under Roof Shape criteria) is not specifically addressed in the staff report; staff rationale for recommendation of approval in this regard focused more on the fact that the proposed design would not cover the second story window. He noted a number of other criteria were met as there were no changes to the building and there are no known archeological resources.

Mr. Richardson noted that in regard to differentiation, if the porch expansion is allowed, the columns could be regarded as a conjectural detail, since they were not there originally. However, staff felt that the columns are a common feature in Colonial Revival-type homes, so they are appropriate and the Differentiation criteria is met, since they are similar, but one could tell it is new construction, since the materials are different.

Staff recommends approval of the request to change the windows and modify the porch, as proposed and conditioned.

Mr. Parkerson asked what the front yard setback zoning requirement was; Mr. Richardson replied he did not know but one of the conditions of approval is that any proposal must comply with current Land Development Code standards, which happens in a separate review process unrelated to judging the historic quality of a building. Mr. Parkerson stated he was concerned about the commission approving something that could have a setback error. Mr. Parkerson added that the staff report states that the scale and proportion criteria of the porch is satisfied; however, there is no way for the commission to act on the project, since the drawing is insufficient in regards to the scale of the porch to the existing house and there is very little detail in regards to how details relate to one another. Mr. Pope concurred that there was insufficient detail to judge the application; staff should have caught this.

G. Public Testimony in favor of the application:

Marty Meehan related he lives next door to the Siebert House and explained he was interested in the proceedings since he has no entry porch. The proposed window replacements will match what is already there. The change in the porch will not affect the house much visually; it will be open from the sides. He supported the proposal.

H. Public Testimony in opposition of the application:

B.A. Beierle, P.O. Box T, asked that her testimony regarding window replacements earlier this evening be entered into the record in this hearing, as well:

“Ms. Beierle noted that visual aesthetics, longevity or ease of maintenance are not included in the code and don't justify removing historic materials. She stated that thousands of historic wood windows are thrown away every year, largely due to the fact that few people know how to care for existing wood windows; this represents a challenge of education. The staff justification that the quality of wood in contemporary wood windows is inferior, that requires more regular maintenance, only supports the justification for leaving the historic material in place. The application fails 2.9.100.04.b Building Materials and may also fail 2.9.100.04.b.3.c, Architectural Details, in regard to application of conjectural architectural details.

Ms. Beierle emphasized that the issue of window replacement must consider the issue of embodied energy: This is the energy consumed by all of the processes associated with the production of a building, from acquisition of natural resources to product delivery, including mining and manufacturing of materials and equipment, transportation and administrative functions. Embodied energy is a significant component of the lifecycle impact of a home and is the equivalent of many years of many years of operational energy. Generally, the more highly processed the material, the higher its embodied energy. She displayed a chart showing that replacing wood with wood is the most energy efficient approach; replacing wood with aluminum is substantially more energy costly (more than 56 times the amount needed to produce the window). Consideration of embodied energy must be considered as part of the energy equation in historic resources. She related that Donald Rypkema stated that when embodied energy is considered, replacing historic wood windows with storm windows with double-pane glass windows will require about 400 years to recover all the energy costs”.

The proposed porch expansion changes the most conspicuous architectural feature of the house, in size and materials. The resource has been compromised with materials over time, especially in regard to the siding.

She cited 2.9.100.04.b.2.a, “The proposed alteration shall either cause the designated historic resource to more closely approximate the original historic design or style, appearance or material composition of the resource relative to the applicable period of significance; or b), be compatible with the historic characteristics of the designative historic resource, based on a consideration of the historic design, or style, appearance, or material composition”. While columns are sometimes present on Colonial Revival houses, they were never part of *this* resource and so qualify as conjectural elements, expressly prohibited by 2.9.100.04.b.3.c. Adding fiberglass to a wooden resource that is currently clad in metal is incompatible with 2.9.100.04.b.3.b’ “Building materials shall be reflective of and complementary to those found on the existing primary resource.”

The original historic wood siding is in existence and it is proposed to remain. The inclusion of the wood siding on the gable end is desirable, but she stated that she cannot understand the staff analysis that explains that aluminum, fiberglass, metal and wood are all equally compatible with the historic characteristics of the resource. If the roof is expanded, as proposed, to cover a larger porch, then the pitch of the porch must, by definition, become shallower, thus failing to satisfy 2.9.100.04.b.3.f; “New roof shall match the pitch and shape of the original resource..”.

I. Neutral testimony: None.

J. Rebuttal by Applicant:

Mr. Humphrey noted that the new design does meet setback requirements. In regards to the choice of fiberglass columns, he noted he has used them for several years; they look like wood. If the commission is going to deny the request on this issue, he is willing to use wood instead. He cautioned that placing wood on masonry has a high incidence of rot and decay, which is why he is proposing fiberglass.

Ms. Kadas asked what Mr. Humphrey could do to try to maintain the original pitch; he replied that there were physical limitations on keeping it exactly the same; the proposed design is very similar and matches as closely as possible.

K. Sur-rebuttal: None.

L. Additional time for applicant to submit final argument:

The applicant waived a seven-day period to submit additional written arguments.

M. Close the public hearing:

Chair Osen closed the public hearing.

N. Discussion and Action by the Commission:

Questions from the Commission: Mr. Parkerson stated that the commission does not have sufficient information to accurately know if the proposed addition to the porch is properly scaled to the existing house, what the connections are between the porch and the house and what the porch details are and how they relate to the existing house. He stated that had staff have taken more time on the application, they would have discerned that the application was incomplete. He moved to deny the application based on the incompleteness of the drawings; motion failed due to lack of second.

Ms. Solie asked whether it was possible to modify the conditions of approval so that the proposed porch better meets the criteria, including the pitch. She suggested that applicants may not now have a clear sense of the information and level of detail that they need to supply in applications and the HRC may need to provide clearer direction to them. She noted that the porch is falling apart and needs to be replaced, but the commission is being asked to judge, without enough information, whether the change and proportions are consistent with Colonial Revival porch structures.

Mr. Osen replied that he was hesitant to require a given pitch, given the applicant's desire for a wider porch, since that could cause unintended and unwanted design consequences; designing by condition is a bad idea; Ms. Fulton concurred. Mr. Pope said he was not concerned by the relatively small change in pitch; it will be fairly similar to the original; also, in perspective, one doesn't see the pitch of the porch and the house roof in the same elevation.

Mr. Parkerson suggested continuing the application in order to get the detail and definition that is needed. Ms. Bird responded that that would require re-opening the hearing. Mr. Richardson added that it would put the application beyond the 120-day deadline; he suggested simply approving or denying the application. If it is denied, the application is so incomplete that anything added would be considered sufficiently different and so the applicants could immediately re-apply; it could be heard in August.

Ms. Kadas stated that the proposed columns were not conjectural; three similar homes nearby have porches with columns and are of a similar size as that proposed. She agreed that the application was somewhat incomplete; however, she has seen Mr. Humphrey's work and has confidence that he would do a good job. She preferred to see wood columns in the front of the house; fiberglass would be more acceptable in the back yard. Mr. Parkerson replied that even with Mr. Humphrey's track record, the commission needs a written description of what he intends to do and how he will do it. He moved to deny the application due to incomplete information; motion failed due to lack of a second.

Ms. Kadas moved to approve the application as conditioned in the staff report; Mr. McClure seconded.

Mr. Parkerson stated that it set a very bad precedent, and noted that the fault with the application did not lie with the applicant; Mr. McClure noted that the applicants have arguably fulfilled the requirements in the permit application. The commission may want to modify applications in the

future to require four elevations and more details, such as for the roof, moldings and trim.

Ms. Kadas noted that she asked the applicants questions that address some of the details that additional detailed drawings would provide. She added that she was comfortable with enough of the details, including the slightly modified roofline: the average person would not notice the change, partly because the other roofline is on the other side of the house. Mr. Morris concurred that additional drawings would not materially change how the commission reacts to the application.

Ms. Fulton stated she would be happy to support a motion that only dealt with the windows, but expressed concern about the precedent of being presented with not all the information that the commission needs to make a good decision and leaving the design up to the designer and owner. Mr. Pope concurred with the concern expressed about setting a bad precedent and suggested the commission have a future discussion about what design materials are expected of an applicant; the issue of lack of specificity has come up before and needs to be addressed.

Ms. Kadas moved and Mr. McClure seconded to add a new condition of approval, 2 (d): “Eaves, ceiling materials, fascia boards and trim details shall match the existing features in terms of size, materials and style”; motion passed, 4-3.

Ms. Kadas moved that columns shall be of painted wood, not the proposed permacast; and shall otherwise match the columns proposed in terms of size, design and proportion; motion failed due to lack of second. Mr. McClure noted that in his experience, wood columns are generally now finger jointed in their fabrication and so don’t last as long the wood columns used sixty years ago.

Chair Osen called the question to approve the application as conditioned and modified; motion failed 3:4.

MOTION: Ms. Kadas moved and Ms. Fulton seconded to approve only the window replacement portion of the application, with conditions of approval 1 (as it relates to window replacement), 2(a) and 3; motion passed 6-1, with Mr. Parkerson opposed.

O. Appeal Period:

Chair Osen stated that any participant not satisfied with this decision may appeal to the City Council within 12 days of the date that the Notice of Disposition is signed.

II. PUBLIC HEARINGS –F. Wuestefeld House (HPP07-00011)

A. Opening and Procedures:

Chair Osen reviewed the public hearing procedures. Staff will present an overview followed by the applicant’s presentation. There will be a staff report and public testimony, followed by rebuttal by the applicant, limited in scope to issues raised in opposition and sur-rebuttal by opponents, limited in scope to issues raised on rebuttal. The Commission may ask questions of staff, engage in deliberations, and make a final decision. Any person interested in the agenda may offer relevant oral or written testimony. Please try not to repeat testimony offered by earlier speakers. It is sufficient to say you concur with earlier speakers without repeating their testimony. For those testifying this evening, please keep your comments brief and directed to the criteria upon which the decision is based.

Land use decisions are evaluated against applicable criteria from the Land Development Code and

Comprehensive Plan. A list of the applicable criteria for this case is available as a handout at the back of the room.

Persons testifying either orally or in writing may request a continuance to address additional documents or evidence submitted in favor of the application. If this request is made, please identify the new document or evidence during your testimony. Persons testifying may also request that the record remain open seven additional days to submit additional written evidence. Requests for allowing the record to remain open should be included within a person's testimony.

The Chair opened the public hearing.

B. Declarations by the Commission: Conflicts of Interest, Ex Parte Contacts, Site visits, or Objections on Jurisdictional Grounds

1. Conflicts of Interest – None declared.
2. Ex Parte Contacts – None declared.
3. Site Visits –Declared by all Commissioners.
4. Objections on Jurisdictional Grounds – None.

C. Staff Overview:

Associate Planner Bob Richardson stated the site is located at 510 NW 7th Street. It is listed in the Corvallis Register of Historic Landmarks and Districts. The applicant is requesting two alterations to the building. One of these, to install wood treads with plastic-wood compound treads on the front steps, has already occurred. The applicant would also like to replace the existing gutters; the proposed gutters would be slightly larger and there is no guarantee that they would exactly match the existing gutters.

D. Legal Declaration:

Chair Osen stated that the Commission will consider the applicable criteria as outlined in the staff report, and he asked that citizens direct their testimony to the criteria in the staff report or other criteria that they feel are applicable. It is necessary at this time to raise all issues that are germane to

this request. Failure to raise an issue, or failure to provide sufficient specificity to afford the decision-makers an opportunity to respond, precludes an appeal to the State Land Use Board of Appeals on that issue.

The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the local government to respond to the issue precludes an action for damages in Circuit Court.

E. Applicant's Presentation:

Co-owner and applicant Mariana Mace related that an anonymous complaint had led to the application. She stated she has owned the property about twenty-five years and is committed to preserving the house. This is the third time in twenty-five years that the front steps have had to be replaced; they rot, get slick and become dangerous. Therefore, they decided to use a safer material to replace the steps this time: Trex, a wood-plastic material. She explained she did not realize that the change in materials required permission and apologized.

Ms. Mace related that the condition of the current gutters has led to serious sill, soffits and siding damage; they need to be replaced. The original gutters were wood and were replaced around 1910 by metal gutters enclosed in trim. They have tried to repair them for fifteen years but they can no longer be repaired. They have failed to find gutters that replicate the existing gutters; they are no longer made. They propose using metal gutters; the contractor has assured them that he can replace the trim so that the gutters will appear as they do now.

Ms. Fulton asked whether the handrail would be replaced. Ms. Mace replied that the exact same handrails are going back up; the deteriorated parts are being replicated.

F. Staff Report:

Planner Bob Richardson noted that the applicant did not specify the gutter material; metal has been specified as a condition of approval. The applicant proposes to place the gutters within trim to very closely resemble existing gutters. Staff analysis is that the replacement gutters satisfy the applicable review criteria.

The main issue in the replacement of the front steps comes down to whether the Trex plastic-wood composite material is appropriate. The size, scale and proportion of the steps are proposed to be unchanged. Staff concluded that the Trex material was compatible with the building, primarily because when viewed from the sidewalk, it was very difficult to tell whether it was wood or some other material (though one can tell it's different close up).

Staff found the application met the applicable review criteria and recommends approval, with three conditions of approval.

G. Public Testimony in favor of the application:

Todd Marcy stated he lives next door to the applicant; he has lived in the first Wuestefeld House for thirty years. He stated that he is a stickler to detail in restoring old houses; however, replacing the steps is a safety issue. Also, one has to deal with what's available in terms of gutter choices.

H. Public Testimony in opposition of the application:

B.A. Beierle, PO Box T, stated that in addition to its Italianate style, the housing form is known as Delta style, reflecting the raised front entry prevalent in southern home locations prone to flooding. There are few examples of this elevated style in Corvallis and tend to be found near the river; there are many more by the confluence of the Calapooia and the Willamette River in Albany. The front entry stair and its balustrade are particularly important features of the style of the resource.

She cited 2.9.100.04.b.3.b, Building Materials, "To reflect of and be complementary to those found on the existing designated historic resource, if in existence and proposed to remain". The commission must decide whether wood composite materials are the same as wood.

I. Neutral testimony: None.

J. Rebuttal by Applicant:

Ms. Mace stated that there is a difference between adhering to the letter of the regulations and taking into account that new materials may be better and can look very much like old materials.

Todd Marcy added that wood and wood composites are not identical. In order to install wood treads, they would have to be coated for safety; in that case, he questioned what the point was of using wood.

K. Sur-rebuttal:

Ms. Beierle noted that the code is only one year old; the Trex material was available at the time that the code was written.

L. Additional time for applicant to submit final argument:

The applicant waived a seven-day period to submit additional written argument.

M. Close the public hearing:

Chair Osen declared the meeting closed.

N. Discussion and Action by the Commission:

Questions from the Commission:

Mr. Parkerson stated that in regard to use of the wood-composite versus wood, there was room for give in this instance, especially since you can't visually tell the difference. It is a reasonable change and improvement, given how the wood steps seem to quickly deteriorate. Ms. Fulton concurred, noting it was reasonable, particularly given the number of steps. Many other similar houses have changed to concrete, which she did not favor.

MOTION: Mr. Parkerson moved and Mr. Pope seconded to approve the project as conditioned; motion passed unanimously.

O. Appeal Period:

Chair Osen stated that any participant not satisfied with this decision may appeal to the City Council within 12 days of the date that the Notice of Disposition is signed.

II. PUBLIC HEARINGS –G. J.R.N. and Margaret Bell House (HPP07-00012)

A. Opening and Procedures:

Chair Osen reviewed the public hearing procedures. Staff will present an overview followed by the applicant's presentation. There will be a staff report and public testimony, followed by rebuttal by the applicant, limited in scope to issues raised in opposition and sur-rebuttal by opponents, limited in scope to issues raised on rebuttal. The Commission may ask questions of staff, engage in deliberations, and make a final decision. Any person interested in the agenda may offer relevant oral or written testimony. Please try not to repeat testimony offered by earlier speakers. It is sufficient to say you concur with earlier speakers without repeating their testimony. For those testifying this evening, please keep your comments brief and directed to the criteria upon which the decision is based.

Land use decisions are evaluated against applicable criteria from the Land Development Code and

Comprehensive Plan. A list of the applicable criteria for this case is available as a handout at the back of the room.

Persons testifying either orally or in writing may request a continuance to address additional documents or evidence submitted in favor of the application. If this request is made, please identify the new document or evidence during your testimony. Persons testifying may also request that the record remain open seven additional days to submit additional written evidence. Requests for allowing the record to remain open should be included within a person's testimony.

The Chair opened the public hearing.

B. Declarations by the Commission: Conflicts of Interest, Ex Parte Contacts, Site visits, or Objections on Jurisdictional Grounds

1. Conflicts of Interest – None declared.
2. Ex Parte Contacts – None declared.
3. Site Visits – Declared by all Commissioners.
4. Objections on Jurisdictional Grounds – None.

C. Staff Overview:

Associate Planner Bob Richardson highlighted a letter from the applicant, stating that she would be unable to attend this nor the next meeting. The City Attorney earlier advised staff that the commission may proceed, even though they won't be able to ask questions of the applicant and that if the applicant is not satisfied, they would have the opportunity to appeal.

D. Legal Declaration:

Chair Osen stated that the Commission will consider the applicable criteria as outlined in the staff report, and he asked that citizens direct their testimony to the criteria in the staff report or other criteria that they feel are applicable. It is necessary at this time to raise all issues that are germane to this request. Failure to raise an issue, or failure to provide sufficient specificity to afford the decision-makers an opportunity to respond, precludes an appeal to the State Land Use Board of Appeals on that issue.

The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the local government to respond to the issue precludes an action for damages in Circuit Court.

E. Applicant's Presentation: None.

F. Staff Report:

Planner Bob Richardson related that the structure is located at 530 SW 5th Street, in the Avery-Helm Historic District; it is classified as Historic Contributing (2). The applicant is proposing replacing a driveway that was removed at an earlier time; the drive is currently gravel. The proposal is to construct drive strips that are slightly wider than the originals and a slightly wider sidewalk, with an enlarged bumpout.

Highlighted attachments B-8 and B-9, he noted the proposal is for pavers, not concrete. The design and materials closely resemble what the original was, and is very close to being an exempt item,

except that there is a slight increase in size and a slight change in style of the proposal.

Staff found the request complies with all the applicable review criteria and recommends approval, as conditioned.

Mr. Parkerson asked whether there was an approval for the porch work. Mr. Pope replied it had been ongoing for years. Mr. Richardson added he had nothing on file.

- G. Public Testimony in favor of the application:** None.
- H. Public Testimony in opposition of the application:** None.
- I. Neutral testimony:** None.
- J. Rebuttal by Applicant:** None.
- K. Sur-rebuttal:** None.
- L. Additional time for applicant to submit final argument:** Not applicable.
- M. Close the public hearing:**

Chair Osen closed the public hearing.

- N. Discussion and Action by the Commission:**

Questions from the Commission: None.

MOTION: Ms. Solie moved and Mr. Pope seconded to approve the application as conditioned; motion passed unanimously.

- O. Appeal Period:**

The Chair explained that the decision will be effective 12 days from when the Notice of Disposition is signed, unless an appeal is filed with the City Recorder.

III. MINUTES REVIEW.

Mr. Parkerson moved and Mr. Pope seconded to approve the April 10, 2007 minutes as presented; motion passed unanimously.

The following revisions were requested for the April 24, 2007 minutes: On page 1, Guests, John Gordon is actually spelled Cordon. Seubloom is actually spelled Seabloom; these need to be corrected in their testimony later on pages 7 and 8, too. Seabloom lives on NW 29th St (add NW). On page 7, fourth paragraph, last sentence, the word "of" should be inserted to read "...a couple of site visits..". On page 11, the fifth paragraph (beginning with "Dr. Kent..", in the first sentence the letter r in the word research should be in lower case. On page 12, second sentence, should be modified to read, "... that would allow them to do that." On page 13, the fourth paragraph, beginning with, "B.A. Beierle noted..", the second sentence should be modified to read, "he hasn't seen The Owl's Nest improved..".

Mr. Parkerson moved and Mr. Pope seconded to approve the April 24, 2007 minutes as revised; motion passed unanimously.

IV. OTHER BUSINESS/INFORMATION SHARING.

Mr. Richardson highlighted that on June 26 a SHPO representative would make a presentation of tax incentives in the special assessment program.

Ms. Solie asked that there be an agenda item soon regarding application materials; she noted that they still list HPAB instead of HRC. Mr. Morris asked that exempt signs be placed on a future agenda, as well.

V. VISITOR PROPOSITIONS. None.

VI. ADJOURNMENT: The meeting was adjourned at 10:53 p.m.

**HOUSING AND COMMUNITY DEVELOPMENT COMMISSION
MINUTES
June 20, 2007**

Present

Judy Gibson, Chair
Buzz Berra
David McCarthy
Dan Schofield
Sherry Littlefield
Patricia Weber, Planning Commission Liaison
Trish Daniels, City Council Liaison

Absent

Ed Fortmiller, Vice Chair (excused)
Jennifer Jordan (excused)

Staff

Kent Weiss
Bob Loewen
Joe DeMarzo
Terri Heine

Visitor

Robin de La Mora

SUMMARY OF DISCUSSION

Agenda Item	Action/Recommendation
I. Consideration & Approval: HCDC Draft Minutes of 05/16/07	Approved as Submitted
II. Status: Loan Funds and Recent Rehab Loans	Information Only
III. Status Update: Circle of Hope Drop-in Center	Recommendation
IV. Other Business: Setting Time/Date/Location/Agenda for July Meeting	Discussion

CONTENT OF DISCUSSION**I. Consideration & Approval: HCDC Draft Minutes of May 16, 2007**

Chair Gibson called the meeting to order. Housing Division Manager Weiss welcomed new Commissioner Sherry Littlefield, and introduced Robin de La Mora, who was in attendance as a potential Commissioner. Chair Gibson then asked for consideration of the HCDC draft minutes of May 16, 2007. The minutes were approved unanimously.

II. Status: Loan Funds and Recent Rehab Loans

Housing Program Specialist DeMarzo reported that no new rehabilitation loans have closed since the last meeting, adding that several are in the application/review process. Housing Program Specialist Loewen reported that two new First Time Home Buyer (FTB) loans have closed since the last meeting, adding that one more is expected to close by the end of the month.

III. Status Update: Circle of Hope Drop-in Center

Weiss handed out copies of a memorandum providing an update on the Circle of Hope Drop-in Center's lease status, noting that a table detailing FY 07-08 CDBG Human Services Fund requests and allocations is attached behind the memorandum for reference. Weiss noted that staff have been staying in touch with representatives of the Circle of Hope (COH) regarding their efforts to secure a lease for a new facility location, and as of today, they have had no luck but are continuing their search to find another suitable location before the end of June.

Weiss noted that when the HCDC developed its recommendations for the allocation of FY 07-08 Human Services Fund (HSF) resources in mid-February, the Commission recommended allocating \$7,000 to the COH for the agency's use in paying rent at a new location. The Commission also recommended unanimously that the Circle of Hope's receipt of funding be contingent upon having a signed lease for a new facility location effective by July 1, 2007. This recommendation was then relayed through a staff report to the City Council as it considered approval of the FY 07-08 Action Plan during an April 16 public hearing.

Continuing, Weiss noted that the Circle of Hope, assuming that they will not have a signed lease in hand on July 1, has asked whether they could still receive their allocation if they are able to secure a new location later in the coming fiscal year. They propose receiving the entire allocation spread over the number of months remaining in the year. Weiss noted that staff has explained that in making its recommendation, the HCDC felt that if the Circle of Hope wasn't in a position to use its funding on July 1, its grant should be reallocated to other agencies that did not receive nearly what they were asking for.

Regarding the Commission's consideration of the COH's request, Weiss noted that at this point there would seem to be at least three alternatives for discussion:

- 1) Allow them to continue looking for a new location and leave the HSF resources committed to them in the event that they find something before the end of FY 07-08;
- 2) Give them an extension with a time-certain end date, after which funds committed to them would be reallocated to other agencies; or
- 3) Deny their request for an extension altogether, and reallocate their committed funds to other agencies for their use, beginning July 1.

A lengthy discussion followed. Commissioner Schofield asked how long the COH has been looking for a new facility location. Weiss responded that the agency has been looking for several months, but that it began a more aggressive effort in late February following notification that their FY 07-08 HSF allocation was contingent upon having a signed lease in hand by July 1. Chair Gibson opined that the COH provides a needed service in the community that no other agency currently provides, and the agency should be allowed to continue looking for a new facility as it is likely going to be difficult for them to find a location that fits their needs. Commissioner McCarthy asked if the COH's current lease will cease as of June 30. Weiss responded that the COH received an eviction notice approximately three months ago, but the landlord has not aggressively enforced that because he knows the agency is actively looking for a new location. He added that the agency is also currently contemplating shutting down for a few months while the weather is nicer, with the intent to open back up somewhere else later in the year when shelter from the elements becomes more critical.

As a follow up to Chair Gibson's comments, Weiss noted that if the Commission decides to allow the COH more time, it will need to be decided whether to fund the agency if they continue services at their current location, or if they will begin to receive funding only when a new location is found. In either case, Weiss added, it is important to note that the \$7,000 that has been allocated for FY 07-08 is only going to be enough to pay for approximately one-half of a month's rent. This means that even if the Circle of Hope finds a new location, they will still need to find additional sources of funding to cover the costs of remaining open. Commissioner Weber opined that the Commission has felt strongly for some time that the COH should more aggressively pursue additional sources of funding beyond the City's HSF funds, and also, at the time the HCDC made its funding recommendations, the agency thought it had a reasonable amount of time to find their new location. Because neither of these goals have been met by the COH, Commissioner Weber opined that the \$7,000 should be reallocated to other agencies.

Joining the discussion, Councilor Daniels suggested that if the Commission does decide to reallocate the \$7,000, they might consider the target population served by the Circle of Hope and reallocate the funds to other agencies that address homelessness. Commissioner Berra opined that he agrees with Commissioner Weber that the funds should be reallocated, and should be used to fund one or more agencies that are currently functioning well in terms of having a facility and

several sources of funding. Commissioner Schofield opined that the Circle of Hope should be given a 60-day extension to find a new location. Commissioner Weber then noted her concern whether the agency has the ability to administer its funding. Weiss noted that funds for the COH are administered on their behalf by a third party, A & S Accounting. Chair Gibson asked how long the Circle of Hope has been open. Weiss responded that it has been open for five years, noting that the first year and a half were somewhat unstable but things seemed to become better when Darlene Osburn was the Executive Director. He added that since Ms. Osburn's departure a year ago, the atmosphere appears to have changed again at the agency.

Returning to the issue of providing shelter for the homeless population during cold weather, Councilor Daniels noted that a group of citizens has formed a non-profit agency, the Coalition for Sheltering the Homeless, and are currently looking for shelter space that would be used during the winter months. Weiss responded that it is likely that a large percentage of the Circle of Hope's clients would also use this shelter should it become available. A brief discussion ensued regarding the possibility of the Circle of Hope transferring its \$7,000 allocation to another agency that serves the same clients, but that did not participate in the funding allocation process. It was decided that while this might be possible through a formal request, it would not set a good precedent, and that it would be best to keep the application process for HSF allocations as is.

Regarding services available in the community for the Circle of Hope's clients, Commissioner Stringfield noted that many area agencies do not work with this population. She added that many of the COH clients are seen at the Benton County Health Department (BCHD) where she works, and many of the clients have mental health issues. Commissioner Stringfield then noted that the BCHD sends outreach workers to the Circle of Hope on a daily basis as many clients will not or are not able to approach local agencies on their own. She then suggested giving the COH a 60- or 90-day extension to find a new facility, and opined that other funders may be more likely to contribute funding if the City remains on board during this time.

Following the thorough discussion, Commissioner Stringfield moved, with Commissioner Schofield's second, to provide a 90-day extension to the Circle of Hope to find a new facility location, and to reallocate the funds to other agencies serving the homeless population if a lease is not secured during that time period. The motion passed unanimously. For purpose of clarification, Weiss asked if it is the wish of the HCDC to release FY 07-08 funds to the Circle of Hope if they stay open in their current location after July 1st, or to release the funds only if a new location is secured during the 90-day extension. Following further discussion, Commissioner Berra moved, with Commissioner Weber's second, to release FY 07-08 funds to the Circle of Hope only if a new lease has been secured during the 90-day extension period. The motion passed unanimously.

IV. Other Business: Setting Time/Date/Location/Agenda for July Meeting

Weiss reminded Commissioners that it was decided at the May meeting that the HCDC will hold its annual evening meeting during July. Because of the short time remaining at today's meeting,

Weiss noted that he will send an e-mail to Commissioners regarding their preference for keeping the evening meeting in July, or if it would work better for everyone's schedules to hold it during August or September. Following responses to his e-mail, Weiss noted that staff will notify Commissioners of the decision to hold the July meeting in the evening or at its regular time of noon on July 18th.

There being no further business, the meeting was adjourned at 1:05 p.m.

HOUSING AND COMMUNITY DEVELOPMENT COMMISSION
MINUTES
June 28, 2007

Present

Judy Gibson, Chair
Ed Fortmiller, Vice Chair
Jennifer Jordan
David McCarthy
Patricia Weber, Planning Commission Liaison

Absent

Buzz Berra (excused)
Sherry Littlefield (excused)
Dan Schofield (excused)
Trish Daniels, City Council Liaison (excused)

Staff

Kent Weiss
Bob Loewen
Terri Heine

SUMMARY OF DISCUSSION

Agenda Item	Action/Recommendation
I. Loan Policy Exception Consideration: First Time Home Buyer Loan	Recommendation

CONTENT OF DISCUSSION

I. Loan Policy Exception Consideration: First Time Home Buyer Loan

Chair Gibson opened the meeting. Housing Program Specialist Loewen thanked the Commissioners for meeting for a second time this month on short notice, explaining that today's special meeting is being held to consider a loan policy exception for a First Time Home Buyer (FTB) loan. He noted that because the loan would be scheduled to close soon, a decision by the HCDC regarding whether to recommend the request for City Manager approval must be made prior to the next regular meeting in July. Loewen then handed out copies of a FTB Program loan policy exception request for applicants in the process of purchasing a home located at 4751 SW Roseberry Street. The home is a newly constructed three bedroom, two and ½ bath, zero lot-line house of approximately 1600 square feet. Loewen explained that City First Time Home Buyer loan policy states that the maximum FTB loan is \$10,000, and that the total monthly debt to income ratio cannot exceed 42% without meeting at least three conditions from a list of six.

Continuing, Loewen noted that the applicants are requesting a FTB loan in the amount of \$17,000 in order to complete the purchase of the property. They are also asking for a loan policy exception in regard to their total monthly debt to income ratio which will exceed the 42% limitation (the applicants have monthly debt payments of \$208 which are separate from their proposed housing debt, making their monthly total debt to income ratio 45%) as they currently meet only two of the required three conditions from the following list of six: 1) the borrower's credit score, as verified by their first mortgage lender, is greater than or equal to 720; 2) the borrower documents that they have not had any late payments in their current housing situation for the past 12 months; 3) the loan to value ratio of the home being purchased, excluding the City's loan, is equal to or less than 80%; 4) the first mortgage loan has a fixed rate of interest; 5) the borrower documents that they have not had any late payments on any City account during the past 12 months; and 6) the borrower documents that they have completed the Financial Fitness class available through Willamette Neighborhood Housing Services (WNHS) or another City approved provider. The two conditions that the applicants currently meet are documentation of no late payments in their current housing situation during the previous 12 months, and the first mortgage loan has a fixed rate of interest.

Concluding, Loewen noted that the applicants are contributing adequate cash resources (\$27,060) from their personal savings to qualify for the \$17,000 requested in City loan funding. Their contribution will be used toward the down payment and closing costs; the City's funds would be used toward the down payment. The seller is contributing \$5,000 toward the closing costs. Additionally, the applicants are receiving a Hoop Extra Step deferred payment loan from WNHS in the amount of \$2,000, a HPAP loan in the amount of \$1,500, and a HOMESTART grant in the amount of \$5,000, all of which will be applied toward the down payment. Because the FTB loan request exceeds the \$10,000 maximum and the applicants' debt to income ratio exceeds 42% without meeting three mitigating conditions, a recommendation for a loan policy exception from the HCDC is needed in order to forward this request for City Manager approval.

Following a brief discussion, Commissioner Weber moved, with Commissioner Jordan's second, that the HCDC recommend City Manager approval of the request for a loan policy exception for a First Time Home Buyer loan for the applicants purchasing the home located at 4751 SW Roseberry Street, with the strong suggestion that the applicants complete the Financial Fitness class in the near future. The motion passed unanimously, with Vice Chair Fortmiller abstaining.

There being no further business, the meeting was adjourned at 12:25 p.m.

MEMORANDUM

To: City Council Members
From: Charles C. Tomlinson, Mayor *CCT*
Date: July 11, 2007
Subject: Confirmation of Appointments and Re-appointments to Boards, Commissions, and Committees

As you know, at our last regular meeting I appointed the following persons to boards, commissions, and committees with the terms of office indicated:

Bicycle and Pedestrian Advisory Commission

Jerry Perrone
2004 NW Lance Way
Corvallis, OR 97330
Telephone: 753-4056
Term Expires: June 30, 2010

Capital Improvement Program Commission

Barb Engleson
CH2M Hill
2300 NW Walnut Boulevard
Corvallis, OR 97330
Telephone: 768-3419
Term Expires: June 30, 2010

Commission for Martin Luther King, Jr

Lissa Perrone
2004 NW Lance Way
Corvallis, OR 97330
Telephone: 737-6127
Term Expires: June 30, 2010

City Council Members

Re: Confirmation of Appointments and Reappointments to
Boards, Commissions, and Committees

July 11, 2007

Page 2

Committee for Citizen Involvement

Jerry Groesz
964 NW Sequoia Avenue
Corvallis, OR 97330
Telephone: 758-3638
Term Expires: June 30, 2008

Also at the last meeting, I re-appointed the following persons to the indicated advisory boards and commissions for terms of office expiring June 30, 2010:

Bicycle and Pedestrian Advisory Commission

Josh Storer

Citizens Advisory Commission on Civic Beautification and Urban Forestry

David Sandrock (*ex officio*)

Committee for Citizen Involvement

Debbie Baker
Tom Powell

Downtown Parking Commission

John Howe

Housing and Community Development Commission

Sherry Littlefield

I ask that you confirm these appointments and re-appointments at our next Council meeting, July 16, 2007.

1092

MEMORANDUM

To: City Council Members
From: Charles C. Tomlinson, Mayor *CT*
Date: July 10, 2007
Subject: Reappointments to Downtown Parking Commission

I am reappointing the following persons to the Downtown Parking Commission for terms of office expiring June 30, 2010:

Mike Blair
Josh Kvidt

I will ask for confirmation of these appointments at our next Council meeting, August 6, 2007.

1090

MEMORANDUM

To: City Council Members
From: Charles C. Tomlinson, Mayor *CC*
Date: July 9, 2007
Subject: Vacancies on Parks and Recreation Advisory Board

Greg Bostrom submitted his resignation to the Parks and Recreation Advisory Board, due to his new employment and residential relocation out of the Corvallis City Limits. His term of office on the Board expires June 30, 2009

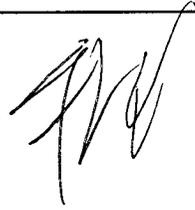
Ellen Hooven submitted her resignation from the Parks and Recreation Advisory Board. Her term of office expires June 30, 2008

I would appreciate your nominations of citizens to fill these vacancies.

Memorandum

To: Mayor and City Council

From: Fred Towne, Planning Division Manager



Date: July 6, 2007

Subject: Scheduling a Public Hearing for an appeal of Brooklane Heights
(PLD06-00018, SUB06-00006)

On June 20, 2007, the Planning Commission deliberated on, and denied, a request for approval of a Conceptual and Detailed Development Plan and Tentative Subdivision Plat, referred to as Brooklane Heights. On July 5, 2007, the applicant submitted a letter appealing the Planning Commission's decision. Appeals of Planning Commission's decisions are required to be heard, de novo, by the City Council.

Please schedule a public hearing on August 6, 2007, regarding this matter.

MEMORANDUM

To: Mayor and City Council

From: Tony Krieg, Customer Services Manager 

Subject: LIQUOR LICENSE INVESTIGATION - New China Buffet

Date: June 28, 2007

The City has received an application from Wei Zheng, President of Zheng's Inc , dba New China Buffet located at 1720 NW 9th Street. This application is for a change in ownership for a limited on-premises sales liquor license.

An affirmative recommendation has been received from the Police, Fire, and Community Development Departments. No citizen comments or input were received regarding this application for endorsement.

Staff recommends the City Council authorize endorsement of this application.

Limited On-Premises Sales License

Allows the sale of malt beverages, wine and hard cider for consumption on the licensed premises, and the sale of kegs of malt beverages for off-premises consumption. Also allows licensees who are pre-approved to cater events off the licensed premises.

CORVALLIS POLICE DEPARTMENT

MEMORANDUM

July 10, 2007

TO: Mayor and City Council

FROM: Gary Boldizar, Chief of Police



SUBJECT: 2007 Bureau of Justice Assistance / Byrne Justice Assistance Grant (JAG)

ISSUE:

In late June, the Benton County Sheriff's Office advised police staff that they had received notice of the opportunity to apply for a Byrne Justice Assistance Grant as a disparate jurisdiction. The City, which is authorized to receive \$14,898 from this grant, was not noticed by the Bureau of Justice Assistance and was not aware of the potential to participate in this grant. The City and County have submitted a grant application to meet a deadline, however, council approval is required for the City to actually receive these grant funds if they are awarded.

BACKGROUND:

Police staff met with the Benton County Sheriff to discuss this grant opportunity in late June. The Byrne grant funds were available only if the City and County submitted the grant application jointly as partners in the use of the funding. The Bureau of Justice Assistance designated multi-jurisdictional task forces addressing violent crime, drug, and gun violence reduction as its main priority. With this in mind, staff decided that the greatest need for the grant funds would be to use these funds for the joint Street Crimes Team. Current needs for that team included an update of surveillance equipment and a supplement to staff overtime costs, both of which are authorized uses for these grant funds.

Benton County Administrative staff were already working on the grant application so it was decided that the County would complete the grant application and be the official recipient of the grant funds. The County deadline for the paperwork to be approved by the Benton County Board of Commissioners was July 10th.

DISCUSSION:

As stated, a condition of the grant was that the City and County partner in the receipt of these grant funds and a formal memorandum of agreement was required as part of the grant application. A memorandum of agreement between the City of Corvallis and Benton County was prepared,

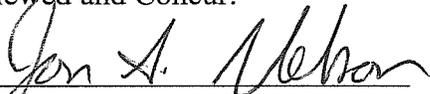
approved by the City Attorney and signed by the City Manager with the knowledge that this agreement with the County to receive grant funds must be formally authorized by the City Council before funds can be accepted.

Benton County will be the financial agent for the receipt of these funds and will purchase the indicated equipment (approximately \$9,000) for the joint Street Crimes Team. Corvallis police detective overtime expenses, (the remainder of grant funds) will be paid to the City by the County. These funds will return to the General Fund with no request for additional appropriations in the budgeted overtime for the Street Crimes team in FY2007-08.

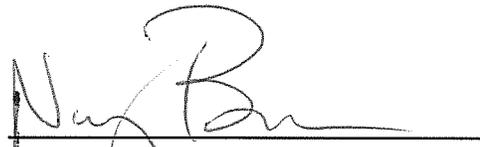
RECOMMENDATION:

Staff recommends that the City Council approve the City Manager's signature on the Memorandum of Agreement Between the City of Corvallis and Benton County and of the receipt of \$14,898 in grant funds, if awarded, from the Bureau of Justice Assistance.

Reviewed and Concur:



Jon S. Nelson, City Manager



Nancy Brewer, Finance Director

Attachment: Memorandum of Agreement Between the City of Corvallis and Benton County

GMS APPLICATION NUMBER: 2007-F4583-OR-DJ
(Mandatory)

**MEMORANDUM OF AGREEMENT
BETWEEN THE CITY OF CORVALLIS AND BENTON COUNTY**

2007 BYRNE JUSTICE ASSISTANCE GRANT (JAG) PROGRAM AWARD

This Memorandum of Agreement is made and entered into this 10th day of July, 2007, by and between Benton County, hereinafter referred to as COUNTY, and the City of Corvallis, hereinafter referred to as CITY.

Each party finds that the performance of this Agreement is in the best interests of both parties, that the undertaking will benefit the public, and that the division of costs fairly compensates the performing party for the services or functions under this agreement: and

The CITY agrees to provide the COUNTY \$14,898 from the 2007 Byrne Justice Assistance Grant Program Award (JAG) for the Street Crimes Unit Program. COUNTY agrees to use the funds for electronic surveillance equipment and overtime to be shared with the joint city and county Street Crimes Unit. This Agreement shall expire on September 30, 2010.

Nothing in the performance of this Agreement shall impose any liability for claims against either party other than claims for which liability may be imposed under the Oregon Tort Claims Act.

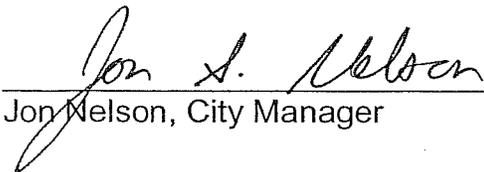
Each party will be responsible for its own actions in providing services under this agreement and shall not be liable for any civil liability that may arise from the furnishing of the services by the other party.

The parties to this Agreement do not intend for any third party to obtain a right by virtue of this Agreement.

By entering into this Agreement, the parties do not intend to create any obligations express or implied other than those set out herein; further, this Agreement shall not create any rights in any party not a signatory hereto.

CITY OF CORVALLIS

BENTON COUNTY

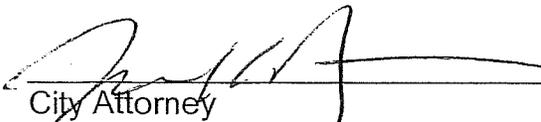


Jon Nelson, City Manager

Diana Simpson, Benton County Sheriff

APPROVED AS TO FORM:

APPROVED AS TO FORM:



City Attorney

Benton County Counsel

ATTACHMENT

Memorandum

To: Mayor and City Council

From: Bob Richardson, Associate Planner *BAR*

Date: July 12, 2007

Subject: Additional Written Testimony and Applicant's Final Written Response (Wilson Woods CPA06-00001, ZDC06-00001)

Enclosed with this memo is one piece of written testimony, which was received after the close of the City Council public hearing on July 2, 2007, and prior to 5:00 pm on July 9, 2007. Also enclosed is the applicant's final written response regarding the proposed Wilson Woods Comprehensive Plan Map Amendment and Zone District Change.

9 July 2007

City Council, City of Corvallis
c/o Bob Richardson
501 SW Madison
Corvallis, OR 97333

RE: Wilson Woods (CPA06-00001, ZDC06-00001)

Mayor Tomlinson and City Councilors:

I would like to urge you to follow the Planning Commission's recommendation to deny the Zone District Change and the Comprehensive Plan Map Amendment for Wilson Woods for the reasons cited by the Planning Commission. In addition, I hope you will consider the following issues.

- The proposed development will diminish the availability of affordable housing in the North Campus Area.
- The "disincentive" issue raised by others who oppose this application is real. In the past few years, the North Campus Area has changed considerably because of redevelopment of older, intentionally neglected properties. These properties are "used up" over the course of many years, and then scraped off for more profitable, higher density development. While this may be good for the tax base, this is not good for neighborhood livability and integrity, and has substantially affected the availability of affordable housing. This redevelopment is occurring at an alarming rate in the North Campus Area, and elsewhere in the university neighborhoods. These are mostly older neighborhoods, most of which still convey some of the characteristics that make Corvallis uniquely appealing to both long-time and new residents in these areas. The type of development proposed in this application is slowly eroding the architectural characteristics and streetscapes that define our community.
- The applicant stated that the existing structures are not designated as historic resources. Not all significant structures in the City of Corvallis have been designated as such. These structures, because of their association with WWII and the need for housing officers in Corvallis and Benton County, and because of their unique architectural design, would merit listing in the National Register of Historic Places under Criteria A and C. For your reference, from the U.S. Department of the Interior, National Park Service
II. NATIONAL REGISTER CRITERIA FOR EVALUATION:
Criteria for Evaluation
The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:
A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

- B. That are associated with the lives of significant persons in or past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important in history or prehistory.

- In terms of sustainability, it makes no sense to discard resources that are well-constructed of quality materials, through fine craftsmanship. Embodied energy cannot be recovered through the construction of a “green” building because embodied energy encompasses all of the energy consumed by production of a structure: acquisition of natural resources, component production and delivery, and ongoing maintenance. Every structure is a complex combination of processed materials, each contributing to total embodied energy. This energy is different from the operational energy needed to heat, light, and provide water for a resource. A new building, even if it were constructed as a “green” building, will consume new energy in its construction; and today’s materials are more consumptive of energy (particularly in production and delivery) than those that went into the construction of the existing buildings on this site.

Thank you for your consideration of my concerns.

Respectfully submitted,

Carol Chin
219 NW 23rd Street
Corvallis, OR 97330

July 12, 2007

RECEIVED

Mayor Tomlinson and Corvallis City Councilors
Corvallis City Managers Office
501 SW Madison Avenue
Corvallis, OR 97333

JUL 12 2007

Community Development
Planning Division

**Subject: Additional Written Testimony from the Applicant
(Wilson Woods, CPA06-00001, ZDC06-00001)**

Dear Mayor Tomlinson and Members of the City Council:

We have reviewed the additional written testimony submitted for Wilson Woods, and would like to provide you with the following written response.

HISTORICAL SIGNIFICANCE & AFFORDABLE HOUSING

Testimony was submitted implying the Wilson Woods Apartments merit listing on the National Register of Historic Places and the structures should be preserved and restored. They went on to further state that removing the buildings would diminish the availability of affordable housing in the North Campus Area.

The current owner purchased the property with the intent of redeveloping the site. The existing buildings are more than 50 years old, but were not considered for listing on the historical register when the adjacent neighborhoods were inventoried in 1996 and 2000. Since they are not listed on the local or national historical register, the property owner is not obligated to preserve or rehabilitate them. The applicant will be more than willing to donate the buildings free of charge to anyone wanting to relocate them or to allow materials to be salvaged before they are demolished.

Due to desirability and our quality of life, Corvallis has more expensive housing prices than most other communities in the Willamette Valley. The existing apartment complex has been in disrepair for a number of years, and as a result, rents have been lower than other apartments of similar size. When the applicant purchased the property, the value was in the land and not the buildings, due to the poor condition of the structures. Therefore, it is not financially feasible to rehabilitate the apartments and expect to ever recoup the investment. Working with SERA Architects, the applicant has determined that even building new apartments would not be financially feasible. Therefore, the only viable option for the property is to redevelop the site with upscale condominiums or townhomes.

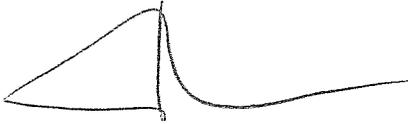
RS-20 VERSES RS-12U

During the hearing the applicant's representative made a case for why the RS-9 portion of the site should be rezoned to RS-20, but indicated his client would be willing to accept RS-12U if the City Council found that to be more compatible with the surrounding zoning. One of the Councilors asked the City Attorney if they could consider such a change. The City Attorney advised against this, indicating it would be inconsistent with the information contained in the public hearing notice.

For the record, the applicant would like to state that in the past the City Council has down zoned property when the applicant agrees with the change. The RS-12U designation is consistent with the density that currently exists on the RS-9 portion of the site (12 units or 15.8 units per acre) and is the same designation that is across 29th Street. Therefore, the applicants representative strongly encourages the City Council to reconsider the applicants offer to re-designate the RS-9 portion of the property to RS-12U.

We hope this additional information is helpful and appreciate your thoughtful consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "David J. Dodson". The signature is fluid and cursive, with a prominent loop at the end.

David j. Dodson, AICP
President

MEMORANDUM

TO: Mayor and City Council

FROM: Ken Gibb, Community Development Director 

DATE: July 12, 2007

RE: Allocating FY 2007-2008 Neighborhood Empowerment Grant Funds

ISSUE

The City Council has allocated \$5,000 to fund the Neighborhood Empowerment Grant Program, administered by the Committee for Citizen Involvement. The purpose of the Neighborhood Empowerment Grant Program is to provide funding for projects that aid in the creation of neighborhood cohesion and positive change. The stated criteria for approval of funding are as follows:

- Need for project in terms of addressing neighborhood issues or concerns
- need for the project in terms of providing basic organizational tools
- The number of people benefitting
- Demonstrated level of support from the neighborhood in terms of matching funds and/or in-kind contributions

On June 28, 2007, the CCI convened a special meeting to review six applications for funding consideration. Draft minutes from that meeting are included in this report as Attachment A. CCI members expressed concern regarding the applicability of some elements of projects to the review criteria. Additionally, one project was recommended to be denied funding, based on the view that the project did not meet the review criteria. Applicant attendance was low, so the CCI was unable to ask relevant questions of the applicants. For these reasons, the CCI's recommendation includes partial funding of one project, full funding of four projects, and denial of funding for the remaining project. The grant funding requested by the applicants is summarized in a chart below. The CCI make their recommendations for approval, partial approval or denial to the City Council for consideration and final approval. Applicants were invited to provide additional clarification of their projects, in written format, for the consideration of the City Council, should they wish to have their funding level further reviewed. The deadline for additional written information was Monday, July 9th. As of that deadline, no written comment or clarification was received. The total funds that would be allocated under the CCI's recommendation is \$3,800 of the Council-approved \$5,000. The CCI and staff are seeking City Council approval of the proposed funding allocations.

2007-2008 Neighborhood Empowerment Grant Applications Summary Table

Neighborhood Group (in order of date received)	Grant Summary	Project Type	Funds Requested	Total Match	Total Project Cost	CCI Rec. Fund
Dunawi Creek Community Garden	Kiosk, gate, planting and educ. At Starker Arts Park	Neighborhood Livability	\$ 1,000	\$ 1,175	\$ 2,175	\$ 800 (See draft mtg. minutes)
Orchard Downs Homeowners Association	Prune Limbs of trees in common tract	Neighborhood Improvements	\$1,000	\$1,214.40	\$2,214.40	Recommend Denial - See draft mtg. minutes
Job's Addition Neighborhood Association	Historic Walking Tour Brochures	Neighborhood Livability Improvements	\$1,000	\$1,500	\$2,500	\$1,000
South Central Park Neighborhood Association	Historic Walking Tour Brochure	Neighborhood Livability Improvements	\$500	\$407	\$907*	\$ 500
Tom Eversole & Neighbors (9th & Madison)	Clean, design, & landscape median strip at 9th & Madison	Neighborhood Improvements	\$500	\$1,036.08	\$1,536.08	\$500
The Pride Center at OSU	Landscaping improvements to street/park strip on A & 15th/16th	Neighborhood Improvements	\$1,000	\$1,804	\$2,804**	\$1,000
Total Requested for Funding			\$5,000	Total CCI Recommended		\$3,800

* Front page request and itemized request were different amounts. The applicant also incorrectly itemized the total cost of the project. Total project cost should be \$907, with \$407 in in-kind donations, and \$500 funding requested.

** In the application, the applicant included only matching cash amounts, not in-kind contribution, in the total project cost. Staff adjusted the total match amount to reflect the omission.

The CCI recommends funding for the applications shown in bold type above. These projects included items that best met the criteria selected by the CCI and the City Council. They are also projects that support City programs and/or Comprehensive Plan policies. Each of the projects is a discrete project that can be completed by citizen volunteers or with some assistance from professional contractors. With these recommendations, \$3,800 of the full \$5,000 allocation would be distributed to five neighborhood/community organizations for their projects.

REQUESTED ACTION

Review this information and if Council believes it is consistent with the City Council's direction and goal, approved the allocations as recommended by the CCI and City staff.

Review and Concur:



Jon S. Nelson, City Manager



Nancy Brewer, Finance Director

ATTACHMENTS:

Attachment A: DRAFT Minutes of the June 28, 2007, Committee for Citizen Involvement Meeting

CITY OF CORVALLIS
MINUTES OF THE COMMITTEE FOR CITIZEN INVOLVEMENT
Madison Building Meeting Room
June 28, 2007 DRAFT

Attendance

Larry Earhart, Chair
 Barbara Bull
 Maureen Frank
 Steven Leider
 Tom Powell
 Stewart Wershow, City Council Liaison

Staff

Sarah Johnson, Planning Staff
 Terry Nix, Recorder

Visitors

Lyn Larson
 Ross Parkerson

Absent

Debbie Baker
 Kirk Newburgh
 Jennifer Gervais, Planning Commission Liaison

SUMMARY OF DISCUSSION

	Agenda Item	Summary of Recommendations/Actions
I.	Call to Order; Review Agenda	Called to order at 7:17 p.m.
II.	Visitors' Propositions	Information only.
III.	Review of Neighborhood Empowerment Grant applications followed by discussion and allocations	Fund \$3800 in grants requests as follows: Dunawi Creek Community Garden (\$800); Jobs Addition Walking Tour Brochures (\$1,000); South Central Park Walking Tour Brochure (\$500); Orchard Downs HOA (\$0); Tom Eversole & Neighbors (\$500); Pride Center (\$1,000).
IV.	Next Steps	Next meeting: Thursday, August 2, 2007, 7:15 p.m.
V.	Adjournment	The meeting was adjourned at 9:00 p.m.

CONTENT OF DISCUSSION

I. CALL TO ORDER; REVIEW AGENDA

Chair Larry Earhart called the meeting to order at 7:17 p.m.

II. VISITORS' PROPOSITIONS: None.

III. REVIEW OF NEIGHBORHOOD EMPOWERMENT GRANT APPLICATIONS FOLLOWED BY DISCUSSION AND ALLOCATIONS

Chair Earhart said \$5,000 has been allocated for Neighborhood Empowerment Grants this year. He suggested that the Committee review each of the applications submitted to ensure that they meet the criteria.

Maureen Frank disclosed that review of the grant requests triggered a fund-raising idea, which she then discussed with Ross Parkerson. She said this was a general discussion and she did not provide any assurances that his request would be granted.

The Committee reviewed the applications as follows:

Dunawi Creek Community Garden

Following brief discussion, Steven Leider said this request appears to meet the review criteria.

MOTION: Leider moved to recommend approval of the Dunawi Creek Community Garden request in the amount of \$1,000. The motion was not seconded.

Barbara Bull said she would like to have a broader discussion, at some point, about the criteria and what is appropriate to fund, especially with regard to in-kind donations and property ownership.

Maureen Frank said she supports funding the community garden, but she has a minor concern regarding the \$200 requested for office supplies, as those costs are not defined. Leider noted that this is a reimbursement grant and recipients will need to provide receipts before receiving the money. Earhart said he would have liked to have a representative here to answer the Committee's questions. Brief discussion followed.

Leider **withdrew** the motion.

MOTION: Frank moved to recommend funding for the Dunawi Creek Community Garden in the amount of \$800 for the expenses requested, with the exception of the office supplies. Bull seconded the motion and it **passed** unanimously.

It was noted that this is a recommendation to the City Council, which could choose to grant additional funds if a representative comes forward to adequately explain how the money for office supplies would be used.

Jobs Addition Walking Tour Brochures

Tom Powell requested a brief review of the information that would be provided in these brochures.

Lyn Larson, 716 NW 14th Street, and Ross Parkerson, 1352 NW Lincoln Avenue, distributed the *Franklin Square Walking Tour* brochure, which was printed using Neighborhood Empowerment Grant funds received last year, and explained that the proposed brochures would follow the same basic design. Mr. Parkerson said the post-war atomic ranches brochure would include homes in the area of Job's Addition which are now 50 years of age or more, to show the impact the houses have had on the historic fabric of Corvallis. City Council Liaison Wershow noted that there is a unique situation in this area, in that the homes were built progressively over time and one can see the styles change as they progress down the street.

Lyn Larson said the botanical tour would be a separate brochure, showing how native trees and gardens and historic homes are integrated. She said this might be a larger tour, although efforts are made to keep the tours walkable.

Frank noted that the fund-raising opportunity she had discussed with Mr. Parkerson had to do with making and selling note cards using the illustrations he did for these brochures. She said, as an artist, she thinks the amount listed for in-kind donations for illustrations is very low.

MOTION: Bull moved to recommend funding for the Job's Addition request in the amount of \$1,000. Leider seconded the motion and it **passed** unanimously.

South Central Park Walking Tour Brochure

Ross Parkerson said Doug Eaton could not attend this evening and he offered to answer any questions.

Chair Earhart noted that the budget form and requested amount do not match up. It appears that the request is for \$500, the matching funds are \$470 (although no in-kind amount for illustrations is listed), and the total costs are \$970. Brief discussion followed. In response to inquiries, Mr. Parkerson said the drawings have been done and this funding would allow for completion of the layout and printing of the brochure.

MOTION: Frank moved to recommend funding for the South Central Park Walking Tour Brochure in the amount of \$500. Bull seconded the motion and it **passed** unanimously.

Councilor Wershow suggested that, in the future, applicants be asked to include specific amounts, rather than ranges.

Orchard Downs Homeowners Association

Chair Earhart said he finds the maps provided to be confusing and he would have liked to have a representative here to answer questions about this request. Bull said she would like to discuss the Committee's perspective on improving private property. Planner Johnson described the subject area and said it is a common area, owned and maintained by the

Homeowners Association (HOA). Discussion followed regarding the site and who might benefit from this improvement. Powell said this is technically open space which can be used by the community.

Bull said this has some similarities to the request for mailboxes that was funded last year; however, that project included a community building project to raise funds and addressed a low-income need. She said she would have liked a better description of who this project would benefit and how it addresses community building. It was noted that the matching funds come from HOA dues and that the HOA is responsible for maintaining this area. It was further noted that the area appears to suffer from long-term neglect. Committee members indicated that the proposal would better fit the criteria if it included a community work party, as opposed to hiring a contractor to do the work. Planner Johnson noted that this is an older development which has been struggling to keep its Neighborhood Association together.

MOTION: Bull moved to recommend that the Orchard Downs Homeowners Association request not be granted unless some of the criteria can be more fully addressed, i.e. community building and community involvement. Frank seconded the motion and it **passed** unanimously.

Bull suggested that the applicants be invited to come to the City Council with additional information.

Councilor Wershow commented that the request includes limb pruning and he would want to be certain that work is done in the appropriate manner before approving any funding.

In brief discussion, Planner Johnson clarified that the area is owned and maintained by the HOA, but it is a public area and public access cannot be precluded. Bull said neglect of common areas might be a widespread problem in this area and there may be some mechanism to assist the HOAs in the area of community building. Earhart noted that is one long-term goal of this Committee.

Tom Eversole and Neighbors

Brief discussion followed regarding the site location and ownership. It was noted that the site is in the public right-of-way. There was general agreement that the project meets the review criteria.

MOTION: Leider moved to recommend approval of the Tom Eversole and Neighbors request in the amount of \$500. Powell seconded the motion and it **passed** unanimously.

Pride Center at Oregon State University

Leider said he advised the students on this request. He recused himself from deliberations and offered to answer any questions. In discussion, Leider reviewed the subject location and explained that the parking strip belongs to the City. He said the university has landscaped

the front and west side of the Pride Center and will landscape the east side next year. The work would be done by students and community volunteers, under the supervision of OSU Facilities Maintenance Coordinator Norm Brown.

Bull said she appreciates that the request addresses how the project will benefit the community and how students and volunteers will work together. Frank said this project might also qualify for the City's tree planting program.

Brief discussion followed regarding ownership of the site and whether there is a need to specify that the funds be used for work in the right-of-way. Leider noted that many community organizations also use the Pride Center. Planner Johnson said the group would likely need to submit a landscaping plan to the City. In response to inquiries about timing, Leider said he thinks a plan could be designed over the summer and the work could be done the first two weeks of October.

MOTION: Frank moved to recommend funding for the Pride Center project in the amount of \$1,000. Bull seconded the motion and it **passed** unanimously, with Leider abstaining.

Councilor Wershow suggested that Helen Ellis, Chair of the Citizen Advisory Commission on Civic Beautification and Urban Forestry, be advised of this project.

Frank recommended that future application processes include a request for information about property ownership and a clear map of the subject location.

It was noted that applicants will be notified of these decisions and advised of the City Council meeting, during which they can provide additional information if they wish.

IV. NEXT STEPS

Chair Earhart circulated the Da Vinci Days Work Schedule and asked members to sign up for the times they are available.

A subcommittee meeting to plan the Footwise display was scheduled for July 11, 8:15 a.m., at New Morning Bakery.

There will be no regular CCI meeting in July. The next regular meeting will be held Thursday, August 2, 2007.

V. ADJOURNMENT

The meeting was adjourned at 9:00 p.m.



CITY MANAGER'S REPORT

JULY 12, 2007

2007-06

REPORTING PERIOD: JUNE 2007

I. ORGANIZATIONAL HIGHLIGHTS

- The community celebrated Corvallis' 150th birthday with a picnic June 2nd in Central Park. Attendees enjoyed music, games, activities, and birthday cake.
- Corvallis was one of a few Oregon cities to be depicted in "nose art" on a Portland Air National Guard F15 jet.

II. MAYOR'S DIARY

The Mayor met with Council leadership and the City Manager twice this month. Representative DeFazio came to Corvallis for a brown bag lunch, I welcomed Patricia Parker from KIDS FOR KIDS! at the "Notes for Goats" concert, attended the Corvallis 150th birthday picnic in Central Park, led two City Hall tours, helped cut the ribbon at the new Dial-a-Bus offices, represented the City at Linus Pauling Middle School green building recognition, marched in the Rose Parade with eighty Oregon mayors, met with a group of local automobile repair companies to discuss vocational education issues, helped celebrate Stone Soup's 25th birthday, introduced the Oregon State University College World Series championship team, welcomed the International 4-H Youth Conference, and helped with the Grand Opening of Chepenafa Springs Park.

Vanessa Brown began her summer internship with the Mayor.

III. FINANCE

A. Department Highlights

- Modified City services billing statements to add two new donation lines for Library and low-income payment assistance. Donations for both programs have started to come in with payments.

- Utility Billing and MIS staff met with representatives of Selectron to preview their software package for Utility Services customer notification via telephone or e-mail.
- Staff continue to work on the Qwest statewide audit and will be developing an address data file to compare with the City's GIS data file to ensure that all City addresses are accounted for correctly by Qwest.

IV. FIRE

A. Department Highlights

Operational

Response Activity - May 2007	City	Non-City	Total
Fires	8	2	10
Overpressure/Rupture	1	1	2
Requests for Ambulance	255	68	323
Rescue (Quick Response Team)	86	8	94
Hazardous Condition	4	0	4
Service Requests	38	8	46
Good Intent	30	13	43
False Calls	20	1	21
Other	1	0	1
TOTAL RESPONSES OVERALL	443	101	544

- Station 1's solar water heater was installed and is working well. If grant funding can be secured, staff plans to replace all stations' water heaters with solar units.
- The Telestaff implementation is underway. The process will be lengthy as the software is tailored to the Corvallis Fire Department's specific procedures and contract provisions.
- The Benton County Board of Commissioners approved a five-year ambulance service contract with the City.
- Ambulance personnel conducted a field test of various cardiac monitors. Information gained will be folded into the upcoming Request for Proposals (RFP) process to replace the Department's current monitors.

V. LIBRARY

A. Department Highlights

- Technical Services had an extremely busy year. Task reassignment led to an impressive increase in productivity. The Division added 40,361 items (a 16-percent increase over Fiscal Year 2005-2006) and discarded 31,438 items (an increase of 8 percent over the last fiscal year).
- June was a busy month for programs that are part of our early literacy effort. Parents and children completed the ten-week Toddle On Over Today (TOOT) program, the parent education early literacy program conducted in partnership with Linn-Benton Community College (LBCC). Evaluations suggest that the program was very popular, and we will partner with LBCC again in Spring 2008.
- The Rally Around Families Together (RAFT) is the relief nursery program for at-risk families. The Library provides early literacy instruction and storytime activities. The RAFT program is a collaboration of Benton County Commission on Children and Families, Linn Benton Lincoln Education Service District, Corvallis-Benton County Public Library, Old Mill Center, and LBCC.
- The Library hosted the 15th annual Kids Sleepover June 16th, with 150 youth and parents spending the night and enjoying entertainment provided by Jory Aaronson, crafts, the movie *Night at the Museum*, Dance Dance Revolution, Wii Sports games, and some good old quiet reading time. A great time was had by all!
- More than 530 preschoolers and their caregivers attended the Teddy Bear Picnic June 21st in Central Park. Additional Teddy Bear Picnics were held in Monroe and Alsea. June 21st also marked the kick-off of summer reading events in Corvallis and branch libraries. All totaled, on June 21st the Library provided programs for over 1,200 youth and families throughout the county. Visit www.thebestlibrary.net/corvallis/youth/events/srpspanish.html to view all the county-wide summer reading events in Spanish!
- The Summer Reading Program in Monroe is going great; 74 youth signed up, and there were 72 at their first program and 63 at the second. The Teen Summer Reading Program kick-off had 25 teens in attendance.
- Summer Reading was slow to start in Alsea but is going well. Fourteen youth are signed up for the grade school-age volunteer art class sponsored by the Library and Alsea Valley Artisans, beginning the first week of July and continuing every Tuesday through the month.

B. Other

- Each floor at the Main Library and each branch is now equipped with a disaster preparedness barrel. The barrels contain the basic supplies that would be needed in case of a minor or major disaster – radios, plastic sheeting, hard hats, towels, tool and first aid kits and so much more. This is one step in the creation of a master plan for dealing with disasters at library locations.
- On June 8th the Victor Brookes Reading Room was dedicated with a celebration attended by Brookes family members, donors, Foundation Board members, City dignitaries, and staff. The room is a glass enclosure of an existing patio on the first floor off the Youth Services area. It is a bright, welcoming space for children, families, and other Library users.
- New ceiling lighting was installed over the Adult reference area, which improved brightness in the area and will be more energy efficient. Other building maintenance projects included window washing, landscape clean-up, and carpet cleaning.
- The sesquicentennial mural donated to the Library by Corvallis Fall Festival was completed by artist Sam Bernardi and high school students. The tile mosaic, located in the Library parking garage, uses the Willamette River as a time line and depicts important highlights of Corvallis.

VI. PARKS AND RECREATION

A. Department Highlights

Administration/Planning

- Planning staff held the final Stakeholder Committee meeting June 5th, during which the Committee endorsed a plan for the North Riverfront Park. The plan will be reviewed by the Parks and Recreation Advisory Board (PRAB), and then it will be presented to Council for review.
- Administration staff worked on fiscal year-end clean-up, registration for summer programs, and increased Personnel Action forms due to summer hiring.
- As part of Administration's marketing effort, one staff meeting each month will be held at one of the Department's rental facilities to view amenities, exact location, etc.
- The Willamette Park Conceptual Plan was endorsed by PRAB and will be reviewed by the Council during a July 16th work session.
- The first phase of Sunset Park development is complete and open to the public.

Aquatic Center

- Otter Beach opened June 2nd, with more than 1,800 happy swimmers coming to the pool.
- Osborn Aquatic Center hosted a special "Dollar Day" event June 9th to promote early summer participation.
- More than 800 children participated in the first session of swimming and water safety lessons for the summer.
- Trained and certified 21 nationally certified lifeguards.
- Completed in-service training for more than 100 lifeguards, water safety instructors, front desk staff, and adult fitness instructors.
- Almost 3,000 people participated in 54 pool rentals.
- Ashbrook Independent School competed in a student-designed and built boat race in the outdoor lap pool. The boats were made of used cardboard.

Parks

- The first session of Youth Parks Corps began, and two pages of parks maintenance projects were identified for their work plan.
- Chepenefa Springs Park grand opening occurred June 30th; it was a great opportunity to thank everyone who worked on this project.

Recreation

- Organized the 150th Birthday Celebration at Central Park June 2nd with more than 850 participants enjoying the day's events, including music, games, cake, inflatable slides, and other activities.
- Replaced sports field lights at Pioneer Park, largely through a State grant and a donation from the Friends of Softball. A ceremony was held featuring Mayor Tomlinson throwing the first pitch prior to a City league softball game.
- More than two thousand men and women are playing adult slow-pitch softball in our program this summer.

Senior Center

- The Senior Center hosted a chocolate challenge June 7th, judged by Mayor Tomlinson. More than 50 seniors attended the event.
- The Senior Center hosted a trip to the Japanese Garden June 5th.
- On June 20th, the Senior Center sponsored Glenda Green, President of the Memory Loss Support Organization, who spoke about memory loss issues. This was the final presentation in a series of memory loss-related lectures held over the past nine months. Fifty people attended the presentation.

VII. POLICE

A. Department Highlights

Officers investigated 2,279 incidents this month. Following are the highlights:

- Officers arrested a man for Attempted Murder, Unlawful Use of a Weapon, Pointing a Firearm at Another, and Menacing after the man pointed a loaded Glock at his girlfriend then chased her around the house stating he was going to kill her. When Officers contacted him he disobeyed commands and motioned as though he was reaching for a weapon. A Taser was unsuccessfully deployed; Oleoresin Capsicum (mace) was successfully deployed.
- Detectives and the Street Crimes Unit assisted the Benton County Sheriff's Office in the investigation of a homicide in Lobster Valley. A 23-year-old man shot and killed his 53-year-old father. A search warrant was served at the residence. The investigation is continuing.
- During June, K-9 Xar was deployed seven times with ten applications, including five area searches, one track/trail, one evidence search, and two agency assists; he was utilized once for mere presence. Xar was responsible for the capture of one person during June, ten year to date, and thirty-nine during his career.
- Detectives arrested a 45-year-old man on two counts each of Sodomy and Unlawful Sexual Penetration, seven counts of Sexual Abuse, and one count of Rape. The subject abused an eight-year-old step-daughter over a period of time.
- An officer arrested a woman on eighty-four criminal charges including multiple counts of Negotiating a Bad Check, Fraudulent Use of a Credit Card, and Theft. Later in the month the same suspect was arrested for six counts of Theft after she stole three of her father's guns and then pawned them.
- The Street Crimes Unit arrested a 33-year-old man on a warrant for Manufacturing a Controlled Substance (Marijuana), Manufacturing a Controlled Substances within 1,000 feet of a School, Conspiracy to Commit Manufacturing a Controlled Substance, and Tampering with Evidence.
- Officers arrested a juvenile male for Driving Under the Influence of Intoxicants, Reckless Endangering, Hit and Run, Reckless Driving, False Information to Police, Minor in Possession, Runaway, and a confirmed arrest warrant. The 15-year-old male stole his mother's car, and, after drinking, tried to run people off the road. The juvenile suspect almost hit several people en route to South Corvallis from Albany. He lied about his name and had a warrant for his arrest.
- Investigations Division personnel continue to work with investigators from Oregon State Police, the Benton County District Attorney's Office, the Benton County Sheriff's Office, the Federal Bureau of Investigation, and the National

Center for Missing and Exploited Children on the Brooke Wilberger missing-person case.

9-1-1 Center Calls for Service

- The Corvallis Regional Communications Center dispatched 3,331 calls for police, fire, and medical assistance this month as follows:

POLICE		FIRE AND MEDICAL	
Corvallis Police	2,279	Corvallis Fire/Ambulance	450
Benton County Sheriff	435	Other Fire/Medical	34
Philomath Police	133		
TOTAL	2,847	TOTAL	484

B. Other

- Xar and Officer Harvey participated in the 2007 Springfield K-9 Competition. Xar placed in the top three in three of five events and won the "Top Dog" award for the second year in a row by scoring the most overall points.
- Officers Zessin and Van Arsdall were promoted to the rank of Sergeant.
- Officer Poole was assigned to the Investigation Services Division as a Detective.
- Officer Anderson returned to the department after completing training at the Department of Public Safety Standards and Training (DPSST). He began the Police Training Officer program's skills development training.
- Investigations Division personnel attended the 2007 City County Insurance Services Law Enforcement Conference in Salem, Oregon.
- Investigations Division and Street Crimes Unit personnel attended a three-day conference on Gang Prosecution Techniques. The training was sponsored by the Multi-Jurisdictional Counterdrug Task Force and was held in Salem, Oregon.
- Officer Duncan received a challenge coin for his work on a graffiti case.
- Officers and department staff participated in the Law Enforcement Special Olympics Torch Run June 26th, and Sergeant Goodwin received a challenge coin for his work on the event.
- Officers Teeter and Voll attended motor training in Dallas, Oregon.
- Officers Smith, Stenger, and Poole attended a three-day course on interviews and interrogations.
- Officers McCall and Cox participated in Drug Recognition Expert (DRE) certification training in Portland, Oregon.
- Officer McColly delivered an officer-friendly presentation and tour of the Law Enforcement Building to 35 elementary school children.

VIII. PUBLIC WORKS

A. Department Highlights

Administration Division

- Began work on the final portions of the department's Sustainability Management System plan, including mechanisms to enhance communication among all levels of the department on sustainability initiatives and achievements, a training program for general sustainability awareness and specific job-related needs, and a master calendar to incorporate this effort into the other department annual planning cycles.
- Met a second time with the stakeholders on the parking and pedestrian issues in the area of Avery Square and Cannery Mall. Discussed possible options to reduce commutes by single-occupancy vehicle and the maximum permitted parking space allowance for each entity.
- Hired an intern to assist with the RFP process and related public process for a timber harvest on the watershed property.

Engineering Division

- Construction is in progress for the Wastewater Reclamation Plant Trickling Filter Modifications (October completion) and Water Line Extension (July completion).
- SW 35th Street Bicycle Lanes construction will begin in July with completion anticipated in November.
- Design is in progress for SW Ninth Street/SW Jefferson Avenue Traffic Signal.
- SW Country Club Drive Improvements and 2007-2008 Street Reconstruction/NW Walnut Boulevard construction contracts have both been awarded to Mid-Valley Gravel Co.
- Sunset Park Improvements - Phase 2 and Taylor Water Treatment Plant Filter Modification and Media Replacement are currently advertised for bids.
- 2007-2008 Water Distribution System Rehabilitation contract award is currently in progress.
- Completed 2006-2007 Storm Drain Replacement at NW 15th Street/ NW Jackson Avenue.

Transportation Division

- Began the Summer Youth Transit Program – youth 17 years old and younger can ride FREE on both the Corvallis Transit System and Philomath Connection. This program is available, thanks to a generous donation from Allied Waste Services.
- Corvallis Transit System provided 48,326 rides during June. The Beaver Bus service ended mid-June and will resume in late-September.

Utilities Division

- Smoke tested sanitary sewer lines in NE Corvallis.
- Began waterline leak detection surveys.

B. Other

- Traffic Order 07-06 was signed by the City Manager, allowing staff to install "No Parking" signs on NW Reiman Avenue east from NW Ninth Street to the Dixon Creek Bridge.

IX. CITY MANAGER'S OFFICE

A. Department Highlights

- Hired Roy Emery as Fire Chief.
- Oregon State University student Andrew Bartlett began serving as an intern and will present a "white paper" on Instant Runoff Voting this summer for Council consideration.
- Began planning for the 2007 Citizen Attitude Survey.
- Held the first session in a diversity training series, offered by the Employers Partnership for Diversity, at the Corvallis-Benton County Public Library.
- Co-conducted a media relations training with staff from the City of Albany.
- Renewed property, casualty, airport, and workers compensation insurance coverages for Fiscal Year 2007-2008.
- Reviewed and provided comments to the newspaper regarding the *Corvallis Gazette-Times* "Our Town" guide.
- Began a series of summer walk-and-talk opportunities for City employees to talk informally with City Manager and Department Directors.
- Continued work on making the Corvallis Municipal Code available on the City Web site.

X. COMMUNITY DEVELOPMENT

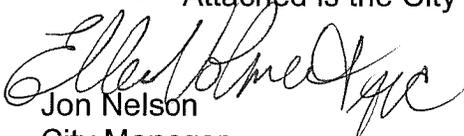
A. Department Highlights

- Housing received 55 Rental Housing Program-related contacts outlining 84 separate issues, with 20 related to habitability and 64 of a non-habitability nature. Nine of the habitability issues reported are, or may be, subject to the Rental Housing Code. One Code enforcement action was initiated during June and has been resolved. Another enforcement action initiated during May was resolved during June.

- Received notice from the United States Department of Housing and Urban Development that the City's Fiscal Year 2007-2008 Community Development Block Grant/HOME Investment Partnership Program Action Plan was approved.
- Three First Time Home Buyer program loans, each in the amount of \$10,000, were approved and closed during June.
- Housing staff continued to meet with representatives of Willamette Neighborhood Housing Services and the Center Against Rape and Domestic Violence to plan for the development of approximately ten units of supportive housing for survivors of domestic violence. A site in South Corvallis was identified and is under purchase agreements; work to gain environmental clearance continues.
- Development Services staff processed 46 residential and 37 non-residential plan reviews for proposed construction projects and conducted 1,670 inspections.
- Inspection staff investigated 23 citizen complaints, including such concerns as smelly dumpsters, a sidewalk café fence blocking access, work without a permit, illegal excavation, and couches on parking strips.
- Continued work with Urban Services Committee on the sidewalk café permit review process.
- Served two "Stop Work" orders in the Sparrow Hill Subdivision for work without a permit. Worked with Planning staff and the City Attorney's Office for compliance action on land use violations.
- Inspection and plan review staff continue to attend required code update classes for recent changes to the Plumbing, Mechanical, and Structural construction codes.
- Two electrical inspectors attended training highlighting solar installations.
- Staff attended the Regional Erosion Prevention Awards Ceremony in Wilsonville, Oregon, to present erosion prevention awards to Corvallis' two winners this year: Legend Homes and Spartan Construction. The ceremony was very well attended by participants and winners from 33 jurisdictions.
- Staff continued to work with Public Works on the remodel of the main level of City Hall in anticipation of the move of Planning Division to remodeled spaces in mid-July.

XI. MISCELLANEOUS

- Attached is the City Attorney's Office Report to the City Council for June.


Jon Nelson
City Manager



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**CITY ATTORNEY'S OFFICE
REPORT TO CITY COUNCIL: HIGHLIGHTS**

June 2007

The following are highlights of the City Attorney's Office activities during June 2007.

1. Preparation and filing of Respondent's brief in *Burgess, et al., v. City of Corvallis* (Whiteside LUBA Appeal).
2. Meetings/correspondence regarding Sparrow Hill.
3. Participation on interviewing panel for new fire chief.
4. Meetings with staff and Pacific Power regarding Pacific Power franchise renewal.
5. Meeting with City Manager's office re: Public Works personnel issue.
6. Meeting with City Manager re: elections law decision.

Ongoing/Future Matters:

1. Representation of the City before Oregon Court of Appeals re: *McElroy v. March* (nka *McElroy v. Carlson* - Mandamus Appeal), *McElroy v. City & Building Codes Structures Board*; and before the Land Use Board of Appeals re: *Burgess & Kincade, et al. v. City of Corvallis* (Whiteside Appeal),
2. Enforcement actions regarding code violations (building, sidewalk, land development code, etc.).
3. Continued work with ASOSU re: alcohol offenses.
4. Continued work on discrimination complaints.
5. Continued work on public records requests.
6. Continued work on the Alberti property condemnation issues and negotiations.
7. Continued monitoring of Timberhill Shopping Center retaining wall failure issue.
8. Continued work on Code revisions required by Charter amendments.

COUNCIL REQUESTS

FOLLOW-UP REPORT

JULY 12, 2007

1. Access Rights on Private Property (York)

A citizen complained after a private tree service entered their property while the property owners were not home and pruned a tree, causing damage to a newly seeded lawn and planting beds and leaving an oil deposit on a recently replaced concrete slab. The citizen inquired about access rights by the tree service and damage compensation to the property owner.

City Forester Merja contacted the citizen and the utility company's senior area forester, the latter of whom was consulting with the corporation's legal department regarding the legality of notification and access to utility easements on private property. The tree service and the utility company will be responsible for responding to property damages on the citizen's property.

The attached memorandum from Public Works Director Rogers outlines staff's responses to the citizen's inquiry and State regulations regarding public utility companies' access to their facilities on private property for actions including pruning trees and vegetation.

2. Composting Toilets (Wershow)

The attached memorandum from Development Services Division Manager Carlson explains the City's policies regarding composting toilets.


Jon Nelson
City Manager

MEMORANDUM

TO: Kathy Louie, City Managers Office

FROM: Steve Rogers, Public Works Director

DATE: July 11, 2007

SUBJECT: City Council Request Follow-up on PacifiCorp Tree Trimming at 3331 SW Willamette

Jan Bottjer (resident at 3331 SW Willamette) wrote an email to Councilor York asking whether a utility, specifically PacifiCorp or its contractor Trees Inc., had the right to enter his property and trim trees that were growing near the utility's facilities. He was also concerned about the manner in which the pruning was done, the destruction of his landscaping when the crews removed the trimmings, and the oil left in his driveway by the Trees Inc. truck. City staff reviewed the incident.

The City Urban Forester took the lead in the review and visited Mr. Bottjer at his residence. She concluded that the pruning had been done in compliance with all applicable regulations. She also contacted PacifiCorp's Senior Area Forester, Jay Neil to notify him of Mr. Bottjer's concerns. Mr. Neil told staff he is working with his legal department on Mr. Bottjer's questions about entering private property.

The City Franchise Specialist provided to Mr. Bottjer the regulations he requested regarding the utility's ability to enter his property and prune trees (attached). In summary, the Oregon Administrative Rules only require a utility to perform the work associated with line clearance in compliance with the American National Standard for Tree Care Operations. Pacific Power's rules (which are approved by the Public Utility Commission) require the customer to provide "safe, unobstructed access at reasonable times" for work, including tree trimming, deemed necessary to maintain clearances and service. Whenever practicable, the customer will be given reasonable notice of this work. The Corvallis Municipal Code requires the utility to provide a written notice to the customer at least ten business days prior to any pruning and to obtain a permit for pruning in the public right of way. Based on this information, staff concludes PacifiCorp has the right to access their facilities on private property to maintain safe operation as regulated by the Public Utility Commission when proper notice is given. In this situation a pruning permit is not required because the work did not take place within the public right of way.

The Franchise Specialist also contacted Doris Johnston (PacifiCorp Regional Community Manager) to relay Mr. Bottjer's concerns. She said PacifiCorp was aware of the situation and was actively going through the claims process with Mr. Bottjer on damages to his property. PacifiCorp reviewed their records and confirmed to staff that a door hanger about the pruning project was placed at Mr. Bottjer's residence within the required timeframe.

Oregon Administrative Rule

860-024-0017

Vegetation Pruning Standards

An operator that is an electric utility as defined in ORS 758.505 shall perform tree and vegetation work associated with line clearance in compliance with the American National Standard for Tree Care Operations, ANSI A300 (Part 1)-2001 Pruning, approved May 22, 2001, by the American National Standards Institute.

Pacific Power Oregon Rules

Oregon Rule 6

E. Company Access to Consumer Premises: The Consumer shall allow Company safe, unobstructed access at reasonable times to the Consumer's premises for all work, including tree trimming, deemed necessary by Company to maintain clearances and promote the continuity of service. Consumers shall also provide Company with regular safe and unobstructed access to the meter for the purpose of meter reading.

Oregon Rule 14

(b) Repair, maintenance, improvement, renewal or replacement of facilities, or any discontinuance of service which, in Company's judgment, is necessary to permit repairs or changes to be made in Company's generating, transmission or distribution facilities or to eliminate the possibility of damage to Company's property or to the persons or property of others. To the extent practicable, such work, repairs or changes shall be done in a manner which will minimize inconvenience to the Consumer and, whenever practicable, the Consumer shall be given reasonable notice to such work, repairs or changes.

Corvallis Municipal Code

Section 3.02.110 Pruning of trees in easements.

1) A utility may, at its own expense, prune trees within easements, public rights-of-way, or public places in the manner and to the extent necessary to provide adequate clearance and safety for its facilities, provided such tree pruning be supervised or performed by a certified arborist. Tree pruning shall be governed by principles of modern arboriculture pursuant to the standards of ANSI A300 (1995), International Society of Arboriculture Tree Pruning Standards (1995), and Pruning Trees near Electric Utility Lines (Shigo-1990) or as amended and carried on in strict conformity with any regulations heretofore or hereafter established by the City. All pruning shall be allowed only after the utility obtains a written permit from the City

2) Utilities shall provide a written notice to the property owner and resident at least ten (10) business days prior to any pruning to be done on the property. The City recognizes that a ten (10) day notice may not be possible in emergency situations; however, the City does encourage utilities to provide as much advance notice to property owners and residents as is reasonably possible under such emergency circumstances.

3) Council may require that any tree pruning necessary to provide adequate clearance and safety for the facilities of the utility be performed by the City, with qualified line-clearance tree pruners, supervised by a certified arborist, and that the cost thereof, including the cost of inspection, supervision, and administration shall be paid by the utility.

MEMORANDUM

TO: Corvallis City Council

FROM: Dan Carlson, Development Services Manager

DATE: July 9, 2007

SUBJECT: Composting Toilets

Issue

City Council recently requested information regarding Corvallis codes for the installation of composting toilets. This memo will address private installations in single-family dwellings in addition to public or commercial facilities.

Background

The City of Corvallis is mandated by statute to enforce the statewide adopted 2005 Oregon Plumbing Specialty Code and the 2005 Oregon Residential Specialty Code. The parent plumbing code document for these codes is the 2003 Uniform Plumbing Code. This code contains very few provisions for composting toilets and in fact they would be prohibited unless approved through an alternate process. As an aside, in recent years the code was modified to mandate new toilets use not more than 1.6 gallons per flush as a water conservation measure.

Most of the provisions in Oregon for composting toilets are derived specifically from Oregon Revised Statute (ORS) 447.118 and Administrative Rule (OAR) 918-770-0080. ORS contains the framework for statewide acceptance of composting toilets. OAR contains specific rules limiting application only in residences.

As defined in ORS and OAR, "compost toilet" means a permanent, sealed, water-impervious toilet receptacle screened from insects, used to receive and store only human wastes, toilet paper and biodegradable garbage, and ventilated to utilize aerobic composting for waste treatment.

Composting toilets must be listed by NSF International as conforming to NSF Standard 41. Composting toilets basically retain the waste (humus) similar to a pit-type outhouse or porta-potty, and allow the grey water to discharge to DEQ approved sanitation facilities (city sewer system or septic system). In order to maintain the biological balance for composting, the holding cavity must be in an insulated enclosure to maintain stable heat. In addition, the holding cavity must be properly vented to the exterior. The compost humus is then periodically removed by the occupant and disposed. OAR requires a disposal method of burying humus with a minimum of 12-inches of soil cover. Compost humus may not be deposited around any edible vegetable or vegetation but may be disposed around trees or shrubs, including fruit trees. ORS allows the

Department of Consumer and Business Services and the Department of Human Services to conduct periodic site inspections. Violations can be ordered to be corrected, or in the case of a public health hazard, removed and plumbing systems connected to local sanitation facilities.

Discussion

The purpose for the OAR's limiting installations of composting toilets exclusively to residential installations is one primarily of public sanitation and limiting the potential spread of communicable diseases in a public setting. Composting toilets in a residential setting are less prone to sanitation issues due to insufficient maintenance and cleaning.

The plumbing code also attempts to limit the transmission of disease by adopting specific provisions for public toilet installations that require flushing with water, elongated bowls, smooth non-absorbent materials, proper sizing, and seats of the open-front type. These standards would exclude composting toilets except the plumbing code does permit a process for considering "alternate materials & methods" whereby alternates can be accepted by local jurisdictions if the fixture is found to be equal to, or better than, the adopted codes.

Corvallis regularly uses a formal process to entertain alternates for all adopted specialty codes. However, even with statutes limiting application of composting toilets to residential uses, proving equality, in addition to the installation standards in OAR's, installation of a composting toilet would prove very challenging. Corvallis plumbing inspection staff have indicated they have not seen a composting toilet installation in Corvallis.

Conclusion

Composting toilets are permissible in residential applications provided a plumbing permit is obtained and the installation conforms to all ORS's and OAR's. In public settings such as a park facility or public building, OAR's would not permit the installation of a composting toilet.

**CITY OF CORVALLIS – COUNCIL REQUESTS – TRACKING REPORT
PENDING REQUESTS**

Council Request Item	Requested By	Date of Request	CM Report Due Date	Assigned to	Response in CM Rpt No.	Comments
Timetable and Staff Impacts for Planning-Related Issues	Tomlinson	06-18-07	07-31-07	Gibb		
Composting Toilets	Wershow	06-22-07	07-10-07	Gibb	CCR 07-12-07	
Access Rights on Private Property	York	07-03-07	07-10-07	Rogers	CCR 07-12-07	

BEFORE THE LAND USE BOARD OF APPEALS
OF THE STATE OF OREGON

RECEIVED

JUL 1 0 2007

CITY MANAGERS
OFFICE

MARK KNAPP,

Petitioner,

v.

CITY OF CORVALLIS,

Respondent.

LUBA No. 2007-_____

NOTICE OF INTENT TO APPEAL

I.

Notice is hereby given that petitioner intends to appeal the City of Corvallis's land use decision approving the Witham Oaks Conceptual and Detailed Development Plan / Tentative Subdivision Plat (PLD06-00012/SUB06-00005). Notice of the decision is attached as Exhibit 1. The decision became final on June 18, 2007.

II.

Petitioner is represented by:

Jannett Wilson, Goal One Coalition
642 Charnelton, Suite 100, Eugene, OR 97401
(541) 484-4448.

III.

Respondent City of Covallis,

PO Box 1083, Corvallis, OR 97339
(541) 766-6900

is represented by:

Corvallis City Attorney
456 SW Monroe, Suite 101, Corvallis, OR 97333
(541) 766-6906.

IV.

The applicant, Matrix Development,

12755 SW 69th St., Suite 100, Portland, OR 97223
(503) 620-8080

JUL 1 0 2007

Rec'd CAO

was represented below by:

Dana Krawczuk, Ball Janik LLP
101 SW Main St., Suite 1100, Portland, OR 97204
(503) 228-2525.

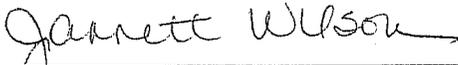
V.

As indicated by the City of Corvallis's records, written notice of the land use decision was mailed to the persons and entities listed in Exhibit 2.

NOTICE

Anyone who desires to participate as a party in this case before the Land Use Board of Appeals must file with the Board a Motion to Intervene in this proceeding pursuant to OAR 661-010-0050.

Dated: July 9, 2007.



Jannett Wilson, OSB 965561
Of Attorney for Petitioners



CITY COUNCIL NOTICE OF DISPOSITION

ORDER: 2007-061

CASE: Witham Oaks Conceptual and Detailed Development Plan /
Tentative Subdivision Plat (PLD06-00012/SUB06-00005)

REQUEST: An appeal of a Planning Commission decision to approve a Conceptual and Detailed Development Plan and Tentative Subdivision Plat to create 221 residential lots and 16 common tracts within 57.7 acres of land zoned PD(RS-6) (Low Density Residential with an Planned Development Overlay) and 36.9 acres of land zoned PD(AG-OS) (Agricultural - Open Space with a Planned Development Overlay). Approximately 49.8 acres of the site, including the 36.9 acre portion zoned PD(AG-OS), would either remain undeveloped as natural open space or be contained in common tracts. The Detailed Development Plan proposes to construct a mixture of single family detached homes and attached townhomes within the 57.7 acre PD(RS-6) portion of the site, and is contingent upon approval of a public right-of-way vacation request for Circle Boulevard. (A review of the right-of-way vacation request will be conducted by the Corvallis City Council at a later date.) Various Land Development Code standards, such as those related to building setbacks, minimum lot size, street design, and wetland preservation, are proposed to be modified through the Detailed Development Plan.

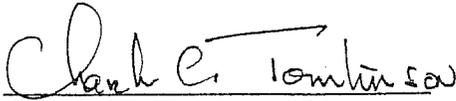
APPLICANT/OWNER: Matrix Development
12755 SW 69th Street,
Suite 100
Portland, OR 97223

LOCATION: Undeveloped 94.62 acre property on the north side of Harrison Boulevard, west of the Church of Jesus Christ of Latter Day Saints, and south of Witham Hill Drive. The site is composed of the following tax lots: Benton County Assessor's Map 11-5-28, Tax Lot 2300; and Map 11-5-33, Tax Lots 1000, 1100, and 1101.

The City Council held a duly-advertised *de novo* public hearing on the application on May 21, 2007. The hearing was closed, and the City Council deliberated and reached a decision on the appeal on June 4, 2007. After consideration of all the testimony and evidence, the City Council voted to uphold the Planning Commission's decision to approve the request, and approved the Conceptual and Detailed Development Plan and Tentative Subdivision Plat requests, with conditions.

If you wish to appeal these decisions, an appeal must be filed with the State Land Use Board of Appeals within 21 days from the date of the decision.

The proposal, staff report, hearing minutes, memoranda to City Council, and findings and conclusions may be reviewed at the Community Development Department, Planning Division, City Hall, 501 SW Madison Avenue.



Charles C. Tomlinson, Mayor
Corvallis City Council

Signed: June 18, 2007
Appeal Deadline: July 9, 2007

Expiration Date(s) (If Not Appealed): July 9, 2010 (Conceptual and Detailed Development Plan)
July 9, 2009 (Tentative Subdivision Plat)

If no appeal is filed by the appeal deadline, the Conceptual and Detailed Development Plan shall be valid for three years. If the applicant has not begun construction of the development or its phases within this period, the approval shall expire on July 9, 2010. At its discretion, and without a public hearing, the Planning Commission may extend the approval one time for up to two additional years if it finds that conditions have not changed. If an extension is desired, the applicant is required to file a written request for the extension, with the City's Planning Division, prior to the expiration date.

If no appeal is filed by the appeal deadline, the Tentative Subdivision Plat shall be valid for two years. If the applicant has not submitted a final subdivision plat within two years (with appropriate assurances for improvements, if applicable), the approval shall expire on July 9, 2009. At its discretion, and without a public hearing, the Planning Commission may extend the approval one time for up to one additional year if it finds that conditions have not changed. If an extension is desired, the applicant is required to file a written request for the extension, with the City's Planning Division, prior to the expiration date.

Attachments: Conditions of Approval and City Council Adopted Formal Findings

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MIKE VOLPE
VOLPEMR@MSN.COM

CERTIFICATE OF SERVICE

I hereby certify that, on July 9, 2007, I caused to be served true and correct copies of this **Notice of Intent to Appeal** on all persons and entities listed in paragraphs III, IV, and V of this notice, pursuant to OAR 661-010-0015(2), by first-class mail to the mailing addresses listed.

Jannett Wilson

Jannett Wilson

CERTIFICATE OF FILING

I hereby certify that on July 9, 2007, I filed the original and two copies of this **Notice of Intent to Appeal**, together with a check for the filing fee and deposit for costs in the amount of \$325, by certified first-class mail to the Land Use Board of Appeals, at 550 Capitol Street NE, Suite 235, Salem, Oregon 97301-2552.

Jannett Wilson

Jannett Wilson

**ADMINISTRATIVE SERVICES COMMITTEE
SCHEDULED ITEMS**

July 12, 2007

MEETING DATE	AGENDA ITEM
July 19	No meeting
August 9	<ul style="list-style-type: none"> • Franchise Utility Renewal <ul style="list-style-type: none"> • Pacific Power • Instant Runoff Voting
August 23	
September 6	<ul style="list-style-type: none"> • Fourth Quarter Operating Report
September 20	
October 4	<ul style="list-style-type: none"> • Council Policy Review: CP 94-2.09, "Council Orientation" • Council Policy Review: CP 91-3.04, "Separation Policy" • Council Policy Review: CP 98-2.10, "Use of E-mail by Mayor and City Council" • Council Policy Review: CP 92-1.05, "Miscellaneous Property Ownership"
October 18	<ul style="list-style-type: none"> • Economic Development Allocations Fourth Quarter Reports • Council Policy Review: CP 96-6.03, "Economic Development Policies"
November 8	<ul style="list-style-type: none"> • Utility Rate Annual Review • Benton County Historical Society/Museum Annual Report • Economic Development Allocations Application Process and Calendar • Comprehensive Annual Financial Report (CAFR) • Funding Agreement Annual Report <ul style="list-style-type: none"> • Corvallis Environmental Center
November 22	No meeting
December 6	
December 20	<ul style="list-style-type: none"> • Economic Development Allocations First Quarter Reports • First Quarter Operating Report • Council Policy Reviews: CP 10.01 through 10.08, "Financial Policies"

ASC PENDING ITEMS

- Nuisance Code Enforcement Program Review Community Development

Regular Meeting Date and Location:

Thursday following Council, 12:00 pm – Madison Avenue Meeting Room

**HUMAN SERVICES COMMITTEE
SCHEDULED ITEMS**

July 12, 2007

MEETING DATE	AGENDA ITEM
July 17	<ul style="list-style-type: none"> • Willamette Neighborhood Housing Services Third Quarter Report • Parks and Recreation Boards Consolidation
August 7	<ul style="list-style-type: none"> • Review of Municipal Code Open Container/ Minor in Possession Laws • Parks and Recreation Annual Fee Review
August 21	
September 5	<ul style="list-style-type: none"> • Revisions to Comprehensive Communications Plan and Three-Year Plan
September 18	<ul style="list-style-type: none"> • Social Services Fourth Quarter Report • Rental Housing Program Annual Report
October 2	<ul style="list-style-type: none"> • Council Policy Review: CP 92-5.04, "Hate/Bias Violence"
October 16	
November 6	<ul style="list-style-type: none"> • Council Policy Review: CP 94-4.07, "City-Owned Art Objects on Private Property" • Corvallis Neighborhood Housing Services Fourth Quarter Report
November 20	
December 4	
December 18	<ul style="list-style-type: none"> • Social Services First Quarter Reports • Corvallis Neighborhood Housing Services First Quarter Report

HSC PENDING ITEMS

- | | |
|--|-----------------------|
| • CDBG/Home and Needs Assessment linkage to social services policy | Community Development |
| • Recreational Fires Permitting Process | Fire |
| • Social Services Funding Contract | Community Development |

Regular Meeting Date and Location:

Tuesday following Council, 12:00 pm – Madison Avenue Meeting Room

**URBAN SERVICES COMMITTEE
SCHEDULED ITEMS**

July 12, 2007

MEETING DATE	AGENDA ITEM
July 19	<ul style="list-style-type: none"> • Traffic Calming Six-Month Review • Owens Farm Infrastructure Extension Framework • Extended-Length Vehicle Parking in Downtown • Watershed Stewardship Plan Implementation
August 9	<ul style="list-style-type: none"> • Sun Power Energy Solar Power Agreement • Council Policy Review: CP 99-7.14, "Prepayment for Public Street Improvements" • Greenberry Irrigation Memorandum of Understanding • Sidewalk Cafés
August 23	No meeting
September 6	
September 20	No meeting
October 4	<ul style="list-style-type: none"> • Council Policy Review: CP 91-7.01, "Assessments - Sanitary Sewer and Water System Improvements" • Council Policy Review: CP 91-7.02, "Assessments - Storm System" • Council Policy Review: CP 91-7.03, "Assessments - Street Improvements" • Council Policy Review: CP 91-8.01, "Watershed Easement Considerations" • Council Policy Review: CP 91- 9.01, "Crosswalks" • Council Policy Review: CP 91-9.02, "Dirt on Streets"
October 18	<ul style="list-style-type: none"> • Council Policy Review: CP 91-7.11, "Water Main Extensions and Fire Protection" • Council Policy Review: CP 91-7.09, "Traffic Control Devices, Cost of" • Council Policy Review: CP 91-7.10, "Water Line Replacement Policy" • Council Policy Review: CP 91-9.03, "Residential Parking Permit District Fees" • Council Policy Review: CP 91-9.04, "Street Lighting Policy"
November 8	
November 22	No meeting
December 6	
December 20	

USC PENDING ITEMS

- | | |
|---|--------------|
| • Airport Industrial Park Master Lease Review | Public Works |
| • Fire Protection Services in Health Hazard Residential Areas | Fire |
| • Council Policy on Neighborhood Traffic Calming Program | Public Works |

Regular Meeting Date and Location:

Thursday following Council, 4:00 pm – Madison Avenue Meeting Room

UPCOMING MEETINGS OF INTEREST



City of Corvallis

JULY - NOVEMBER 2007
(Updated July 12, 2007)

JULY 2007

Date	Time	Group	Location	Subject/Note
12	4:00 pm	Core Services Committee	Downtown Fire Station	
14	10:00 am	Government Comment Corner	Library Lobby - Scott Zimbrick	
16	12:00 pm	City Council	Downtown Fire Station	work session - Willamette Park improvements
16	5:30 pm	City Council	Downtown Fire Station	
16	7:00 pm	City Council	Downtown Fire Station	
17	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
18	12:00 pm	Housing and Community Dev Cmsn	Madison Avenue Mtg Rm	
18	5:30 pm	Watershed Mgmt Adv Cmsn	Madison Avenue Mtg Rm	
18	7:00 pm	Planning Commission	Downtown Fire Station	
19		No Administrative Services Cmte		
19	4:00 pm	Urban Services Committee	Madison Avenue Mtg Rm	
19	6:30 pm	Parks and Recreation Advisory Bd	Downtown Fire Station	
21		No Government Comment Corner		
24	12:00 pm	Cmsn for Martin Luther King, Jr.	City Hall Meeting Room A	
25	5:00 pm	Downtown Parking Cmsn	Madison Avenue Mtg Rm	
26	4:00 pm	Downtown/Economic Vitality Plans Implementation Committee	Madison Avenue Mtg Rm	
28	10:00 am	Government Comment Corner	Library Lobby - TBD	

AUGUST 2007

Date	Time	Group	Location	Subject/Note
1	7:00 pm	Planning Commission	Downtown Fire Station	
2	4:00 pm	Core Services Committee	Downtown Fire Station	
2	7:15 pm	Committee for Citizen Involvement	Madison Avenue Mtg Rm	
3	7:00 am	Bicycle and Pedestrian Adv Cmsn	Madison Avenue Mtg Rm	
4	10:00 am	Government Comment Corner	Library Lobby - TBD	
6	12:00 pm	City Council	Downtown Fire Station	
6	7:00 pm	City Council	Downtown Fire Station	
7	7:00 am	Airport Commission	Madison Avenue Mtg Rm	
7	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
8	8:15 am	Citizens Adv Cmsn on Transit	Madison Avenue Mtg Rm	
9	8:00 am	Citizens Advisory Cmsn on Civic Beautification and Urban Forestry	Parks and Rec Conf Rm	
9	12:00 pm	Administrative Services Committee	Madison Avenue Mtg Rm	
9	4:00 pm	Urban Services Committee	Madison Avenue Mtg Rm	
11	10:00 am	Government Comment Corner	Library Lobby - TBD	
14	7:00 pm	Historic Resources Commission	Downtown Fire Station	
14	12:00 pm	Housing and Community Dev Cmsn	Madison Avenue Mtg Rm	
15	5:30 pm	Watershed Mgmt Adv Cmsn	Madison Avenue Mtg Rm	
15	7:00 pm	Planning Commission	Downtown Fire Station	
16	4:00 pm	Core Services Committee	Downtown Fire Station	
16	6:30 pm	Parks and Recreation Advisory Bd	Madison Avenue Mtg Rm	

Date	Time	Group	Location	Subject/Note
18	10:00 am	Government Comment Corner	Library Lobby - Matt Donohue	
20	12:00 pm	City Council	Downtown Fire Station	
20	7:00 pm	City Council	Downtown Fire Station	
21	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
22	5:00 pm	Downtown Parking Cmsn	Madison Avenue Mtg Rm	
23	12:00 pm	Administrative Services Committee	Madison Avenue Mtg Rm	
23		No Urban Services Committee		
23	4:00 pm	Downtown/Economic Vitality Plans Implementation Committee	Madison Avenue Mtg Rm	
25	10:00 am	Government Comment Corner	Library Lobby - Bill York	
28	12:00 pm	Cmsn for Martin Luther King, Jr.	City Hall Meeting Room A	

SEPTEMBER 2007

Date	Time	Group	Location	Subject/Note
1		No Government Comment Corner		
3		City Holiday – all offices closed		
4	7:00 am	Airport Commission	Madison Avenue Mtg Rm	
4	12:00 pm	City Council	Downtown Fire Station	
4	7:00 pm	City Council	Downtown Fire Station	
5	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
5	7:00 pm	Planning Commission	Downtown Fire Station	
6	12:00 pm	Administrative Services Committee	Madison Avenue Mtg Rm	
6	4:00 pm	Urban Services Committee	Madison Avenue Mtg Rm	
6	7:15 pm	Committee for Citizen Involvement	Madison Avenue Mtg Rm	
7	7:00 am	Bicycle and Pedestrian Adv Cmsn	Madison Avenue Mtg Rm	
8	10:00 am	Government Comment Corner	Library Lobby - Charles Tomlinson	
10	7:00 pm	Mayor/City Council/City Manager	Madison Ave Mtg Rm	tentative quarterly work session
11	7:00 pm	Historic Resources Commission	Downtown Fire Station	
11	7:00 pm	Ward 7 (Zimbrick) meeting	Fire Station 5	
12	8:15 am	Citizens Adv Cmsn on Transit	Madison Avenue Mtg Rm	
13	8:00 am	Citizens Advisory Cmsn on Civic Beautification and Urban Forestry	Parks and Rec Conf Rm	
13	4:00 pm	Core Services Committee	Downtown Fire Station	
15	10:00 am	Government Comment Corner	Library Lobby - Matt Donohue	
17	12:00 pm	City Council	Downtown Fire Station	
17	7:00 pm	City Council	Downtown Fire Station	
18	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
19	12:00 pm	Housing and Community Dev Cmsn	Madison Avenue Mtg Rm	
19	5:30 pm	Watershed Mgmt Adv Cmsn	Madison Avenue Mtg Rm	
19	7:00 pm	Planning Commission	Downtown Fire Station	
20	12:00 pm	Administrative Services Committee	Madison Avenue Mtg Rm	
20		No Urban Services Committee		
20	6:30 pm	Parks and Recreation Advisory Bd	Downtown Fire Station	
22	10:00 am	Government Comment Corner	Library Lobby - TBD	
25	12:00 pm	Cmsn for Martin Luther King, Jr.	City Hall Meeting Room A	
26	5:00 pm	Downtown Parking Cmsn	Madison Avenue Mtg Rm	
27	4:00 pm	Downtown/Economic Vitality Plans Implementation Committee	Madison Avenue Mtg Rm	
29	10:00 am	Government Comment Corner	Library Lobby - Mike Beilstein	

OCTOBER 2007

Date	Time	Group	Location	Subject/Note
1	12:00 pm	City Council	Downtown Fire Station	
1	7:00 pm	City Council	Downtown Fire Station	
2	7:00 am	Airport Commission	Madison Avenue Mtg Rm	
2	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
4	12:00 pm	Administrative Services Committee	Madison Avenue Mtg Rm	
4	4:00 pm	Urban Services Committee	Madison Avenue Mtg Rm	
4	7:15 pm	Committee for Citizen Involvement	Madison Avenue Mtg Rm	
5	7:00 am	Bicycle and Pedestrian Adv Cmsn	Madison Avenue Mtg Rm	
6	10:00 am	Government Comment Corner	Library Lobby - Scott Zimbrick	
9	7:00 pm	Ward 3 (Grosch) meeting	TBD	City sponsored
9	7:00 pm	Historic Resources Commission	Madison Avenue Mtg Rm	
10	8:15 am	Citizens Adv Cmsn on Transit	Madison Avenue Mtg Rm	
11	8:00 am	Citizens Advisory Cmsn on Civic Beautification and Urban Forestry	Parks and Rec Conf Rm	
11	4:00 pm	Core Services Committee	Downtown Fire Station	
13	10:00 am	Government Comment Corner	Library Lobby - Bill York	
15	12:00 pm	City Council	Downtown Fire Station	
15	7:00 pm	City Council	Downtown Fire Station	
16	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
17	5:30 pm	Watershed Mgmt Adv Cmsn	Madison Avenue Mtg Rm	
18	12:00 pm	Administrative Services Committee	Madison Avenue Mtg Rm	
18	4:00 pm	Urban Services Committee	Madison Avenue Mtg Rm	
18	6:30 pm	Parks and Recreation Advisory Bd	Downtown Fire Station	
17	12:00 pm	Housing and Community Dev Cmsn	Madison Avenue Mtg Rm	
20	10:00 am	Government Comment Corner	Library Lobby - David Hamby	
23	12:00 pm	Housing and Community Dev Cmsn	Madison Avenue Mtg Rm	
24	5:00 pm	Downtown Parking Cmsn	Madison Avenue Mtg Rm	
25	4:00 pm	Downtown/Economic Vitality Plans Implementation Committee	Madison Avenue Mtg Rm	
27	10:00 am	Government Comment Corner	Library Lobby - <i>Kari Rieck</i>	

NOVEMBER 2007

Date	Time	Group	Location	Subject/Note
1	4:00 pm	Core Services Committee	Downtown Fire Station	
2	7:00 am	Bicycle and Pedestrian Adv Cmsn	Madison Avenue Mtg Rm	
3	10:00 am	Government Comment Corner	Library Lobby - TBD	
5	12:00 pm	City Council	Downtown Fire Station	
5	7:00 pm	City Council	Downtown Fire Station	
6	7:00 am	Airport Commission	Madison Avenue Mtg Rm	
6	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
8	8:00 am	Citizens Advisory Cmsn on Civic Beautification and Urban Forestry	Parks and Rec Conf Rm	
8	12:00 pm	Administrative Services Committee	Madison Avenue Mtg Rm	
8	4:00 pm	Urban Services Committee	Madison Avenue Mtg Rm	
8	4:00 pm	Core Services Committee	Downtown Fire Station	
10		No Government Comment Corner		
12		City Holiday – all offices closed		
13	7:00 pm	Historic Resources Commission	Madison Avenue Mtg Rm	
14	8:15 am	Citizens Adv Cmsn on Transit	Madison Avenue Mtg Rm	

Date	Time	Group	Location	Subject/Note
15	6:30 pm	Parks and Recreation Advisory Board	Madison Avenue Mtg Rm	
17	10:00 am	Government Comment Corner	Library Lobby - Blake Rodman	
19	12:00 pm	City Council	Downtown Fire Station	
19	7:00 pm	City Council	Downtown Fire Station	
20	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
21	12:00 pm	Housing and Community Dev Cmsn	Madison Avenue Mtg Rm	
21	5:30 pm	Watershed Mgmt Adv Cmsn	Madison Avenue Mtg Rm	
22		City Holiday – all offices closed		
22		No Administrative Services Cmte		
22		No Urban Services Committee		
22		No Downtown/Economic Vitality Plans Implementation Committee		
23		City Holiday – all offices closed		
24		No Government Comment Corner		
27	12:00 pm	Housing and Community Dev Cmsn	Madison Avenue Mtg Rm	
28	5:00 pm	Downtown Parking Cmsn	Madison Avenue Mtg Rm	

Bold type – involves the Council ~~Strikeout~~ type – meeting canceled *Italics* type – new meeting

TBD To be Determined

MEMORANDUM

July 6, 2007

TO: Mayor and City Council

FROM: Ken Gibb, Community Development Director



RE: Materials for July 16 Visitors' Propositions

Paul Carlson, Region X Coordinator for the United States Interagency Council on Homelessness (USICH), will speak to the Council during visitors' propositions on July 16. He will be speaking about USICH and its efforts to facilitate the development of "Ten Year Plans to End Homelessness" in counties and cities throughout the United States. To date in Oregon ten year plans have been developed for Clackamas County, Coos County, Lane County/Eugene, Jackson County/Ashland/Medford, Lincoln County/Newport, Multnomah County/Portland, and Yamhill County. Mr. Carlson will be meeting with County leadership about developing a ten year plan for Benton County on July 17.

The attached materials have been forwarded as background for Mr. Carlson's comments.



United States Interagency Council on Homelessness

Mission. The mission of the United States Interagency Council on Homelessness is to coordinate the federal response to homelessness and to create a national partnership at every level of government and every element of the private sector to reduce and end homelessness in the nation. Revitalized by President Bush in 2002, the Council, under the leadership of Executive Director Philip F. Mangano, is engaged in carrying out the President's commitment to end chronic homelessness in the United States. In doing so, the Council has forged an unprecedented national partnership that extends from the White House to the streets and includes federal, state, and local government, advocates, providers, consumers and faith-based organizations.

The Council works to improve access to and coordination of federal investments among its Council member departments and agencies; ensure the effectiveness of federal activities and programs; engage and assist state and local governments, advocates, service providers, and customers in creating effective local solutions; and provide technical assistance and evidence-based best practice information to partners at every level of government, as well as the private sector.

Interagency Collaboration - Federal. The Council is an independent agency within the federal executive branch composed of 20 Cabinet Secretaries and agency heads and reports directly to the White House Domestic Policy Council. Meeting regularly at the White House, the Council's Cabinet Chair is currently Department of Housing and Urban Development Secretary Alphonso Jackson.

Intergovernmental Collaboration. As part of the Council's strategy to establish non-partisan, intergovernmental partnerships to end chronic homelessness, specific initiatives have been fostered with state and local governments. To date, Governors of 53 states and territories have taken steps to create State Interagency Councils on Homelessness. Over 200 Mayors and County Executives and 6 Governors have committed to 10-Year Plans to End Chronic Homelessness. The Council provides technical assistance to states and localities in the development of these initiatives including the expeditious dissemination of innovative best practices that are results-oriented.

Intercommunity Collaboration. To carry out the strategy of intergovernmental and inter-sector partnership, the Council has developed community partnerships with the National Governors Association, U.S. Conference of Mayors, National League of Cities, National Association of Counties, United Way, Chamber of Commerce, International Downtown Association, National Alliance for the Mentally Ill, and the National Alliance to End Homelessness. Additionally, the Council regularly convenes state and local officials, communicates with national and local provider and advocacy organizations, and communicates directly with homeless people to foster consumer-centric solutions.

Technical Assistance and Support. To administer and facilitate the Council's mission at the local and regional level, the Council has Regional Coordinators throughout the country. Each of the Coordinators is responsible for working with federal partners and state and local governments, homeless advocates, providers, and consumers to encourage and coordinate their collective efforts to end chronic homelessness. The Coordinators facilitate the creation of regional federal interagency councils and state interagency councils, as well as jurisdictional 10-Year Plans.

The Council, in keeping with the President's Management Agenda, encourages activities and initiatives that incorporate research-driven, performance-based, and results-oriented solutions. For example, the Council supports:

- The dissemination of new and innovative approaches such as Housing First, Assertive Community Treatment Teams, and Project Homeless Connect that are proving effective at ending chronic homelessness;
- Local cost-benefit studies that reveal the costs of homelessness to the community and the cost savings that arise from effective solutions;
- Strategies to prevent homelessness for individuals and families before it occurs; and,
- Access to mainstream resources for the benefit of homeless persons and families.

For more information, please visit the Council's website at www.usich.gov.

United States Interagency Council on Homelessness
Phone: 202/708-4663 FAX: 202/708-1216



Paul H. Carlson, Regional Coordinator, Federal Region X
United States Interagency Council on Homelessness
HUD Regional Director's Office
909 1st Avenue, Seattle, WA 98104
(206) 220-5362

BIOGRAPHICAL INFORMATION

Paul Carlson represents the United States Interagency Council on Homelessness for federal Region X, the Pacific Northwest and Alaska. The mission of the Interagency Council is to lead the national strategy to end chronic homeless. The Interagency Council coordinates the efforts of all federal agencies with regards to homeless policy. It promotes the work of cities and states in developing local 10 Year Plans to End Homelessness.

Prior to coming to the Interagency Council Paul worked for the City of Seattle, directing the operations of the Sound Families Initiative, a housing production program funded through a \$40 million gift from the Bill & Melinda Gates Foundation. The goal of Sound Families is to create a network of 1,500 units of supported housing for families in transition out of homelessness in the Puget Sound region.

Paul Carlson worked for many years as the Housing Coordinator of Harborview Mental Health Services in Seattle, where he developed the housing program and housed homeless persons with chronic mental illness. He serves on the National Shelter plus Care Steering Committee that advises HUD on this McKinney funded program. He also serves on several advisory boards on housing and homelessness in Washington State.

He received a BA from Dickinson College and an Masters of Divinity from Fuller Theological Seminary. He has also attended St. Andrews University, Scotland, and Princeton Theological Seminary.



THE 10-YEAR PLANNING PROCESS TO END CHRONIC HOMELESSNESS IN YOUR COMMUNITY

A Step-by-Step Guide

United States Interagency Council on Homelessness
451 7th St. SW, Suite 2200 • Washington, D.C. 20410
Phone (202) 708-4663 • www.ich.gov • Fax (202) 708-1216

SUPPORT FOR 10-YEAR PLANS

“The U.S. Conference of Mayors supports the 10-year planning process and strongly encourages cities to create and implement... strategic plans to end chronic homelessness in 10 years.”

– *Resolution passed unanimously by the **U.S. Conference of Mayors**, June 2003*

“NACo endorses the Bush Administration’s national goal of ending chronic homelessness in ten years... NACo encourages counties to develop 10 Year Plans incorporating the latest research... to prevent and end chronic homelessness.”

– *Resolution adopted by the **National Association of Counties**, July 15, 2003*

“The National League of Cities (NLC) supports the Bush Administration’s goal to end chronic homelessness in the United States in 10 years and will help advance the planning process set forth by the Administration.”

- *Resolution adopted by the **National League of Cities**, December 2003*

“We have to do more than just manage homelessness. Our objective [is] to prevent homelessness, and ultimately end it. [That is the] intent of this plan.”

– *Mayor Richard Daley, on Chicago’s 10-Year Plan*

“Five years ago the notion of cities having 10-year plans to end homelessness was naïve and risky. No one thought it was possible. But the new research and new technologies have created such movement and innovation on this issue that it may now be naïve and risky not to have such a plan.”

– *Executive Director Philip Mangano, U.S. Interagency Council on Homelessness*



The United States Interagency Council supports and encourages the development of local 10-year plans to end chronic homelessness. Planning to **end** homelessness – not to manage or maintenance – is new. Inspired by the President’s call to end this profile of homelessness and by city and county 10-year plans that have been developed across our country – Atlanta, Chicago, and Maricopa County to name a few – these planning processes have offered new resources, new collaborations, and new energy to create solutions. BY mid-2004 more than 120 cities had committed to such 10 year plans.

The Council’s work with federal departments and agencies promises new collaborative approaches and new funding opportunities at the national level. Our encouragement of Governors to create state interagency councils on homelessness will create new state level opportunities. Again, by late 2004, 46 Governors had made such a commitment.

Most importantly, the new research and new technologies offer performance based, results oriented strategies to reduce and end homelessness. We have prioritized people on the streets and in long term stays in shelters, those experiencing “chronic homelessness.” They are the most vulnerable, visible, and costly.

This document is designed to guide your community through the steps of developing and implementing a 10-year plan to end chronic homelessness.

We are indebted to the U.S. Conference of Mayors for their assistance in creating this document, to the National Alliance to End Homelessness for their innovative work in developing the 10-year planning template, and to HUD Secretary Alphonso Jackson and his staff for their support in endorsing and promoting 10-year plans.

Homelessness is a national problem with local solutions. Working together, we can end this national disgrace.

All the best,

Philip F. Mangano
Executive Director
U.S. Interagency Council on Homelessness

TABLE OF CONTENTS

▪ What Is Chronic Homelessness?	1
▪ What Are Characteristics of Individuals Experiencing Chronic Homelessness?	2
▪ Why Focus on Chronic Homelessness?	3
▪ Why Focus on Chronic Homelessness Now?	5
▪ How Can You End Chronic Homelessness In Your Community?	6
▪ What Are the Elements of a Successful 10-Year Plan?	18
▪ What Results Can Your Community Expect?	19
▪ Where Can You Find Additional 10-Year Planning Resources?	20

WHAT IS CHRONIC HOMELESSNESS?



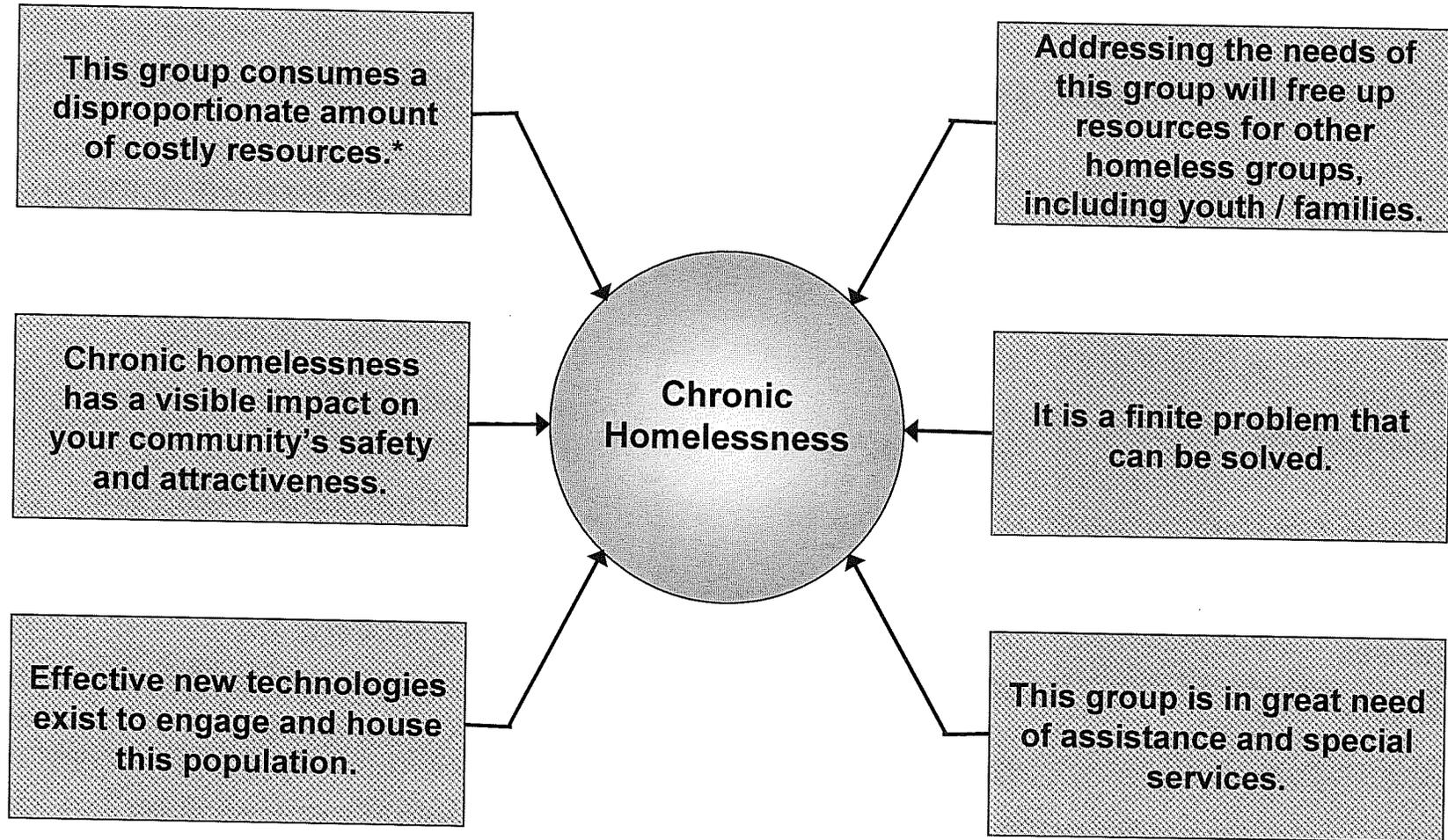
- The most visible form of homelessness; often people on the streets of our neighborhoods and communities
- Experienced by 150,000 Americans each year
- A subgroup that constitutes 10% of the homeless population
- A condition found in counties, cities, suburbs, and rural areas

WHAT ARE CHARACTERISTICS OF INDIVIDUALS EXPERIENCING CHRONIC HOMELESSNESS?



- Unaccompanied individuals
- Homeless for a year or more or multiple times over a several year period
- Disabled by addiction, mental illness, chronic physical illness or disability, or developmental disability
- Frequent histories of hospitalization, unstable employment, and incarceration
- Average age in the early 40s

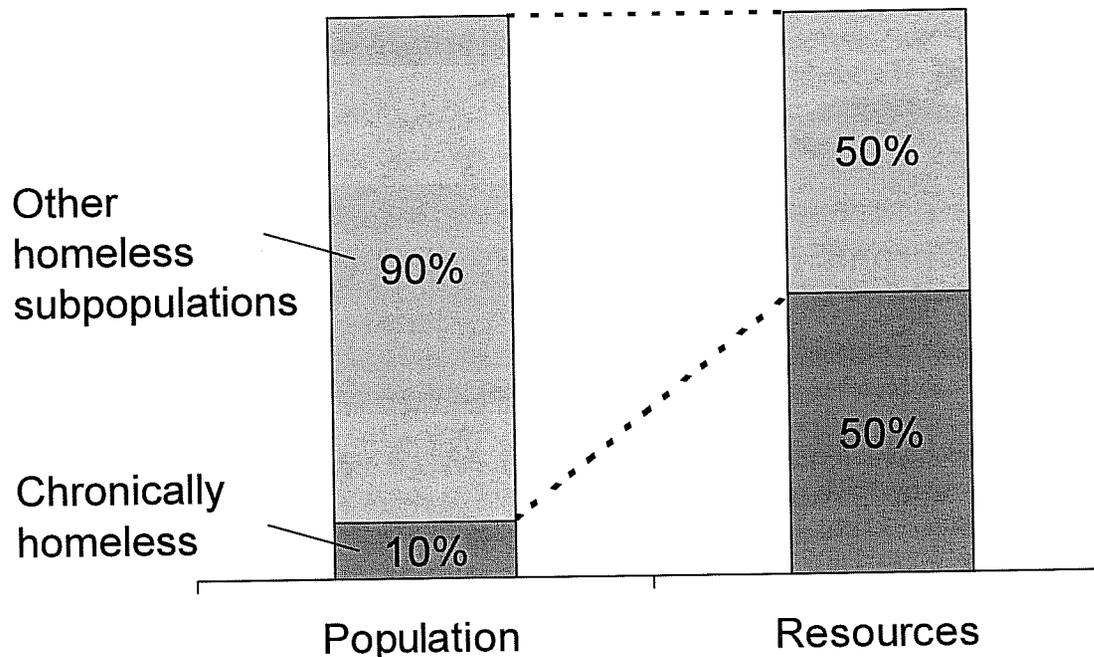
WHY FOCUS ON CHRONIC HOMELESSNESS?



* Described in more detail on following page

INDIVIDUALS EXPERIENCING CHRONIC HOMELESSNESS CONSUME A DISPROPORTIONATE AMOUNT OF RESOURCES

10% of the homeless population consumes over 50% of the resources

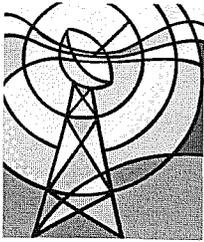


Individuals experiencing chronic homelessness are heavy users of costly public resources, including :

- Emergency medical services
- Psychiatric treatment
- Detox facilities
- Shelters
- Law Enforcement / Corrections

Burt, Martha R., Laudan Y. Aron and Edgar Lee. 2001. *Helping America's Homeless: Emergency Shelter or Affordable Housing?* Washington, DC: Urban Institute Press. Kuhn, R. & Culhane, D.P. (1998). Applying cluster analysis to test of a typology of homelessness: Results from the analysis of administrative data. *The American Journal of Community Psychology*, 17 (1), 23-43. Community Shelter Board. *Rebuilding Lives: A New Strategy to House Homeless Men*. Columbus, OH: Emergency Food and Shelter Board.

WHY FOCUS ON CHRONIC HOMELESSNESS NOW?



New technologies exist to move people off the streets and keep them housed (e.g., Housing First Strategies, Assertive Community Treatment)

Solution-oriented strategies offer alternative to expensive police/court interventions

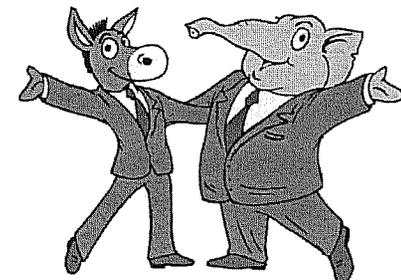


New federal funding



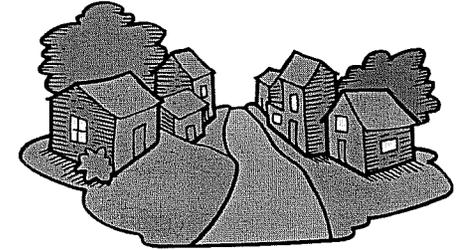
A new commitment by the President and his Administration to end chronic homelessness

A new spirit of partnership on this issue that trumps partisanship



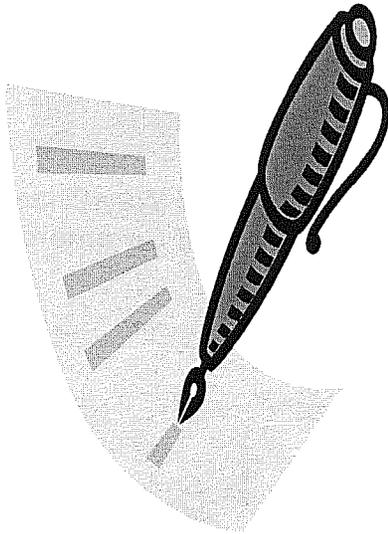
HOW CAN YOU END CHRONIC HOMELESSNESS IN YOUR COMMUNITY?

- Step 1: Commit to Developing a 10-Year Plan
- Step 2: Identify Stakeholders
- Step 3: Convene a Working Group
- Step 4: Gather Research and Data on Homelessness
- Step 5: Define Your Community's Homeless Problem
- Step 6: Develop Strategies to Address these Problems
- Step 7: Solicit Stakeholder Feedback and Finalize Strategic Plan
- Step 8: Create an Action Plan to Implement Strategies
- Step 9: Announce and Publicize the Plan
- Step 10: Implement the Plan



STEP 1: COMMIT TO DEVELOPING A 10-YEAR PLAN

A strong commitment from the Mayor or County Executive is critical, although many parties can initiate the process



The 10-Year Planning Process Requires:

- Long-term commitment from the first planning steps to full implementation
- Staff time and energy
- Willingness to engage diverse stakeholders and forge new partnerships
- Ability to think creatively about old problems and existing resources

STEP 2: IDENTIFY STAKEHOLDERS

The most successful efforts have broad support and participation from the public, private, and non-profit sectors



**Mayor/
County Executive**



**Agency /
Department Heads**



**Business & Civic
Leaders**



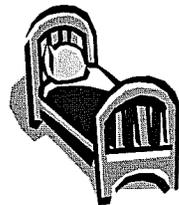
**Law Enforcement
Officials**



**United Way/Chambers
of Commerce**



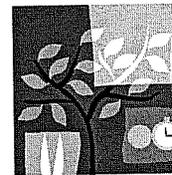
**Housing Developers
& Service Providers**



**Hospital
Administrators**



**Individuals
experiencing Chronic
Homelessness**



**Non-profits /
foundations**



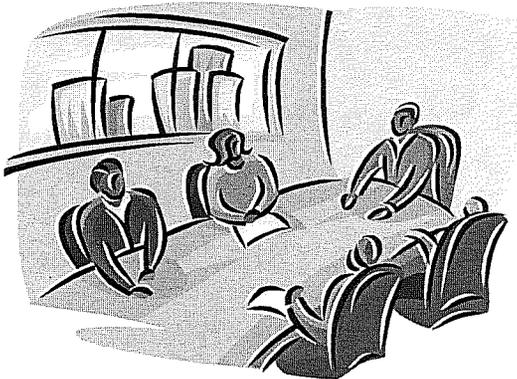
**Faith-based
Organizations**



General Public

STEP 3: CONVENE A WORKING GROUP

The working group coordinates the planning process and should include representation from different stakeholders



- The working group should create forums to facilitate broader community input and participation throughout the process
- Individuals chosen for the working group should:
 - Have authority to make funding and resource decisions
 - Have relevant expertise or experience
 - Be committed to the planning process
 - Be well respected by stakeholders and the larger community
- Chair and co-chair should report directly and regularly to Mayor or County Executive

STEP 4: GATHER RESEARCH AND DATA ON HOMELESSNESS

Accurate, timely data and research will create a solid foundation for your community's plan

- Existing research on homelessness (local/national)
- Local homeless counts
- Service and housing capacity
- 10-Year Plans from other communities
- Availability of funding resources



STEP 5: DEFINE YOUR COMMUNITY'S HOMELESS PROBLEM

Identify and assess the root causes of chronic homelessness in your community



Problems identified by other communities include:

- Difficulties in engaging this population
- Inadequate service capacity
- Lack of appropriate supported, permanent housing
- Poor discharge planning from public systems
- Inaccessibility of mainstream resources
- Fragmented systems of care
- Historical leadership vacuum on issue
- Investment in stop-gap measures rather than permanent solutions

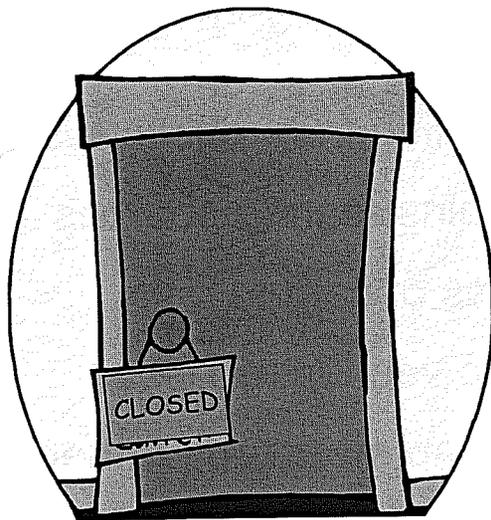
STEP 6: DEVELOP STRATEGIES TO ADDRESS THESE PROBLEMS

Strategies to end chronic homelessness fall into two major categories:
Prevention and Intervention

PREVENTION

“Close the Front Door”

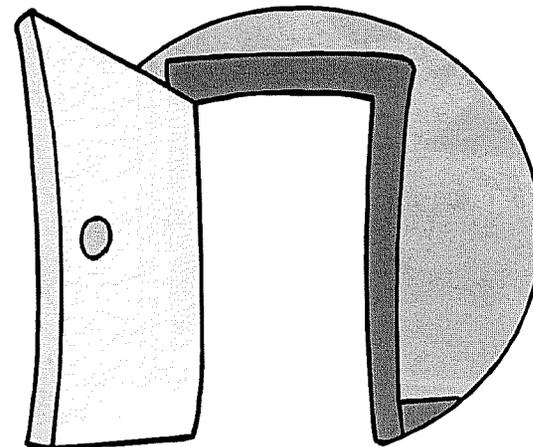
Reduce the number of people who become chronically homeless



INTERVENTION

“Open the Back Door”

Increase placement into supported housing of people who are currently experiencing homelessness

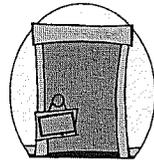


STEP 6: DEVELOP STRATEGIES TO ADDRESS THESE PROBLEMS (continued)

Effective strategies used by other communities can help guide and inform your community's approach

PREVENTION

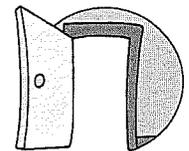
“Close the Front Door”



- Centralization of funding and service delivery to increase coordination
[Community Shelter Board, Columbus and Franklin County, Ohio]
- Dedicated resources to house individuals discharged from psychiatric care institutions
[Special Initiative to House the Homeless Mentally Ill, State of Massachusetts]
- Discharge planning protocols that prevent homelessness

INTERVENTION

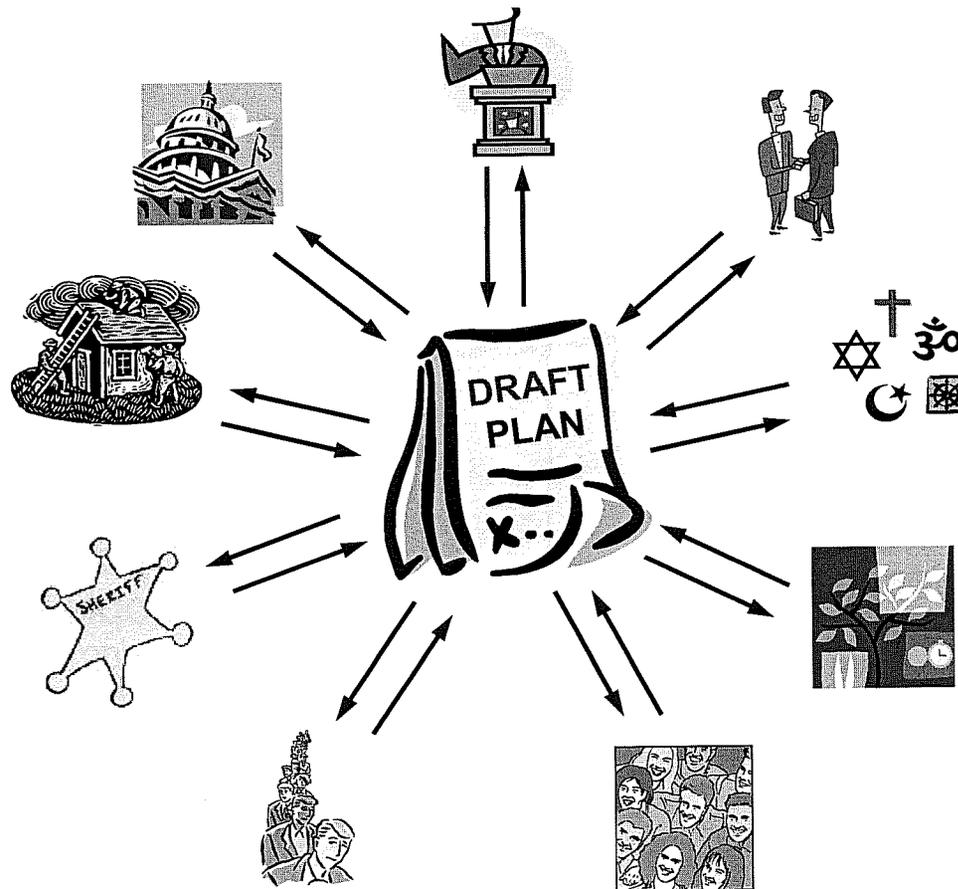
“Open the Back Door”



- Assertive Community Treatment (ACT): multi-disciplinary, clinically-based teams that engage people experiencing chronic homelessness on the streets and in shelters
- Permanent supported housing with low threshold access for homeless mentally ill people
[Pathways to Housing, New York City]
- Direct access to permanent supported housing for frequent users of acute health systems
[Direct Access to Housing, San Francisco]

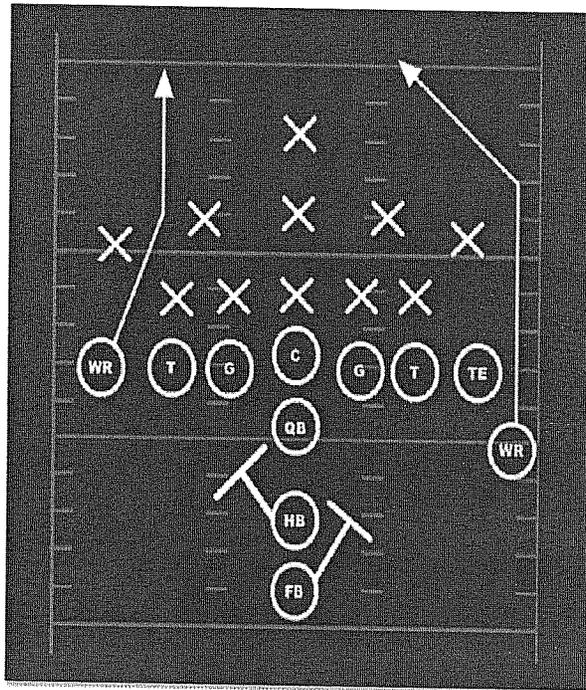
STEP 7: SOLICIT STAKEHOLDER FEEDBACK AND FINALIZE STRATEGIC PLAN

Input from stakeholders is particularly critical at this point to ensure support for and consensus on the final plan



STEP 8: CREATE AN ACTION PLAN TO IMPLEMENT STRATEGIES

Translate high-level strategies and goals into concrete, actionable steps to achieve them

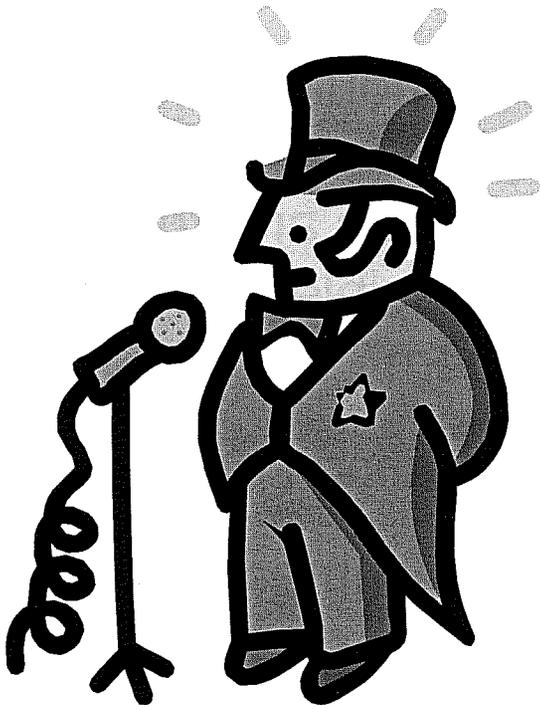


The Action Plan Should Include:

- Specific activities and the parties responsible for executing them
- Costs and funding sources
- Timelines/Benchmarks
- Performance metrics

STEP 9: ANNOUNCE AND PUBLICIZE THE PLAN

Plans should be publicly endorsed and announced by the Mayor / County Executive to ensure maximum visibility



- Host a special press conference where Mayor/County Executive announces 10-year plan
- Leverage print, TV, and radio media to maximize press coverage
- Encourage participating stakeholders and organizations to actively promote plan
- Enlist the support of community leaders and local celebrities to spread the word

STEP 10: IMPLEMENT THE PLAN

The final step is to execute the identified strategies and action steps to begin ending chronic homelessness in your community



- Use the plan to guide your activities, but recognize that it is a living document and should be updated as situations change
- Regularly track your community's progress using the identified metrics
- Continue to innovate and stay informed of activities in other communities
- Encourage ongoing stakeholder and community input
- Continue to build new partnerships

WHAT ARE THE ELEMENTS OF A SUCCESSFUL 10-YEAR PLAN?



1. Collaborative Planning Process

2. Research and Data-Driven Approach

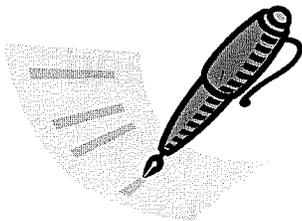
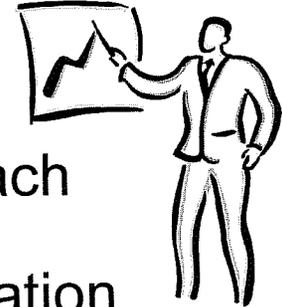
3. Performance and Outcome Orientation

4. Innovation and Creativity

5. Endorsement by Top City / County Officials

6. Involvement of Stakeholders In Resource Enhancement

7. Planful Implementation Strategy



WHAT RESULTS CAN YOUR COMMUNITY EXPECT?



- Significant savings in public systems from reduced use of services including hospital emergency rooms, ambulances, and EMT services (San Diego study)
 - Savings in other service systems, including homeless shelters, acute psychiatric services, and corrections can result from placement of individuals into supportive housing (Culhane et al.)



- Enhancement of quality of life for both those who are housed and homeless
- Supported housing retention rates of 80% or greater
- More resources to address other homeless subpopulations, including youth and families



- Inspiration and energy from working together to help your neediest neighbors

WHERE CAN YOU FIND ADDITIONAL 10-YEAR PLANNING RESOURCES?



United States Interagency Council on Homelessness

- USICH Regional Coordinators have specific local expertise and are based in ten regions nationwide (see map on next page)
- USICH Website (www.ich.gov) has links to 10-Year Plans and information on interagency and agency-specific activities and funding opportunities
- USICH's weekly e-newsletter headlines new developments, innovations, partnerships, and resources focused on ending chronic homelessness: subscribe at www.ich.gov



National Alliance to End Homelessness

- Website (www.endhomelessness.org)
- "Ten Essentials Toolkit" – comprehensive set of resources to help communities prevent and end homelessness



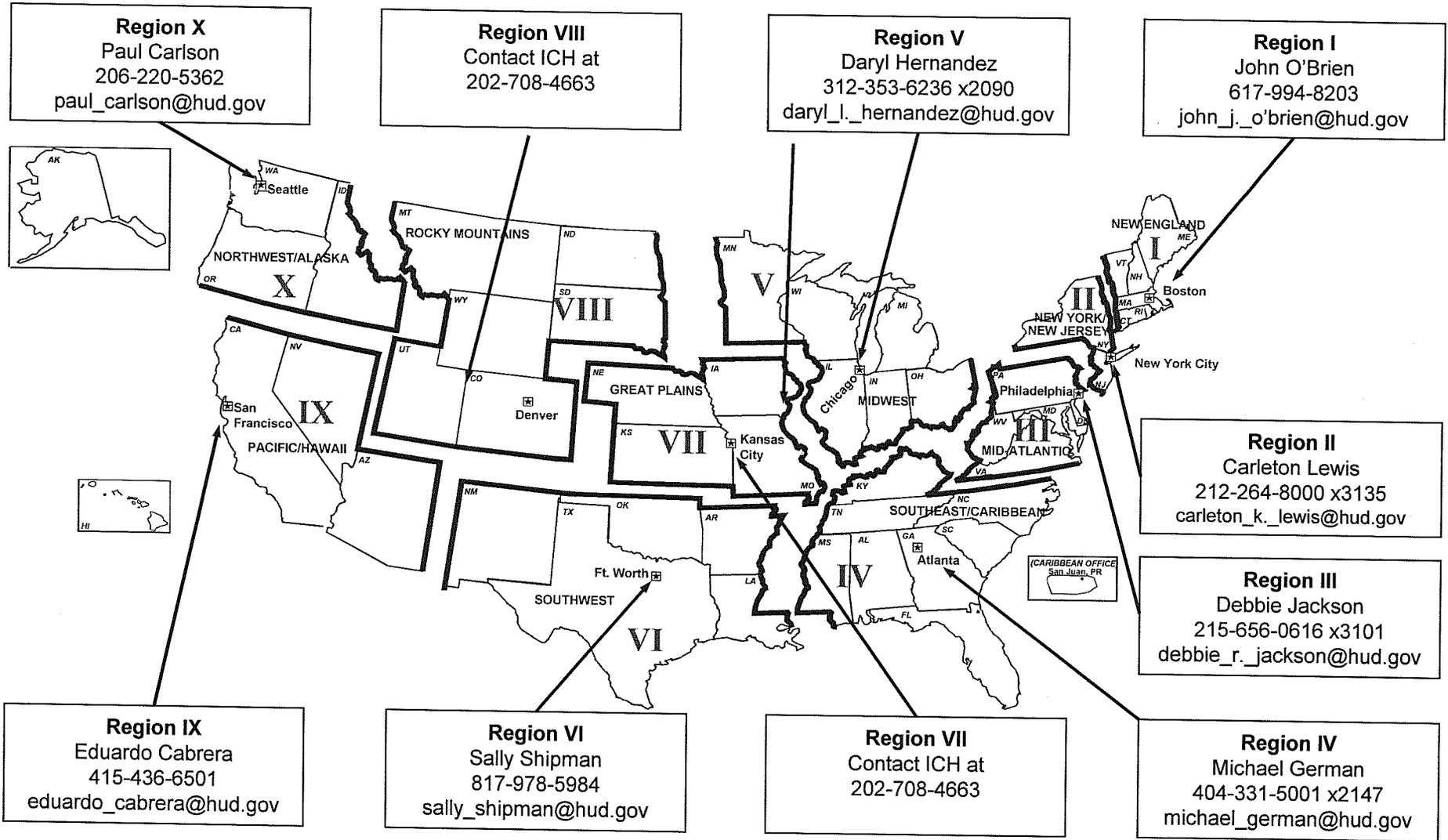
United Way (<http://national.unitedway.org/>)

Foundations and Non-Profits





UNITED STATES INTERAGENCY COUNCIL ON HOMELESSNESS REGIONAL COORDINATORS



For more information, visit our web site at: www.ich.gov



The federal United States Interagency Council on Homelessness develops and implements comprehensive and innovative national strategies to end homelessness through interagency, intergovernmental, and intercommunity collaborations.

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DEPT. OF SOCIAL SERVICES

MILLION-DOLLAR MURRAY

Why problems like homelessness may be easier to solve than to manage.

by MALCOLM GLADWELL

Issue of 2006-02-13 and 20
Posted 2006-02-06

Murray Barr was a bear of a man, an ex-marine, six feet tall and heavysset, and when he fell down—which he did nearly every day—it could take two or three grown men to pick him up. He had straight black hair and olive skin. On the street, they called him Smokey. He was missing most of his teeth. He had a wonderful smile. People loved Murray.

His chosen drink was vodka. Beer he called “horse piss.” On the streets of downtown Reno, where he lived, he could buy a two-hundred-and-fifty-millilitre bottle of cheap vodka for a dollar-fifty. If he was flush, he could go for the seven-hundred-and-fifty-millilitre bottle, and if he was broke he could always do what many of the other homeless people of Reno did, which is to walk through the casinos and finish off the half-empty glasses of liquor left at the gaming tables.

“If he was on a runner, we could pick him up several times a day,” Patrick O’Bryan, who is a bicycle cop in downtown Reno, said. “And he’s gone on some amazing runners. He would get picked up, get detoxed, then get back out a couple of hours later and start up again. A lot of the guys on the streets who’ve been drinking, they get so angry. They are so incredibly abrasive, so violent, so abusive. Murray was such a character and had such a great sense of humor that we somehow got past that. Even when he was abusive, we’d say, ‘Murray, you know you love us,’ and he’d say, ‘I know’—and go back to swearing at us.”

“I’ve been a police officer for fifteen years,” O’Bryan’s partner, Steve Johns, said. “I picked up Murray my whole career. Literally.”

Johns and O’Bryan pleaded with Murray to quit drinking. A few years ago, he was assigned to a treatment program in which he was under the equivalent of house arrest, and he thrived. He got a job and worked hard. But then the program ended. “Once he graduated out, he had no one to report to, and he needed that,” O’Bryan said. “I don’t know whether it was his military background. I suspect that it was. He was a good cook. One time, he accumulated savings of over six thousand dollars. Showed up for work

religiously. Did everything he was supposed to do. They said, 'Congratulations,' and put him back on the street. He spent that six thousand in a week or so."

Often, he was too intoxicated for the drunk tank at the jail, and he'd get sent to the emergency room at either Saint Mary's or Washoe Medical Center. Marla Johns, who was a social worker in the emergency room at Saint Mary's, saw him several times a week. "The ambulance would bring him in. We would sober him up, so he would be sober enough to go to jail. And we would call the police to pick him up. In fact, that's how I met my husband." Marla Johns is married to Steve Johns.

"He was like the one constant in an environment that was ever changing," she went on. "In he would come. He would grin that half-toothless grin. He called me 'my angel.' I would walk in the room, and he would smile and say, 'Oh, my angel, I'm so happy to see you.' We would joke back and forth, and I would beg him to quit drinking and he would laugh it off. And when time went by and he didn't come in I would get worried and call the coroner's office. When he was sober, we would find out, oh, he's working someplace, and my husband and I would go and have dinner where he was working. When my husband and I were dating, and we were going to get married, he said, 'Can I come to the wedding?' And I almost felt like he should. My joke was 'If you are sober you can come, because I can't afford your bar bill.' When we started a family, he would lay a hand on my pregnant belly and bless the child. He really was this kind of light."

In the fall of 2003, the Reno Police Department started an initiative designed to limit panhandling in the downtown core. There were articles in the newspapers, and the police department came under harsh criticism on local talk radio. The crackdown on panhandling amounted to harassment, the critics said. The homeless weren't an imposition on the city; they were just trying to get by. "One morning, I'm listening to one of the talk shows, and they're just trashing the police department and going on about how unfair it is," O'Bryan said. "And I thought, Wow, I've never seen any of these critics in one of the alleyways in the middle of the winter looking for bodies." O'Bryan was angry. In downtown Reno, food for the homeless was plentiful: there was a Gospel kitchen and Catholic Services, and even the local McDonald's fed the hungry. The panhandling was for liquor, and the liquor was anything but harmless. He and Johns spent at least half their time dealing with people like Murray; they were as much caseworkers as police officers. And they knew they weren't the only ones involved. When someone passed out on the street, there was a "One down" call to the paramedics. There were four people in an ambulance, and the patient sometimes stayed at the hospital for days, because living on the streets in a state of almost constant intoxication was a reliable way of getting sick. None of that, surely, could be cheap.

O'Bryan and Johns called someone they knew at an ambulance service and then contacted the local hospitals. "We came up with three names that were some of our chronic inebriates in the downtown area, that got arrested the most often," O'Bryan said. "We tracked those three individuals through just one of our two hospitals. One of the guys had been in jail previously, so he'd only been on the streets for six months. In

those six months, he had accumulated a bill of a hundred thousand dollars—and that's at the smaller of the two hospitals near downtown Reno. It's pretty reasonable to assume that the other hospital had an even larger bill. Another individual came from Portland and had been in Reno for three months. In those three months, he had accumulated a bill for sixty-five thousand dollars. The third individual actually had some periods of being sober, and had accumulated a bill of fifty thousand."

The first of those people was Murray Barr, and Johns and O'Bryan realized that if you totted up all his hospital bills for the ten years that he had been on the streets—as well as substance-abuse-treatment costs, doctors' fees, and other expenses—Murray Barr probably ran up a medical bill as large as anyone in the state of Nevada.

"It cost us one million dollars not to do something about Murray," O'Bryan said.

Fifteen years ago, after the Rodney King beating, the Los Angeles Police Department was in crisis. It was accused of racial insensitivity and ill discipline and violence, and the assumption was that those problems had spread broadly throughout the rank and file. In the language of statisticians, it was thought that L.A.P.D.'s troubles had a "normal" distribution—that if you graphed them the result would look like a bell curve, with a small number of officers at one end of the curve, a small number at the other end, and the bulk of the problem situated in the middle. The bell-curve assumption has become so much a part of our mental architecture that we tend to use it to organize experience automatically.

But when the L.A.P.D. was investigated by a special commission headed by Warren Christopher, a very different picture emerged. Between 1986 and 1990, allegations of excessive force or improper tactics were made against eighteen hundred of the eighty-five hundred officers in the L.A.P.D. The broad middle had scarcely been accused of anything. Furthermore, more than fourteen hundred officers had only one or two allegations made against them—and bear in mind that these were not proven charges, that they happened in a four-year period, and that allegations of excessive force are an inevitable feature of urban police work. (The N.Y.P.D. receives about three thousand such complaints a year.) A hundred and eighty-three officers, however, had four or more complaints against them, forty-four officers had six or more complaints, sixteen had eight or more, and one had sixteen complaints. If you were to graph the troubles of the L.A.P.D., it wouldn't look like a bell curve. It would look more like a hockey stick. It would follow what statisticians call a "power law" distribution—where all the activity is not in the middle but at one extreme.

The Christopher Commission's report repeatedly comes back to what it describes as the extreme concentration of problematic officers. One officer had been the subject of thirteen allegations of excessive use of force, five other complaints, twenty-eight "use of force reports" (that is, documented, internal accounts of inappropriate behavior), and one shooting. Another had six excessive-force complaints, nineteen other complaints,

ten use-of-force reports, and three shootings. A third had twenty-seven use-of-force reports, and a fourth had thirty-five. Another had a file full of complaints for doing things like “striking an arrestee on the back of the neck with the butt of a shotgun for no apparent reason while the arrestee was kneeling and handcuffed,” beating up a thirteen-year-old juvenile, and throwing an arrestee from his chair and kicking him in the back and side of the head while he was handcuffed and lying on his stomach.

The report gives the strong impression that if you fired those forty-four cops the L.A.P.D. would suddenly become a pretty well-functioning police department. But the report also suggests that the problem is tougher than it seems, because those forty-four bad cops were so bad that the institutional mechanisms in place to get rid of bad apples clearly weren't working. If you made the mistake of assuming that the department's troubles fell into a normal distribution, you'd propose solutions that would raise the performance of the middle—like better training or better hiring—when the middle didn't need help. For those hard-core few who did need help, meanwhile, the medicine that helped the middle wouldn't be nearly strong enough.

In the nineteen-eighties, when homelessness first surfaced as a national issue, the assumption was that the problem fit a normal distribution: that the vast majority of the homeless were in the same state of semi-permanent distress. It was an assumption that bred despair: if there were so many homeless, with so many problems, what could be done to help them? Then, fifteen years ago, a young Boston College graduate student named Dennis Culhane lived in a shelter in Philadelphia for seven weeks as part of the research for his dissertation. A few months later he went back, and was surprised to discover that he couldn't find any of the people he had recently spent so much time with. “It made me realize that most of these people were getting on with their own lives,” he said.

Culhane then put together a database—the first of its kind—to track who was coming in and out of the shelter system. What he discovered profoundly changed the way homelessness is understood. Homelessness doesn't have a normal distribution, it turned out. It has a power-law distribution. “We found that eighty per cent of the homeless were in and out really quickly,” he said. “In Philadelphia, the most common length of time that someone is homeless is one day. And the second most common length is two days. And they never come back. Anyone who ever has to stay in a shelter involuntarily knows that all you think about is how to make sure you never come back.”

The next ten per cent were what Culhane calls episodic users. They would come for three weeks at a time, and return periodically, particularly in the winter. They were quite young, and they were often heavy drug users. It was the last ten per cent—the group at the farthest edge of the curve—that interested Culhane the most. They were the chronically homeless, who lived in the shelters, sometimes for years at a time. They were older. Many were mentally ill or physically disabled, and when we think about homelessness as a social problem—the people sleeping on the sidewalk, aggressively panhandling, lying drunk in doorways, huddled on subway grates and under bridges—it's this group that we have in mind. In the early ninetennineties, Culhane's database

suggested that New York City had a quarter of a million people who were homeless at some point in the previous half decade—which was a surprisingly high number. But only about twenty-five hundred were chronically homeless.

It turns out, furthermore, that this group costs the health-care and social-services systems far more than anyone had ever anticipated. Culhane estimates that in New York at least sixty-two million dollars was being spent annually to shelter just those twenty-five hundred hard-core homeless. “It costs twenty-four thousand dollars a year for one of these shelter beds,” Culhane said. “We’re talking about a cot eighteen inches away from the next cot.” Boston Health Care for the Homeless Program, a leading service group for the homeless in Boston, recently tracked the medical expenses of a hundred and nineteen chronically homeless people. In the course of five years, thirty-three people died and seven more were sent to nursing homes, and the group still accounted for 18,834 emergencyroom visits—at a minimum cost of a thousand dollars a visit. The University of California, San Diego Medical Center followed fifteen chronically homeless inebriates and found that over eighteen months those fifteen people were treated at the hospital’s emergency room four hundred and seventeen times, and ran up bills that averaged a hundred thousand dollars each. One person—San Diego’s counterpart to Murray Barr—came to the emergency room eighty-seven times.

“If it’s a medical admission, it’s likely to be the guys with the really complex pneumonia,” James Dunford, the city of San Diego’s emergency medical director and the author of the observational study, said. “They are drunk and they aspirate and get vomit in their lungs and develop a lung abscess, and they get hypothermia on top of that, because they’re out in the rain. They end up in the intensive-care unit with these very complicated medical infections. These are the guys who typically get hit by cars and buses and trucks. They often have a neurosurgical catastrophe as well. So they are very prone to just falling down and cracking their head and getting a subdural hematoma, which, if not drained, could kill them, and it’s the guy who falls down and hits his head who ends up costing you at least fifty thousand dollars. Meanwhile, they are going through alcoholic withdrawal and have devastating liver disease that only adds to their inability to fight infections. There is no end to the issues. We do this huge drill. We run up big lab fees, and the nurses want to quit, because they see the same guys come in over and over, and all we’re doing is making them capable of walking down the block.”

The homelessness problem is like the L.A.P.D.’s bad-cop problem. It’s a matter of a few hard cases, and that’s good news, because when a problem is that concentrated you can wrap your arms around it and think about solving it. The bad news is that those few hard cases are hard. They are falling-down drunks with liver disease and complex infections and mental illness. They need time and attention and lots of money. But enormous sums of money are already being spent on the chronically homeless, and Culhane saw that the kind of money it would take to solve the homeless problem could well be less than the kind of money it took to ignore it. Murray Barr used more health-care dollars, after all, than almost anyone in the state of Nevada. It would probably have been cheaper to give him a full-time nurse and his own apartment.

The leading exponent for the power-law theory of homelessness is Philip Mangano, who, since he was appointed by President Bush in 2002, has been the executive director of the U.S. Interagency Council on Homelessness, a group that oversees the programs of twenty federal agencies. Mangano is a slender man, with a mane of white hair and a magnetic presence, who got his start as an advocate for the homeless in Massachusetts. In the past two years, he has crisscrossed the United States, educating local mayors and city councils about the real shape of the homelessness curve. Simply running soup kitchens and shelters, he argues, allows the chronically homeless to remain chronically homeless. You build a shelter and a soup kitchen if you think that homelessness is a problem with a broad and unmanageable middle. But if it's a problem at the fringe it can be solved. So far, Mangano has convinced more than two hundred cities to radically reevaluate their policy for dealing with the homeless.

"I was in St. Louis recently," Mangano said, back in June, when he dropped by New York on his way to Boise, Idaho. "I spoke with people doing services there. They had a very difficult group of people they couldn't reach no matter what they offered. So I said, Take some of your money and rent some apartments and go out to those people, and literally go out there with the key and say to them, 'This is the key to an apartment. If you come with me right now I am going to give it to you, and you are going to have that apartment.' And so they did. And one by one those people were coming in. Our intent is to take homeless policy from the old idea of funding programs that serve homeless people endlessly and invest in results that actually end homelessness."

Mangano is a history buff, a man who sometimes falls asleep listening to old Malcolm X speeches, and who peppers his remarks with references to the civil-rights movement and the Berlin Wall and, most of all, the fight against slavery. "I am an abolitionist," he says. "My office in Boston was opposite the monument to the 54th Regiment on the Boston Common, up the street from the Park Street Church, where William Lloyd Garrison called for immediate abolition, and around the corner from where Frederick Douglass gave that famous speech at the Tremont Temple. It is very much ingrained in me that you do not manage a social wrong. You should be ending it."

The old Y.M.C.A. in downtown Denver is on Sixteenth Street, just east of the central business district. The main building is a handsome six-story stone structure that was erected in 1906, and next door is an annex that was added in the nineteen-fifties. On the ground floor there is a gym and exercise rooms. On the upper floors there are several hundred apartments—brightly painted one-bedrooms, efficiencies, and S.R.O.-style rooms with microwaves and refrigerators and central airconditioning—and for the past several years those apartments have been owned and managed by the Colorado Coalition for the Homeless.

Even by big-city standards, Denver has a serious homelessness problem. The winters are relatively mild, and the summers aren't nearly as hot as those of neighboring New Mexico or Utah, which has made the city a magnet for the indigent. By the city's

estimates, it has roughly a thousand chronically homeless people, of whom three hundred spend their time downtown, along the central Sixteenth Street shopping corridor or in nearby Civic Center Park. Many of the merchants downtown worry that the presence of the homeless is scaring away customers. A few blocks north, near the hospital, a modest, low-slung detox center handles twenty-eight thousand admissions a year, many of them homeless people who have passed out on the streets, either from liquor or—as is increasingly the case—from mouthwash. “Dr. Tichenor’s—Dr. Tich, they call it—is the brand of mouthwash they use,” says Roxane White, the manager of the city’s social services. “You can imagine what that does to your gut.”

Eighteen months ago, the city signed up with Mangano. With a mixture of federal and local funds, the C.C.H. inaugurated a new program that has so far enrolled a hundred and six people. It is aimed at the Murray Barrs of Denver, the people costing the system the most. C.C.H. went after the people who had been on the streets the longest, who had a criminal record, who had a problem with substance abuse or mental illness. “We have one individual in her early sixties, but looking at her you’d think she’s eighty,” Rachel Post, the director of substance treatment at the C.C.H., said. (Post changed some details about her clients in order to protect their identity.) “She’s a chronic alcoholic. A typical day for her is she gets up and tries to find whatever she’s going to drink that day. She falls down a lot. There’s another person who came in during the first week. He was on methadone maintenance. He’d had psychiatric treatment. He was incarcerated for eleven years, and lived on the streets for three years after that, and, if that’s not enough, he had a hole in his heart.”

The recruitment strategy was as simple as the one that Mangano had laid out in St. Louis: Would you like a free apartment? The enrollees got either an efficiency at the Y.M.C.A. or an apartment rented for them in a building somewhere else in the city, provided they agreed to work within the rules of the program. In the basement of the Y, where the racquetball courts used to be, the coalition built a command center, staffed with ten caseworkers. Five days a week, between eight-thirty and ten in the morning, the caseworkers meet and painstakingly review the status of everyone in the program. On the wall around the conference table are several large white boards, with lists of doctor’s appointments and court dates and medication schedules. “We need a staffing ratio of one to ten to make it work,” Post said. “You go out there and you find people and assess how they’re doing in their residence. Sometimes we’re in contact with someone every day. Ideally, we want to be in contact every couple of days. We’ve got about fifteen people we’re really worried about now.”

The cost of services comes to about ten thousand dollars per homeless client per year. An efficiency apartment in Denver averages \$376 a month, or just over forty-five hundred a year, which means that you can house and care for a chronically homeless person for at most fifteen thousand dollars, or about a third of what he or she would cost on the street. The idea is that once the people in the program get stabilized they will find jobs, and start to pick up more and more of their own rent, which would bring someone’s annual cost to the program closer to six thousand dollars. As of today, seventy-five

supportive housing slots have already been added, and the city's homeless plan calls for eight hundred more over the next ten years.

The reality, of course, is hardly that neat and tidy. The idea that the very sickest and most troubled of the homeless can be stabilized and eventually employed is only a hope. Some of them plainly won't be able to get there: these are, after all, hard cases. "We've got one man, he's in his twenties," Post said. "Already, he has cirrhosis of the liver. One time he blew a blood alcohol of .49, which is enough to kill most people. The first place we had he brought over all his friends, and they partied and trashed the place and broke a window. Then we gave him another apartment, and he did the same thing."

Post said that the man had been sober for several months. But he could relapse at some point and perhaps trash another apartment, and they'd have to figure out what to do with him next. Post had just been on a conference call with some people in New York City who run a similar program, and they talked about whether giving clients so many chances simply encourages them to behave irresponsibly. For some people, it probably does. But what was the alternative? If this young man was put back on the streets, he would cost the system even more money. The current philosophy of welfare holds that government assistance should be temporary and conditional, to avoid creating dependency. But someone who blows .49 on a Breathalyzer and has cirrhosis of the liver at the age of twenty-seven doesn't respond to incentives and sanctions in the usual way. "The most complicated people to work with are those who have been homeless for so long that going back to the streets just isn't scary to them," Post said. "The summer comes along and they say, 'I don't need to follow your rules.'" Power-law homelessness policy has to do the opposite of normal-distribution social policy. It should create dependency: you want people who have been outside the system to come inside and rebuild their lives under the supervision of those ten caseworkers in the basement of the Y.M.C.A.

That is what is so perplexing about power-law homeless policy. From an economic perspective the approach makes perfect sense. But from a moral perspective it doesn't seem fair. Thousands of people in the Denver area no doubt live day to day, work two or three jobs, and are eminently deserving of a helping hand—and no one offers them the key to a new apartment. Yet that's just what the guy screaming obscenities and swigging Dr. Tich gets. When the welfare mom's time on public assistance runs out, we cut her off. Yet when the homeless man trashes his apartment we give him another. Social benefits are supposed to have some kind of moral justification. We give them to widows and disabled veterans and poor mothers with small children. Giving the homeless guy passed out on the sidewalk an apartment has a different rationale. It's simply about efficiency.

We also believe that the distribution of social benefits should not be arbitrary. We don't give only to some poor mothers, or to a random handful of disabled veterans. We give to everyone who meets a formal criterion, and the moral credibility of government assistance derives, in part, from this universality. But the Denver homelessness program doesn't help every chronically homeless person in Denver. There is a waiting

list of six hundred for the supportive-housing program; it will be years before all those people get apartments, and some may never get one. There isn't enough money to go around, and to try to help everyone a little bit—to observe the principle of universality—isn't as cost-effective as helping a few people a lot. Being fair, in this case, means providing shelters and soup kitchens, and shelters and soup kitchens don't solve the problem of homelessness. Our usual moral intuitions are little use, then, when it comes to a few hard cases. Power-law problems leave us with an unpleasant choice. We can be true to our principles or we can fix the problem. We cannot do both.

A few miles northwest of the old Y.M.C.A. in downtown Denver, on the Speer Boulevard off-ramp from I-25, there is a big electronic sign by the side of the road, connected to a device that remotely measures the emissions of the vehicles driving past. When a car with properly functioning pollution-control equipment passes, the sign flashes "Good." When a car passes that is well over the acceptable limits, the sign flashes "Poor." If you stand at the Speer Boulevard exit and watch the sign for any length of time, you'll find that virtually every car scores "Good." An Audi A4—"Good." A Buick Century—"Good." A Toyota Corolla—"Good." A Ford Taurus—"Good." A Saab 9-5—"Good," and on and on, until after twenty minutes or so, some beat-up old Ford Escort or tricked-out Porsche drives by and the sign flashes "Poor." The picture of the smog problem you get from watching the Speer Boulevard sign and the picture of the homelessness problem you get from listening in on the morning staff meetings at the Y.M.C.A. are pretty much the same. Auto emissions follow a power-law distribution, and the airpollution example offers another look at why we struggle so much with problems centered on a few hard cases.

Most cars, especially new ones, are extraordinarily clean. A 2004 Subaru in good working order has an exhaust stream that's just .06 per cent carbon monoxide, which is negligible. But on almost any highway, for whatever reason—age, ill repair, deliberate tampering by the owner—a small number of cars can have carbon-monoxide levels in excess of ten per cent, which is almost two hundred times higher. In Denver, five per cent of the vehicles on the road produce fifty-five per cent of the automobile pollution.

"Let's say a car is fifteen years old," Donald Stedman says. Stedman is a chemist and automobile-emissions specialist at the University of Denver. His laboratory put up the sign on Speer Avenue. "Obviously, the older a car is the more likely it is to become broken. It's the same as human beings. And by broken we mean any number of mechanical malfunctions—the computer's not working anymore, fuel injection is stuck open, the catalyst died. It's not unusual that these failure modes result in high emissions. We have at least one car in our database which was emitting seventy grams of hydrocarbon per mile, which means that you could almost drive a Honda Civic on the exhaust fumes from that car. It's not just old cars. It's new cars with high mileage, like taxis. One of the most successful and least publicized control measures was done by a district attorney in L.A. back in the nineties. He went to LAX and discovered that all of

the Bell Cabs were gross emitters. One of those cabs emitted more than its own weight of pollution every year.”

In Stedman’s view, the current system of smog checks makes little sense. A million motorists in Denver have to go to an emissions center every year—take time from work, wait in line, pay fifteen or twenty-five dollars—for a test that more than ninety per cent of them don’t need. “Not everybody gets tested for breast cancer,” Stedman says. “Not everybody takes an AIDS test.” On-site smog checks, furthermore, do a pretty bad job of finding and fixing the few outliers. Car enthusiasts—with high-powered, high-polluting sports cars—have been known to drop a clean engine into their car on the day they get it tested. Others register their car in a faraway town without emissions testing or arrive at the test site “hot”—having just come off hard driving on the freeway—which is a good way to make a dirty engine appear to be clean. Still others randomly pass the test when they shouldn’t, because dirty engines are highly variable and sometimes burn cleanly for short durations. There is little evidence, Stedman says, that the city’s regime of inspections makes any difference in air quality.

He proposes mobile testing instead. Twenty years ago, he invented a device the size of a suitcase that uses infrared light to instantly measure and then analyze the emissions of cars as they drive by on the highway. The Speer Avenue sign is attached to one of Stedman’s devices. He says that cities should put half a dozen or so of his devices in vans, park them on freeway off-ramps around the city, and have a police car poised to pull over anyone who fails the test. A half-dozen vans could test thirty thousand cars a day. For the same twenty-five million dollars that Denver’s motorists now spend on on-site testing, Stedman estimates, the city could identify and fix twenty-five thousand truly dirty vehicles every year, and within a few years cut automobile emissions in the Denver metropolitan area by somewhere between thirty-five and forty per cent. The city could stop managing its smog problem and start ending it.

Why don’t we all adopt the Stedman method? There’s no moral impediment here. We’re used to the police pulling people over for having a blown headlight or a broken side mirror, and it wouldn’t be difficult to have them add pollution-control devices to their list. Yet it does run counter to an instinctive social preference for thinking of pollution as a problem to which we all contribute equally. We have developed institutions that move reassuringly quickly and forcefully on collective problems. Congress passes a law. The Environmental Protection Agency promulgates a regulation. The auto industry makes its cars a little cleaner, and—presto—the air gets better. But Stedman doesn’t much care about what happens in Washington and Detroit. The challenge of controlling air pollution isn’t so much about the laws as it is about compliance with them. It’s a policing problem, rather than a policy problem, and there is something ultimately unsatisfying about his proposed solution. He wants to end air pollution in Denver with a half-dozen vans outfitted with a contraption about the size of a suitcase. Can such a big problem have such a small-bore solution?

That’s what made the findings of the Christopher Commission so unsatisfying. We put together blue-ribbon panels when we’re faced with problems that seem too large for the

normal mechanisms of bureaucratic repair. We want sweeping reforms. But what was the commission's most memorable observation? It was the story of an officer with a known history of doing things like beating up handcuffed suspects who nonetheless received a performance review from his superior stating that he "usually conducts himself in a manner that inspires respect for the law and instills public confidence." This is what you say about an officer when you haven't actually read his file, and the implication of the Christopher Commission's report was that the L.A.P.D. might help solve its problem simply by getting its police captains to read the files of their officers. The L.A.P.D.'s problem was a matter not of policy but of compliance. The department needed to adhere to the rules it already had in place, and that's not what a public hungry for institutional transformation wants to hear. Solving problems that have power-law distributions doesn't just violate our moral intuitions; it violates our political intuitions as well. It's hard not to conclude, in the end, that the reason we treated the homeless as one hopeless undifferentiated group for so long is not simply that we didn't know better. It's that we didn't want to know better. It was easier the old way.

Power-law solutions have little appeal to the right, because they involve special treatment for people who do not deserve special treatment; and they have little appeal to the left, because their emphasis on efficiency over fairness suggests the cold number-crunching of Chicago-school cost-benefit analysis. Even the promise of millions of dollars in savings or cleaner air or better police departments cannot entirely compensate for such discomfort. In Denver, John Hickenlooper, the city's enormously popular mayor, has worked on the homelessness issue tirelessly during the past couple of years. He spent more time on the subject in his annual State of the City address this past summer than on any other topic. He gave the speech, with deliberate symbolism, in the city's downtown Civic Center Park, where homeless people gather every day with their shopping carts and garbage bags. He has gone on local talk radio on many occasions to discuss what the city is doing about the issue. He has commissioned studies to show what a drain on the city's resources the homeless population has become. But, he says, "there are still people who stop me going into the supermarket and say, 'I can't believe you're going to help those homeless people, those bums.' "

Early one morning a year ago, Marla Johns got a call from her husband, Steve. He was at work. "He called and woke me up," Johns remembers. "He was choked up and crying on the phone. And I thought that something had happened with another police officer. I said, 'Oh, my gosh, what happened?' He said, 'Murray died last night.' " He died of intestinal bleeding. At the police department that morning, some of the officers gave Murray a moment of silence.

"There are not many days that go by that I don't have a thought of him," she went on. "Christmas comes— and I used to buy him a Christmas present. Make sure he had warm gloves and a blanket and a coat. There was this mutual respect. There was a time when another intoxicated patient jumped off the gurney and was coming at me, and Murray jumped off his gurney and shook his fist and said, 'Don't you touch my angel.' "

You know, when he was monitored by the system he did fabulously. He would be on house arrest and he would get a job and he would save money and go to work every day, and he wouldn't drink. He would do all the things he was supposed to do. There are some people who can be very successful members of society if someone monitors them. Murray needed someone to be in charge of him."

But, of course, Reno didn't have a place where Murray could be given the structure he needed. Someone must have decided that it cost too much.

"I told my husband that I would claim his body if no one else did," she said. "I would not have him in an unmarked grave." †

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MEMORANDUM

TO: Mayor and City Council

FROM: Ken Gibb, Community Development Director 

DATE: July 12, 2007

RE: Public Hearing and Decision to Adopt a Final Ordinance Authorizing a Voluntary Economic Improvement District

I. ISSUE

Following the public hearing and City Council's subsequent authorization on May 20, 2007, for staff to notify property owners of the proposed assessment amounts for the Economic Improvement District (EID), State Statutes 223.112-132 require a second public hearing to be held. This hearing allows the general public owners to provide testimony regarding the proposed EID, and allows commercial property owners located within the district, a final opportunity to remove their property from participating in the assessment district. A map of the proposed Economic Improvement District is shown in **Attachment A** for reference. **Table 1** provides a synopsis of the total value of the District, as well as the value and percentage of properties whose owners have remonstrated from participation in the assessment in writing at the time of this report.

Table 1.

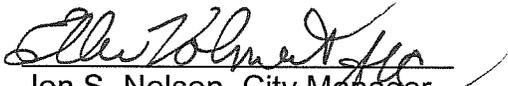
Market Value 2007	Market Value x 1.25 Assessment	Value of Remonstrances	Percentage of District Remonstrated	Total Value of District Assessment
\$89,731,746	\$112,164.68	\$17,076,252	19.03%	\$90,819.33

Per State Statute, the District must maintain 66% participation in the District for the EID to be approved. As indicated above, the current rate of remonstrance is well below the 33% maximum. Should property owners choose to remonstrate during the public hearing, those values will be added to those already remonstrated in order to calculate the percentage of participation. Property owners who have already remonstrated, but choose to reverse their remonstrance will be added back into the assessment roll. At the conclusion of the public hearing, Councilors are asked to adopt a Final Ordinance establishing the EID and the proposed rate of assessment for each of the properties, which is \$1.25 per \$1,000.00 in market value.

II. Action Requested

At this time, staff request that the City Council conduct a public hearing, allowing the public to testify regarding the EID, and allowing property owners the option to remonstrate from participation in the assessment district. Following the close of the public hearing, the Council is requested to adopt a Final Ordinance establishing the EID and the rate of assessment for each property.

Reviewed and Concur


Jon S. Nelson, City Manager


Nancy Brewer, Finance Director

Attachments

Exhibit A - Map of Proposed EID Boundary

Exhibit B - Assessment Spreadsheet as of July 12, 2007

Exhibit C - Final Ordinance Adopting the EID and Rates of Assessment

2007 Proposed
Economic Improvement
District



2007 Proposed Economic Improvement District

- | | | | | | |
|---|---------------------------------|--|------------------------|---|------------------------|
|  | Commercial Properties In EID |  | Assessor's Map 115350A |  | Assessor's Map 1250246 |
|  | Mixed Use Properties In EID |  | Assessor's Map 115350B |  | Assessor's Map 125026A |
|  | Blank Properties |  | Assessor's Map 115350C |  | Assessor's Map 125026B |
|  | Mixed Use Properties Not In EID |  | Assessor's Map 115350D | | |

COMMERCIAL PROPERTIES AND VALUES WITHIN THE PROPOSED ECONOMIC IMPROVEMENT DISTRICT									
REMONSTRANCES	SERIAL	MAP	TAX LOT	ADDRESS	OWNER	2007 MARKET VALUE	MARKET VALUE/1000 X 1.25	REMONSTRANCE VALUE	
	123079	11535DC	3200	220 TO 230 NW 1ST ST	101 JACKSON LLC	\$957,495	\$1,196.87		
	144802	12502BD	500	521 SW 2ND ST	521 SECOND LLC	\$315,925	\$394.91		
	121750	11535DB	5100	504 NW 4TH ST	AHLERS TOM & LINDA,TR	\$135,037	\$168.80		
	121768	11535DB	5200	512 NW 4TH ST	AHLERS TOM & LINDA,TR	\$195,647	\$244.56		
	121818	11535DB	5700	455 NW TYLER AVE	AHLERS TOM & LINDA,TR	\$671,256	\$839.07		
	144950	12502BD	2000	614 SW 3RD ST	HUMBY KATHLEEN & ANDERSON ERIC	\$79,729	\$99.66		
	144968	12502BD	2100	600 SW 3RD ST	HUMBY KATHLEEN P 7/12	\$131,380	\$164.23		
X	403160	11535DB	15400	415 NW 3RD ST	ANDERSON CHARLES L & JOANNE,TR	\$533,575	\$666.97	\$533,575	
	137707	12502BA	12200	316 TO 318 SW WASHINGTON AVE	ANDERTON RENTALS	\$727,530	\$909.41		
X	137608	12502BA	11200	516 SW 4TH ST	BALL PROPERTIES LLC	\$414,610	\$518.26	\$414,610	
	136923	12502BA	3600	324 TO 326 SW 3RD ST	BANK OF AMERICA OREGON	\$1,024,083	\$1,280.10		
	123855	11535DC	10600	137 SW 2ND ST	BAKER BRYAN K & MARGARET A	\$151,755	\$189.69		
X	137806	12502BA	13200	500 SW 2ND ST	BEAMER PROPERTIES LLC	\$328,835	\$411.04	\$328,835	
	316712	12502AB	3700	115 SW WASHINGTON AVE	BENTON COUNTY HISTORICAL SOC	\$165,670	\$207.09		
	136527	12502AB	3800	416 SW 1ST ST	BENTON COUNTY HISTORICAL SOC	\$164,064	\$205.08		
	136535	12502AB	3900	404 SW 1ST ST	BENTON COUNTY HISTORICAL SOC	\$71,424	\$89.28		
	136543	12502AB	4000	411 SW 2ND ST	BENTON COUNTY HISTORICAL SOC	\$92,912	\$116.14		
	136550	12502AB	4100	411 SW 2ND ST	BENTON COUNTY HISTORICAL SOC	\$92,086	\$115.11		
	136568	12502AB	4200	411 SW 2ND ST	BENTON COUNTY HISTORICAL SOC	\$92,086	\$115.11		
	136576	12502AB	4300	411 SW 2ND ST	BENTON COUNTY HISTORICAL SOC	\$59,628	\$74.54		
X	136261	12502AB	1400	204 TO 216 SW MADISON AVE	BILSLAND LLC	\$777,783	\$972.23	\$777,783	
	136154	12502AB	300	246 SW 1ST ST	BLACKLEDGE ERIC R	\$179,130	\$223.91		
	136162	12502AB	400	240 SW 1ST ST	BLACKLEDGE ERIC R	\$747,005	\$933.76		
	136212	12502AB	900	233 SW 2ND ST	BLACKLEDGE ERIC R	\$953,720	\$1,192.15		
X	136345	12502AB	2200	328 SW 2ND ST	BLACKLEDGE PROPERTY CO	\$176,485	\$220.61	\$176,485	
X	234645	12502BA	101	250 SW 3RD ST	MARSHALL, KENNETH G,TR	\$379,735	\$474.67	\$379,735	
X	123566	11535DC	7800	127 SW 4TH ST	SMALL WORLD MARKETS LLC	\$345,265	\$431.58	\$345,265	
	123590	11535DC	8100	219 TO 235 SW MADISON AVE	BOUDREAUX LESTER J JR,TR	\$445,925	\$557.41		
	136618	12502BA	300	230 SW 3RD ST	WHITESIDES HARDWARE INC,AG	\$886,925	\$1,108.66		
	127021	11535CD	4900	456 SW MONROE AVE	CONNARD CHRISTIE M & GEMPERIE MICHAEL	\$1,726,400	\$2,158.00		
X	118988	11535CA	6900	550 NW HARRISON BLVD	TSE MICHAEL & KATTYNow Bullard Robert L, TR	\$388,590	\$485.74	\$388,590	
X	118996	11535CA	7000	UNKNOWN SITUS	TSE MICHAEL & KATTYNow Bullard Robert L, TR	\$63,618	\$79.52	\$63,618	
X	119002	11535CA	7100	UNKNOWN SITUS	TSE MICHAEL & KATTYNow Bullard Robert L, TR	\$153,387	\$191.73	\$153,387	
	123582	11535DC	8000	351 TO 355 SW MADISON AVE	MAGEE PATRICK M III,AG	\$299,595	\$374.49		
X	123699	11535DC	9100	103 SW 3RD ST	ADKINSON GRACE A,AG	\$259,175	\$323.97	\$259,175	
	123715	11535DC	9200	113 SW 3RD ST	GRACE ADKINSON SPENCER LLC, AG	\$229,337	\$286.67		
X	123459	11535DC	6800	121 NW 4TH ST	CALDWELL FOURTH ST PROPERTY	\$414,905	\$518.63	\$414,905	
	144794	12502BD	400	501 SW 2ND ST	CARONE & ASSOCIATES LLC	\$339,031	\$423.79		
	122428	11535DB	11600	442 NW 3RD ST	CARR DEANNA S	\$177,922	\$222.40		
	136220	12502AB	1000	246 SW 2ND ST	CITIZENS BANK	\$88,725	\$110.91		
	136238	12502AB	1100	242 SW 2ND ST	CITIZENS BANK	\$89,460	\$111.83		
	136287	12502AB	1600	217 TO 219 SW 3RD ST	CITIZENS BANK	\$215,045	\$268.81		
	136295	12502AB	1700	229 TO 231 SW 3RD ST	CITIZENS BANK	\$178,675	\$223.34		
	136303	12502AB	1800	UNKNOWN SITUS	CITIZENS BANK	\$178,675	\$223.34		
	136311	12502AB	1900	275 SW 3RD ST	CITIZENS BANK	\$3,640,185	\$4,550.23		
	309239	11535DB	8401	UNKNOWN SITUS	CLAIR PROPERTIES LLC	\$81,883	\$102.35		
	122097	11535DB	8500	525 NW 2ND ST	CLAIR PROPERTIES LLC	\$1,208,158	\$1,510.20		
	123764	11535DC	9700	255 TO 257 SW MADISON AVE	COLEMAN JOHN N	\$360,555	\$450.69		
	123400	11535DC	6300	110 TO 128 NW 3RD ST	COPPER GUTTER PROPERTIES LLC	\$806,390	\$1,007.99		
	122279	11535DB	10100	420 NW 2ND ST	THE CORVALLIS BENTON CHAMBER COALITION	\$408,075	\$510.09		
	122337	11535DB	10700	UNKNOWN SITUS	THE CORVALLIS BENTON CHAMBER COALITION	\$136,007	\$170.01		
	123798	11535DC	10000	126 TO 134 SW 1ST ST	CORVALLIS INDEPENDENT PROPERTIES LLC	\$633,900	\$792.38		
	410656	12502AB	4500	439 SW 2ND ST	CORVALLIS RAILWAY & NAVIGATION	\$416,597	\$520.75		
	123756	11535DC	9600	259 SW MADISON AVE	DAY RONALD G & GARNETTA L,TR	\$663,877	\$829.85		
X	122105	11535DB	8600	UNKNOWN SITUS	DEPOT INVESTORS LTD	\$190,397	\$238.00	\$190,397	
X	122113	11535DB	8700	UNKNOWN SITUS	DEPOT INVESTORS LTD	\$226,328	\$282.91	\$226,328	
	136907	12502BA	3400	350 SW 4TH ST	DO HUNG M & CAMLAN N	\$146,905	\$183.63		
	121941	11535DB	7000	545 NW 4TH ST	DODSON DAVID J	\$117,500	\$146.88		
	123574	11535DC	7900	361 SW MADISON AVE	EASTGATE THEATRE INC #142	\$586,575	\$733.22		
	123087	11535DC	3300	240 NW 1ST ST	ENDEX PROPERTIES LLC	\$178,175	\$222.72		
	123129	11535DC	3700	223 NW 2ND ST	ENDEX PROPERTIES LLC	\$460,590	\$575.74		

2007 PROPOSED EID COMMERCIAL PROPERTIES

REMONSTRANCES	SERIAL	MAP	TAX LOT	ADDRESS	OWNER	2007 MARKET VALUE	MARKET VALUE/1000 X 1.25	REMONSTRANCE VALUE	
	137699	12502BA	12100	518 SW 3RD ST	FAMILY RECOVERY INC	\$290,880	\$363.60		
	136402	12502AB	2800	248 TO 252 SW JEFFERSON AVE	FIELD CHARLES E & LYNETTE A,TR	\$194,735	\$243.42		
	123384	11535DC	6000	235 NW MONROE AVE	FIRST INTERSTATE BANK	\$2,191,015	\$2,738.77		
	123418	11535DC	6400	140 NW 3RD ST	OLIVETTI THAD C & SHANNON A	\$802,410	\$1,003.01		
	123210	11535DC	4500	160 NW JACKSON AVE	145 SECOND LLC, AG	\$270,355	\$337.94		
	136592	12502BA	100	311 SW JEFFERSON AVE	FULLER STEPHEN C	\$151,410	\$189.26		
	123004	11535DC	2500	215 NW JACKSON AVE	GHIASSY ABBY	\$648,580	\$810.73		
	123095	11535DC	3400	250 NW 1ST ST	ABBYS FURNITURE INC	\$576,860	\$721.08		
X	144877	12502BD	1200	440 SW WESTERN BLVD	GIBSON & GIBSON	\$384,510	\$480.64	\$384,510	
	123426	11535DC	6500	153 TO 155 NW 4TH ST	GLI REALTY CO	\$347,850	\$434.81		
	126635	11535CD	900	560 TO 582 NW VAN BUREN AVE	GRAY MICHAEL W & KIMBERLY A	\$780,005	\$975.01		
	144927	12502BD	1700	650 SW 3RD ST	CALLAHAN STEPHEN & HALL JEAN A	\$373,045	\$466.31		
	137566	12502BA	10800	544 SW 4TH ST	HASS ROBERT D JR	\$427,220	\$534.03		
X	118855	11535CA	5500	410 NW 5TH ST	CRUMME DOUGLAS & ARANOFF ELIZABETH	\$169,544	\$211.93	\$169,544	
X	123046	11535DC	2900	227 NW 3RD ST	HERITAGE WOOD LLC	\$332,479	\$415.60	\$332,479	
	123848	11535DC	10500	133 TO 135 SW 2ND ST	HESEL STEVE	\$165,435	\$206.79		
	118970	11535CA	6700	360 NW 5TH ST	INVESTMENT MORTGAGE PROPERTY	\$596,650	\$745.81		
	123483	11535DC	7100	128 TO 136 SW 3RD ST	JD TOPS	\$507,050	\$633.81		
	136964	12502BA	4000	301 SW 4TH ST	CARLSON MARLAN G,TR	\$1,002,480	\$1,253.10		
	136386	12502AB	2600	312 SW 2ND ST	JOLMA MILLIS & MILLER INS	\$180,810	\$226.01		
	136931	12502BA	3700	316 TO 322 SW 3RD ST	JOLMA MILLIS & MILLER INS	\$375,049	\$468.81		
	123103	11535DC	3500	207 NW 2ND ST	KATZ JEFF,AG	\$598,630	\$748.29		
	123228	11535DC	4600	133 TO 135 NW 2ND ST	KATZ JEFFREY B	\$303,095	\$378.87		
	123277	11535DC	4900	115 TO 121 NW 2ND ST	KATZ JEFFREY B	\$324,190	\$405.24		
	123277	11535DC	4900	115 TO 121 NW 2ND ST	KATZ JEFFREY B	\$324,190	\$405.24		
X	122360	11535DB	11000	250 NW TYLER AVE	KIERSKY THOMAS L & REBECCA A	\$60,822	\$76.03	\$60,822	
X	123633	11535DC	7600	111 SW 4TH ST	HURLEY RICHARD B,TR	\$544,252	\$680.32	\$544,252	
	136600	12502BA	200	234 SW 3RD ST	LAMPTON JOHN P & AMY H	\$490,015	\$612.52		
X	416628	11535DB	16500	425 NW HARRISON BLVD	LENGWIN LAWRENCE J & EMMA JEAN	\$400,455	\$500.57	\$400,455	
	123442	11535DC	6700	127 TO 131 NW 4TH ST	HK PROPERTIES INC	\$379,395	\$474.24		
	126569	11535CD	200	240 NW 4TH ST	LINDSEY RICHARD E & HAZEL J	\$431,480	\$539.35		
	123681	11535DC	9000	100 SW 2ND ST	LITTLE GREGORY E	\$252,145	\$315.18		
	123863	11535DC	10700	143 SW 2ND ST	SIERRA PACIFIC INDUSTRIES	\$1,011,740	\$1,264.68		
X	123830	11535DC	10400	123 TO 129 SW 2ND ST	LYON DON C	\$424,120	\$530.15	\$424,120	
X	127328	11535CD	7800	227 SW 6TH ST	M E INVESTMENTS LLC	\$176,570	\$220.71	\$176,570	
	123293	11535DC	5100	103 NW 2ND ST	MARWONG PROPERTIES LLC	\$177,310	\$221.64		
X	144778	12502BD	200	101 SW WESTERN BLVD	MATER INVESTMENT CO	\$1,212,575	\$1,515.72	\$1,212,575	
	126627	11535CD	800	UNKNOWN SITUS	MCHENRY JAY M & PEGGY S	\$380,135	\$475.17		
	126619	11535CD	700	UNKNOWN SITUS	MCHENRY JAY M & PEGGY S	\$369,525	\$461.91		
	122386	11535DB	11200	UNKNOWN SITUS	MCMENAMINS INC	\$120,155	\$150.19		
	122394	11535DB	11300	420 NW 3RD ST	MCMENAMINS INC	\$323,975	\$404.97		
	121891	11535DB	6500	532 TO 544 NW 3RD ST	MOUNTAIN CREEK INVESTMENTS OF CORVALLIS	\$825,743	\$1,032.18		
	122519	11535DB	12500	442 NW 4TH ST	OBERLIN DAVID GREGG	\$303,329	\$379.16		
	225106	12502AB	1401	208 SW 2ND ST	OBERLIN DAVID GREGG	\$152,135	\$190.17		
	122345	11535DB	10800	435 NW 3RD ST	MUNSON WILLIAM D ETAL	\$164,271	\$205.34		
	316783	11535DB	8400	UNKNOWN SITUS	PACIFIC POWER & LIGHT CO	\$0	\$0.00		
	122493	11535DB	12300	414 NW 4TH ST	PADFIELD MARIANNE N,TR	\$182,133	\$227.67		
	145023	12502BD	2700	648 SW 2ND ST	PASTEGA MARIO D & ALMA M	\$63,537	\$79.42		
	123012	11535DC	2600	244 NW 2ND ST	PASTEGA MARIO	\$609,365	\$761.71		
X	136410	12502AB	2900	303 SW 3RD ST	PIERRON CRAIG D	\$722,380	\$902.98	\$722,380	
	136253	12502AB	1300	214 SW 2ND ST	PIZZA IS OUR LIFE LLC	\$288,635	\$360.79		
	123780	11535DC	9900	UNKNOWN SITUS	POST OFFICE PROPERTIES LLC	\$362,390	\$452.99		
	316415	11535CD	300	UNKNOWN SITUS	QUEST CORPORATION	\$0	\$0.00		
	316428	11535CD	400	UNKNOWN SITUS	QUEST CORPORATION	\$0	\$0.00		
	316402	11535CD	100	401 NW JACKSON AVE	QWEST WIRELESS LLC	\$11,524,000	\$14,405.00		
	122071	11535DB	8300	262 NW POLK AVE	RANDOM PROPERTIES INC	\$157,083	\$196.35		
	122378	11535DB	11100	303 NW HARRISON BLVD	RENTZ PAUL L & LORING	\$242,878	\$303.60		
	136709	12502BA	1100	458 TO 468 SW MADISON AVE	REYNOLDS INVESTMENT GROUP LLC	\$1,041,245	\$1,301.56		
	136717	12502BA	1200	215 SW 5TH ST	REYNOLDS INVESTMENT GROUP LLC	\$183,680	\$229.60		
	121990	11535DB	7500	534 NW 2ND ST	RIM ROCK INVESTORS GROUP LLC	\$160,685	\$200.86		
	121842	11535DB	6000	529 TO 557 NW 5TH ST	RINGO ROBERT G	\$782,741	\$978.43		
	122667	11535DB	14000	300 NW 3RD ST	RINGO ROBERT G	\$1,004,980	\$1,256.23		
	137038	12502BA	4700	400 SW 2ND ST	ROBNETT JERRY	\$267,880	\$334.85		
	122477	11535DB	12100	360 NW TYLER AVE	RODGERS GARY A & JULIE H	\$374,292	\$467.87		

REMONSTRANCES	SERIAL	MAP	TAX LOT	ADDRESS	OWNER	2007 MARKET VALUE	MARKET VALUE/1000 X 1.25	REMONSTRANCE VALUE		
	137715	12502BA	12300	366 SW WASHINGTON AVE	ROSE PROPERTY MANAGEMENT CORP	\$244,485	\$305.61			
	122774	11535DC	400	305 NW 2ND ST	ROWLEE HOWARD JAMES & SALLIE L	\$229,510	\$286.89			
	137087	12502BA	5100	450 SW 3RD ST	SAFEWAY STORES INC 4333	\$3,655,920	\$4,569.90			
	136329	12502AB	2000	340 TO 344 SW 2ND ST	SEMADENI ENRIQUE & DEBRA KAY	\$408,250	\$510.31			
	122790	11535DC	600	UNKNOWN SITUS	SHARMA K PRADEEP	\$159,005	\$198.76			
	417374	12502BD	401	517 SW 2ND ST	SPAJAZZY LLC	\$1,455,000	\$1,818.75			
X	136691	12502BA	1000	200 SW 4TH ST	SSS INVESTMENTS LLC	\$1,376,430	\$1,720.54	\$1,376,430		
	347024	11535DB	14800	407 TO 491 NW 2ND ST	THE PENINSULA GROUP LLC	\$4,489,085	\$5,611.36			
X	123020	11535DC	2700	201 NW 3RD ST	THIRD & JACKSON BULDING LLC	\$417,230	\$521.64	\$417,230		
X	123038	11535DC	2800	215 NW 3RD ST	THIRD & JACKSON BULDING LLC	\$247,415	\$309.27	\$247,415		
	122857	11535DC	1200	257 NW VAN BUREN AVE	THIRD & VAN BUREN PROPERTIES LLC	\$434,655	\$543.32			
	122865	11535DC	1300	UNKNOWN SITUS	THIRD & VAN BUREN PROPERTIES LLC	\$176,680	\$220.85			
X	137061	12502BA	5000	429 SW 3RD ST	PEAK RESOURCES LLC	\$365,890	\$457.36	\$365,890		
	123673	11535DC	8900	104 SW 2ND ST	UNITED WAY OF BENTON COUNTY	\$393,735	\$492.17			
	123392	11535DC	6200	375 NW MONROE AVE	US NATIONAL BANK OF OREGON	\$350,630	\$438.29			
	123467	11535DC	6900	375 NW MONROE AVE	US NATIONAL BANK OF OREGON	\$1,039,290	\$1,299.11			
	121826	11535DB	5800	UNKNOWN SITUS	RINGO ROBERT G	\$116,795	\$145.99			
	121834	11535DB	5900	533 NW 5TH ST	RINGO ROBERT G	\$119,356	\$149.20			
X	123319	11535DC	5300	106 NW 2ND ST	FULLER STEPHEN C & PEGGY ETAL	\$135,865	\$169.83	\$135,865		
X	123178	11535DC	4200	151 NW MONROE AVE	WATER STREET MARKET LLC	\$1,354,869	\$1,693.59	\$1,354,869		
X	123186	11535DC	4300	142 NW 1ST ST	WATER STREET MARKET LLC	\$354,900	\$443.63	\$354,900		
X	123194	11535DC	4400	UNKNOWN SITUS	WATER STREET MARKET LLC	\$177,590	\$221.99	\$177,590		
	127310	11535CD	7700	207 SW 6TH ST	WEINBERG MARC G,TR	\$441,650	\$552.06			
	123475	11535DC	7000	301 TO 311 SW MADISON AVE	WENDEL PETER H & DOLORES J	\$792,155	\$990.19			
	123749	11535DC	9500	137 TO 139 SW 3RD ST	WIKE NANCY KATHLEEN	\$505,220	\$631.53			
						\$84,289,475	\$105,361.84	\$13,510,584	Commercial Value Remonstrated	
						\$5,442,271	\$6,802.84	\$3,565,668	Mixed Use Value Remonstrated	
						\$89,731,746	\$112,164.68	\$17,076,252	Total Value Remonstrated	
								19.03%	Percent of Total	
MIXED USE PROPERTIES AND VALUES WITHIN THE PROPOSED ECONOMIC IMPROVEMENT DISTRICT										
REMONSTRANCE	SERIAL	MAP	TAXLOT	ADDRESS	OWNER	2007 MARKET VALUE	% COMMERCIAL USE	COMMERCIAL VALUE	Market value/1,000 X 1.25	REMONSTRANCE VALUE
	123111	11535DC	3600	217 TO 221 NW 2ND ST	BEAVER APARTMENTS LLC	\$270,200	30%	\$81,060	\$101.33	
	127013	11535CD	4800	408 SW MONROE AVE	BENTON INVESTMENT TRUST LLC	\$1,341,452	24%	\$321,948	\$402.44	
	136188	12502AB	600	201 TO 211 SW 2ND ST	CORVALLIS HOTEL LLC	\$1,225,447	16%	\$196,072	\$245.09	
	136477	12502AB	3400	337 TO 361 SW 2ND ST	COX THEODORE W & VERONICA O	\$645,825	71%	\$458,536	\$573.17	
	123616	11535DC	8300	136 TO 140 SW 2ND ST	CRYSTAL THEATRE PROPERTIES LLC	\$224,241	66%	\$147,999	\$185.00	
	123608	11535DC	8200	138 TO 142 SW 2ND ST	CRYSTAL THEATRE PROPERTIES LLC	\$350,825	34%	\$119,281	\$149.10	
	123558	11535DC	7700	117 TO 121 SW 4TH ST	ELIZONDO CHARLES & CAROL, TR	\$428,375	56%	\$239,890	\$299.86	
	123285	11535DC	5000	111 NW 2ND ST	HOCHFELD PAUL & JANET, TR	\$222,150	75%	\$166,613	\$20.77	
	122998	11535DC	2400	347 TO 365 NW JACKSON AVE	JACKSON PLACE LLC	\$382,118	38%	\$145,205	\$181.50	
X	122352	11535DB	10900	445 NW 3RD ST	KIERSKY THOMAS L & REBECCA A	\$131,117	50%	\$65,559	\$91.95	\$65,559.00
X	144786	12502BD	300	136 SW WASHINGTON AVE	MATER INVESTMENT CO	\$6,959,000	41%	\$2,853,190	\$3,566.49	\$2,853,190
X	123525	11535DC	7500	100 TO 114 SW 3RD ST	PORTER STEVEN ETAL	\$840,155	77%	\$646,919	\$808.65	\$646,919
						\$13,020,905		\$5,442,271	\$6,802.84	\$3,565,668

ORDINANCE 2007-__

AN ORDINANCE AMENDING MUNICIPAL CODE CHAPTER 10.07 (ECONOMIC IMPROVEMENT DISTRICT) AND IMPOSING ASSESSMENTS ON PROPERTY WITHIN THE DOWNTOWN VOLUNTARY ECONOMIC IMPROVEMENT DISTRICT

WHEREAS, ORS 223.112 - 223.132 permits the creation of Economic Improvement Districts, and;

WHEREAS, the City Council of the City of Corvallis in 1993, authorized the City to create a voluntary Economic Improvement District on the downtown area, and;

WHEREAS, the City Council of the City of Corvallis previously adopted Ordinance 2002-13 on April 15, 2002, which amended Municipal Code Chapter 10.07 to clarify procedural items, the formula for apportioning costs, levy limitations, and the term of the District, and;

WHEREAS, the City Council of the City of Corvallis previously adopted Ordinance 2007-10 on May 7, 2007 to extend the term of the District and up-date funding estimates; and

WHEREAS, a public hearing in the matter of establishing such a district was held before the Corvallis City Council on May 7, 2007, deliberations occurred on May 7, 2007, and after the public hearing deliberations the City Council adopted Resolution 2007-09, on May 7, 2007, to establish the district, and;

WHEREAS, a second public hearing was held before the Corvallis City Council July 16, 2007, to consider the appropriate amount of assessments to be imposed upon property within the District, and;

WHEREAS, fewer than 33% of the property owners in the District, by value of the property, have remonstrated against establishment of the District;

NOW THEREFORE, the City of Corvallis ordains as follows:

Section 10.07.060. **Voluntary Nature of Assessment; Exclusion of Property.** Pursuant to ORS 223.118, the Economic Improvement District project above shall be undertaken, but assessments shall not be levied on any lot or parcel of property if the owner of that property submitted written objections at the public hearing. Such properties are hereby excluded from assessment and the individual property and assessment data hereinafter set forth shall recognize such exclusion.

Section 10.07.150. **Individual Property and Assessment Data.** Individual property and assessment data is set forth in the sheets attached hereto as Exhibit "B" (Property List as of close of public hearing July 16, 2007) and by this reference incorporated herein.

PASSED by the City Council this _____ day of July 16, 2007.

APPROVED by the Mayor this _____ day of July 16, 2007.

EFFECTIVE this _____ day of _____, 2007.

Mayor

Attest: _____
City Recorder

ORDINANCE 2007 - ____

AN ORDINANCE relating to a Comprehensive Plan Map Amendment, modifying Ordinance 98-53, as amended.

WHEREAS, the City Council held a duly advertised public hearing on June 4, 2007, regarding an appeal of the Community Development Director's approval of a Zone Change that would remove a Residential Planned Development Overlay from a 5.4-acre site zoned PD(RS-12) and with a Medium High Density Residential Comprehensive Plan Map designation. The Seventh Street Station site is located on the west side of the Willamette and Pacific Railroad line, south of Western Boulevard, east of 7th Street, and north of Highway 20/34, in Corvallis, Oregon. The original proposal was to construct 91 multi-family and townhouse units on the property. The site is adjacent to an existing rail line and switching yard and contains a warehouse in the middle of the property and a billboard at the northern end. The application is proposed by 7th Street Station, LLC. The property is identified on Assessor's Map 12-5-2-BC, as Tax Lot 1702; and on Assessor's Map 12-5-2-BB, as Tax Lot 16002 & the southern half of Tax Lot 16001.

WHEREAS, at the public hearing before the City Council concerning the appeal, interested persons and the general public were given an opportunity to be heard. The City Council held deliberations concerning the proposed change on June 18, 2007, and the recommendations of staff were reviewed by Council.

NOW THEREFORE, THE CITY OF CORVALLIS ORDAINS AS FOLLOWS:

Section 1. The findings of fact prepared by staff and contained in Exhibit A (which consist of a set of formal findings; the complete staff report to the City Council, including attachments and dated May 26, 2007; the additional written testimony regarding the appeal submitted between June 4, 2007, and June 11, 2007; the Council's statements and reasoning in favor of the application found in the City Council minutes from the June 4, 2007, and June 18, 2007, meetings; and written testimony submitted at the hearings regarding the Appeal, are by reference incorporated herein, and are hereby adopted by the City Council.

Section 2. The applicants have borne their burden of proof, and the applicable criteria have been met for removal of the Planned Development Overlay from the subject site, in conformance with the State-mandated requirement;

Section 3. The City's previous two actions (the Comprehensive Plan Map Amendment from industrial to residential use, and the Planned Development Overlay) were inextricably linked at the time of passage;

Section 4. If only the Planned Development Overlay is removed, the decision would be out of compliance with the citizen participation, housing, transportation, economy, and environmental quality provisions of the Corvallis Comprehensive Plan, which the City is also required to conform with;

Section 5. The required removal of the Planned Development Overlay, also requires the removal of the initial Comprehensive Plan Map Amendment; therefore,

Section 6. The Director's decision regarding the Zone Change is UPHeld, and the request is APPROVED with the following modification:

- The PD (RS-12) Medium High Density Residential Zone and Comprehensive Plan Map designations placed on the subject property under an action in 2003, at which time the Planned Development Overlay was integrally and intrinsically linked, are removed, thus causing the site designation to revert to the original GI (General Industrial) General Industrial Zone and Comprehensive Plan Map designations.

Therefore, the appeal of the Director's decision to approve the Zone Change, is DENIED, and the Comprehensive Plan Map designation is amended to General Industrial.

PASSED by the Council this _____ Day of _____, 2007.

APPROVED by the Mayor this _____ Day of _____, 2007.

Effective this _____ Day of, _____ 2007.

Mayor

ATTEST:

City Recorder

**BEFORE THE CITY COUNCIL
OF THE CITY OF CORVALLIS**

In the matter of a City Council decision to deny the appeal of a Community Development Director's decision to **approve** the requested **Zone Change removing the Residential Planned Development Overlay** from a 5.4- acre, Medium High Density Residential site zoned PD(RS-12).

ZDC07-00001

PREAMBLE

This matter before the Corvallis City Council is an appeal of the Community Development Director's approval of a Zone Change that would remove a Residential Planned Development Overlay from a 5.4-acre site zoned PD(RS-12) and with a Medium High Density Residential Comprehensive Plan Map designation. The Seventh Street Station site is located on the west side of the Willamette and Pacific Railroad line, south of Western Boulevard, east of 7th Street, and north of Highway 20/34, in Corvallis, Oregon. The original proposal was to construct 91 multi-family and townhouse units on the property. The site is adjacent to an existing rail line and switching yard and contains a warehouse in the middle of the property and a billboard at the northern end. The application is proposed by 7th Street Station, LLC. The property is identified on Assessor's Map 12-5-2-BC, as Tax Lot 1702; and on Assessor's Map 12-5-2-BB, as Tax Lot 16002 & the southern half of Tax Lot 16001.

The Community Development Director issued Order No. 2007-036 on April 25, 2007, approving the request by 7th Street Station, LLC to remove the Residential Planned Development Overlay, consistent with the provisions of Land Development Code Section 2.2.50- Quasi-judicial Change Procedures for Administrative Zone Changes.

On May 7, 2007, Mr. Sam Hoskinson, Ms. Leslie Bishop, Ms. Cathy Pettigrew, Mr. Joe DeFrancesco, Mr. Taylor Murray, Ms. Ruby Moon, Ms. Gail Hoiem, Ms. Nancy Hagood, Ms. Katie Murray, and Mr. Matthew Bolduc jointly filed an appeal of the Director's decision to approve the Administrative Zone Change. Land Development Code Section 2.19.30.02.a.3 states that appeals of Administrative Zone Change decisions by the Director shall be heard by the City Council. The appellants' letter dated May 7, 2007, states the following:

- Under Order 2003-116, after a public hearing process, Corvallis City Council re-zoned the subject property from General Industrial GI (GENERAL INDUSTRIAL) to RS-12 with a Planned Development Overlay. A number of compatibility issues were identified between the subject property, the GI property to the east (i.e. the railroad switching yard), and the lower-density residential properties to the west (i.e. Avery's Addition). It was the intent of the City Council that these compatibility issues were to be addressed through the future public hearing process; thus the Planned Development Overlay was placed on the property. Please reference the Corvallis City Council Notice of Disposition Order 2003-116, notably the Conditions of Approval and Formal Findings, for a list of compatibility issues. To quote the referenced findings, "The Council notes the proposed Planned Development Overlay

zone will ensure that compatibility factors are considered prior to development of the property.” Thus, in recognition that the Land Development Code did not sufficiently address the existing compatibility issues, City Council’s decision to rezone the property was contingent on the zone designation containing the PD Overlay.

- By not appealing the above mentioned City Council decision to a higher authority, both the public and the land owner agreed that RS-12 with a PD Overlay was an appropriate zone designation for the subject property. Thus, the land use decision was an agreement made between the public, the land owner, and City Council. It is extremely unfair to the public for the City to remove the PD Overlay, thereby retracting this consensus agreement made during the 2003 public hearing process.
- Given that the City Council made the decision to place the PD Overlay on the property, we feel the City Council should be the hearing authority to take responsibility for deciding whether or not to remove the PD Overlay from the property.

The appellants cite the Council's Notice of Disposition and Formal Findings in Order 2003-116, which pertain to the Council's August 18, 2003, approval of the following:

- a. A Comprehensive Plan Map Amendment (CPA01-00005) to change the Comprehensive Plan Map designation of the 6.2-acre 7th Street Station site from General Industrial to 5.4 acres of Medium-high Density Residential and 0.8 acres of Mixed Use Commercial;
- b. A District Map Change (ZDC03-00005) to modify the zoning designation of the site from General Industrial to 5.4 acres of PD(RS-12) (Medium-high Density Residential with a Planned Development Overlay) and PD(MUC) (Mixed Use Commercial with a Planned Development Overlay); and
- c. A Conceptual Development Plan (PLD03-00005) to develop up to 91 dwelling units and a commercial building on the site, subject to specific conditions of approval.

The City Council held a duly-advertised public hearing on the appeal on June 4, 2007, at which time the hearing was opened, public testimony was heard, and the hearing was closed. The record was held open for seven days to allow additional written testimony to be submitted. Following deliberations, the City Council voted 6-3 to approve a modified Zone Change to remove the Planned Development Overlay as requested and to return the Comprehensive Plan and Zoning Map designations of the 5.4-acre site to its previous GI (General Industrial) designations.

A. Background Specific to the Subject Site:

1. August 18, 2003, City Council Approvals: On August 18, 2003, the City Council approved the following:
 - a. A Comprehensive Plan Map Amendment (CPA01-00005) to change the Comprehensive Plan Map designation of the 6.2-acre 7th Street Station site from General Industrial to 5.4 acres of Medium-high Density Residential and 0.8 acres of Mixed Use Commercial;
 - b. A District Map Change (ZDC03-00005) to modify the zoning designation of the site from General Industrial to 5.4 acres of PD(RS-

12) (Medium-high Density Residential with a Planned Development Overlay) and PD(MUC) (Mixed Use Commercial with a Planned Development Overlay); and

- c. A Conceptual Development Plan (PLD03-00005) to develop up to 91 dwelling units and a commercial building on the site, subject to specific conditions of approval.

Status of August 18, 2003, City Council Approvals: The Comprehensive Plan Map Amendment (CPA01-00005) and District Map Change (ZDC03-00005) are both in effect. The Conceptual Development Plan (PLD03-00005) was effective for 3 years and expired on August 18, 2006.

2. May 12, 2006, Planning Commission Denial: On May 12, 2006, the Planning Commission Notice of Disposition was signed for denial of the following:
 - a. A Major Planned Development Modification and Detailed Development Plan (PLD05-00019);
 - b. A Tentative Subdivision Plat (SUB05-00007); and
 - c. A Plan Compatibility Review (PCR05-00009).

As a result, no Detailed Development Plan was ever approved for the 7th Street Station site.

3. April 25, 2007, Director's Approval: On April 25, 2007, the Director Notice of Disposition (Order No. 2007-036) was signed for approval of an Administrative Zone Change to remove the Residential Planned Development Overlay from several tax lots within the PD(RS-12) portion of the 7th Street Station site. The properties for which the Residential Planned Development Overlay removal was approved by the Director are identified on Assessor's Map 12-5-2-BC, as Tax Lot 1702; and on Assessor's Map 12-5-2-BB, as Tax Lot 16002 & the southern half of Tax Lot 16001.

B. Background Pertaining to the Development of the City's Current Planned Development Overlay Provisions:

1. September 2003 and January 2004 State of Oregon Decisions: As part of the State-mandated update of the City of Corvallis planning documents, called Periodic Review, several decisions directly relating to Residential Planned Development Overlays occurred in the context of Statewide Planning Goal 10 and Oregon Revised Statute (ORS) 197.303 and 197.307, which pertain to "needed housing". The most recent and pertinent set of decisions that provides the history of the City of Corvallis' Administrative Zone Change process and review criteria for the subject 7th Street Station case include the following:
 - a. On September 2, 2003, the State of Oregon Department of Land Conservation and Development (DLCD) issued Order #001542, which

approved the City's housing inventory, analysis, and measures taken to address housing need.

- b. On September 22 and 23, 2003, the State of Oregon Land Conservation and Development Commission (LCDC) received, care of the State of Oregon Department of Land Conservation and Development (DLCD), appeals of DLCD's decision in Order #001542. The appeals were filed by Mr. Mel Stewart and Century Properties, LLC, respectively, and stated that the City had not gone far enough regarding the removal of residential planned development overlays. The appeals proposed further revisions to address this issue and also proposed further revisions to allow the removal of residential Conceptual and Detailed Development Plans.
- c. On January 21, 2004, the State of Oregon Land Conservation and Development Commission (LCDC) signed Approval Order 03-WKTASK-001601. This LCDC order:
 - 1) Agreed with appellants Mr. Stewart and Century Properties, LLC *"to the extent that:*
 - a) *The City did not remove the Planned Development (PD) zoning from all undeveloped properties where the PD zone was initiated by the City; and*
 - b) *A property owner should have the ability to quickly "opt out" of the PD development process, which is not clear and objective, when no Detailed Development Plan or Conceptual Development Plan that includes a Detailed Development Plan has been approved by the City in connection with the PD."*
 - 2) Ordered the City to *"adopt the following specific revisions to the Corvallis Land Development Code within 90 days following any final appellate judgement on review of Corvallis' Periodic Review:*
 - a) *With the consent of the property owner, to remove the PD overlay zone from residentially zoned property for which no Conceptual or Detailed Development Plan has been approved and is still in existence; and*
 - b) *To provide a process where a property owner may request and the City must approve the removal of a PD or PD overlay zone from residentially zoned property where the residentially zoned property does not have a Detailed Development Plan or a Conceptual Development Plan that includes a Detailed Development Plan on any part of the site."*

2. December 13, 2004, City Council Approval of Ordinance 2004-41: On December 13, 2004, in response to and in compliance with LCDC Order 03-WKTASK-001601, the City of Corvallis adopted Ordinance 2004-41. This ordinance was part of Phase III of the Land Development Code Update Project (LDT04-00001). It amended Land Development Code Chapters 1.2, 2.2, 2.5, 2.19, and 3.32 and created a new Land Development Code Chapter 3.33. These changes included the creation of an Administrative Zone Change process and review criteria to remove a Residential Planned Development Overlay on a site where no active Detailed Development Plan was present.

3. August 4, 2005, State of Oregon Land Conservation and Development Commission (LCDC) Approval Order 001677, acknowledging Completion of Periodic Review: On August 4, 2005, the State of Oregon Land Conservation and Development Commission (LCDC) approved all remaining aspects of the City of Corvallis Periodic Review. This included acknowledgment of the City's Ordinance 2004-41, indicating that the City had done what it had been ordered to do with respect to Residential Planned Development Overlays (LCDC Order 03-WKTASK-001601). The State of Oregon Department of Land Conservation and Development sent the Order 001677 on September 9, 2005.

4. October 16, 2006, City Council Ordinance 2006-24: On October 16, 2006, the City Council adopted Ordinance 2006-24, declaring an implementation date for the revised Land Development Code and other implementing land use documents. This implementation order declared this implementation date to follow resolution of all associated appeals and to implement all land use changes associated with Periodic Review and other land use changes to date, or be on December 31, 2006, whichever came first.

5. December 31, 2006: In accordance with City Council Ordinance 2006-24, the revised Land Development Code was implemented. All appeals had been resolved. This revised LDC included the planned development provision changes ordered by the State of Oregon LCDC, which were incorporated into the Phase III Land Development Code Update Project's Code revisions.

APPLICABLE CRITERIA

The Council notes that all applicable legal criteria governing review of this application are identified in the Staff Report to the City Council dated May 25, 2007, the Minutes of the City Council hearing dated June 4, 2007, the City staff memos containing additional written testimony to the City Council dated June 4, 2007, and June 12, 2007, and the Minutes of the City Council meetings dated June 4 and June 18, 2007.

FINDINGS RELATING TO ZONE CHANGE - ZDC07-00001

1. The City Council accepts and adopts the findings in support of the Director's decision included in the Staff Report to the City Council dated May 25, 2007; the additional written testimony in support of the appeal submitted between May 25, 2007, and June 11, 2007; and the statements and reasoning in favor of the

application found in the City Council minutes from the June 4, and June 18, 2007, meetings; including written testimony submitted at the hearings that support the appeal of the Zone Change decision.

The findings below supplement and elaborate on the findings contained in the materials noted above, all of which are attached hereto and incorporated herein. When there is a conflict between these findings and the above-referenced findings incorporated by reference, these findings shall prevail.

2. The City Council finds that the record contains all information needed to evaluate the Comprehensive Plan Amendment for compliance with the relevant criteria.
3. The City Council notes that the subject property is designated in the Corvallis Comprehensive Plan as Medium High Density Residential and is zoned PD(RS-12). The Council finds that this Comprehensive Plan designation and zoning would result in development on the site being evaluated against the Corvallis Land Development Code Chapter 3.6 - RS-12 (Medium High Density Residential) Zone and other applicable sections of the Corvallis Land Development Code.
4. The City Council notes the Conceptual Development Plan approval for this property has expired, and that no Detailed Development Plan was ever approved for the site. The City Council finds that the subject site is eligible for removal of the Residential Planned Development Overlay as an administrative process.
5. **Demonstrated Public Need** - The Council notes that per Comprehensive Plan Policy 1.2.3.A and LDC criteria 2.1.30.06.a.1, a Comprehensive Plan Amendment may only be approved when there is a demonstrated public need for the change.

The Council notes that in the findings on the original Comprehensive Plan amendment that resulted in this property being designated PD (RS-12) Medium High Density Residential, Finding 6 cites housing data from the 2001 Land Development Information Report as establishing a demonstrated public need (a key part of the CP requirements for justifying a CP amendment) for more multifamily housing in close proximity to OSU and the downtown. The Council notes that since that time, the conditions regarding such housing have changed considerably. The most recent Land Development Information Report, that of 2004-05, shows that while the “needed housing” so explicitly cited as the reason for the Comprehensive Plan Amendment was never built on this site, since 2003 over 420 multifamily units have been built. The Council notes that of the 253 multifamily building permits issued in 2004-05, at least 140 are close to the OSU campus and 123 of those—the 10th & A St. apartments and the Campus Living Commons at SW 11th and Adams—are in close proximity to (less than a 5-minute walk from) the 7th St. Station site, which was only proposed for 91 units. Finally, an additional project with additional multifamily units is currently under construction in the same immediate area. The Council finds that based on these figures, there is no longer a public need for additional Medium High and High Density Residential land in this location or in the City.

7. **Compatibility** - The Council notes that one of the key issues of compatibility will be with respect to the interface between the subject site and the industrial property to the east. The Council notes that industrial properties are required to provide large

buffers between themselves and residential properties. However, The Council notes that site to the east is fully developed as a railroad line and switching area. The Council notes that the original approval included a Planned Development overlay on the subject site as part of the zoning designation request to address this issue with future reviews for development on the site. The Council notes that the Planned Development process would require a thorough review of transition and buffer elements in conjunction with specific development proposals.

The City Council notes that in the original decisions to amend the Comprehensive Plan Map designation for the property from GI to Medium High Density Residential and the zone from GI to RS-12, the Councilors at the time were aware of and acknowledged specific compatibility issues between the proposed PD (RS-12) Medium High Density Residential Zone and the existing neighborhood to the west. Council notes that the following Comprehensive Plan policies are meant to deal with compatibility conflicts and other issues that the change to the RS-12 Zone would not address without the oversight provided through inclusion of a Planned Development Overlay. They include Comprehensive Plan policies 9.2.1; 9.2.5.j; 11.3.9,11.3.10, 11.3.12; 11.4.1, 11.4.3; and 8.9.3. The Council notes that these policies dealt with compatibility, traffic, parking, and industrial land development. The City Council finds that such Comprehensive Plan policies must be addressed with any request to remove the Planned Development Overlay from the residential site since they were intended to be addressed with proposed development.

Council notes that the minutes of the July 21, 2003, City Council meeting, at which the Council deliberated and made an initial decision on this case, make clear that the Council was aware of these compatibility and other concerns. The Council notes that those Councilors understood that the requisite Comprehensive Plan policies could be complied with only through the placement of a PD overlay on the property, which would require a public review of a Detailed Development Plan in connection with the Conceptual Plan and its related conditions of approval

The Council notes that the Comprehensive Plan also contains policies addressing noise conflicts between residential and industrial uses, including policies 7.2.2, 7.2.3, 7.2.4. Council notes that these policies direct the City to ensure that such conflicts are dealt with in land use actions and the review of development proposals. The Council notes that information was presented by the appellants indicating that noise from the switching yard would exceed the regulations of the U.S. Housing and Urban Development (HUD) for sites receiving HUD funding. Council notes that removal of the Planned Development Overlay from the subject site removes the City's ability to ensure that such conflicts are adequately addressed during the review of proposed development on the residential site. Council finds that leaving the RS-12 Zone on the subject site without the Planned Development Overlay would be inconsistent with the Comprehensive Plan with regard to noise conflicts.

6. **Buffering** - The Council notes that although the findings related to the Comprehensive Plan Amendment show that at the time the land use designation change to Medium High Density Residential fulfilled a public need for higher density residential land within close proximity to the downtown and OSU, the location of the subject site in close proximity to existing industrial uses pointed to the need for

adequate buffering between future residential development on the property and adjacent industrial uses.

The Council notes that in accordance with Comprehensive Plan Policies 3.2.4 and 8.9.3, the obligation to address buffering between uses falls largely to the developer of the undeveloped property. The Council notes, however, that per LDC Section 3.24.30.02.a, development on General Industrial properties is typically required to provide a 100-foot buffer from adjacent residential properties, but no such buffer requirement is included for RS-12 Medium High Density Residential property adjacent to GI (General Industrial) property. The Council notes that in the case of the subject property, there is an existing General Industrial development located along the eastern property line of the site (the Willamette Pacific rail line). The Council notes that the proposed Zone Change could compromise the ability of the adjacent property owner to redevelop or expand development on the property, due to the 100-foot setback requirement. The Council notes that at least in part to address this concern, the Planned Development Overlay was requested by the property owner and was attached to the subject property, so that it would be reviewed through the Planned Development process, which allows flexibility in Code standards. The Council notes that since a 100-foot buffer would restrict development of most of the property to the east, the flexibility allowed through the PD process would allow for a design solution in which an effective buffer could be achieved within a smaller land area. The Council notes that in the previous decision, the Council found that an effective buffer can be established in this manner, consistent with Comprehensive Plan Policies 3.2.4, 8.9.3, and 13.2.2. The Council notes that removal of the Planned Development Overlay would not allow the review of such issues if development were proposed on the subject site. The Council finds that removal of the Planned Development Overlay from the site would allow development on the subject site to occur that is not consistent with the Comprehensive Plan's direction. The Council also finds that removal of the Planned Development Overlay would shift the burden of addressing the identified compatibility and buffering requirements off of the subject property and on to the adjacent GI (General Industrial) property.

The Council notes that under the subject site's previous GI (General Industrial) land use designations, no conflict existed between the property to the east that contains the rail line and the subject property. The Council notes that with the previous change from GI (General Industrial) to PD (RS-12) Medium High Density Residential, the owners of the subject site had elected to (and the City had agreed to this election) use the Planned Development Overlay to address compatibility and buffer issues on site and at the time of development. The Council notes that with the request to remove the Planned Development Overlay from the site, the owners are no longer willing to accept (and the City would no longer be able to enforce) this responsibility. The Council finds that reverting the Comprehensive Plan and Zoning Map designations for the subject site to their previous GI (General Industrial) designations would ensure that the compatibility and buffer requirements would continue to be the responsibility of the owners of the subject property.

7. **Public Involvement** - Council notes that the public process used to arrive at the PD (RS-12) Medium High Density Residential designations was a key factor. Council

notes that the residents of the neighborhood adjacent to the Seventh Street Station site did everything asked of local citizens in a land use case – cited specific criteria, addressed only the criteria, and presented a good case that convinced the Planning Commission to impose conditions of approval. Council notes that the State requires the City to remove the Planned Development Overlay, but doing so without considering citizen participation to date would imply that citizen participation is not valued. Council finds that if the Planned Development is removed, the remaining RS-12 Zone is inconsistent with the City’s Comprehensive Plan policies regarding citizen involvement in land use actions and in conflict with Statewide Planning Goal 1- Citizen Involvement.

CONCLUSIONS

As the body charged with hearing appeals of Administrative Quasi-judicial Zone Changes to remove a residential Planned Development Overlay, the City Council has reviewed the record associated with the Zone Change and finds that:

- The applicable criteria have been met for removal of the Planned Development Overlay from the subject site, in conformance with the State-mandated requirement;
- The City’s previous two actions (the Comprehensive Plan Map Amendment from industrial to residential use, and the Planned Development Overlay) were inextricably linked at the time of passage;
- If only the Planned Development Overlay is removed, the decision would be out of compliance with the citizen participation, housing, transportation, economy, and environmental quality provisions of the Corvallis Comprehensive Plan, which the City is also required to conform with;
- The required removal of the Planned Development Overlay, also requires the removal of the initial Comprehensive Plan Amendment; therefore,

The Director’s decision regarding the Zone Change is UPHELD, and the request is APPROVED with the following modification:

The PD (RS-12) Medium High Density Residential Zone and Comprehensive Plan Map designations placed on the subject property under a 2001 action, at which time the Planned Development Overlay was integrally and intrinsically linked, are removed, thus causing the site designation to revert to the original GI (General Industrial) General Industrial Zone and Comprehensive Plan Map designations.

Therefore, the appeal of the Director’s decision to approve the Zone Change, is DENIED.

DATED: July 2, 2007.

MAYOR

Richardson, Robert

From: David Dodson [davewvp@comcast.net]
Sent: Monday, July 16, 2007 10:52 AM
To: Richardson, Robert
Cc: Krishna Rao
Subject: Wilson Woods Density Increases by 1 unit

Bob:

Please share this information with the City Council (either orally or by copying and distributing).

If the RS-9 portion of the property were rezoned to RS-12U, it would allow a maximum of 13 units. (0.65 acres X 20 units = 13). There are currently 12 units on the RS-9 portion of the site. Therefore, rezoning the property from RS-9 to RS-12U would increase the density by only one unit.

David Dodson
Willamette Valley Planning

7/16/2007

Louie, Kathy

From: Ward 6
Sent: Sunday, July 15, 2007 8:23 PM
To: Louie, Kathy
Cc: ward6-web-archive@council.ci.corvallis.or.us; Nelson, Jon
Subject: [Fwd: <web>Web Request]

Kathy,
Could you make copies of the following email for the rest of the council.
It answers one of the questions CCI had concerning this grant request.
Thanks
Stewart

----- Original Message -----

Subject: <web>Web Request
From: "Sue Domingues" <sue_domingues@hotmail.com>
Date: Sun, July 15, 2007 6:41 pm
To: ward6@council.ci.corvallis.or.us

This is an enquiry e-mail via %s from: Sue Domingues
(sue_domingues@hotmail.com) Thank you for the \$800 CCL Grant. The extra \$200 was for
office supplies, including: ink cartridges for the computer, paper, envelopes, lamination,
pens, etc. The Park & Rec does not supply us with any office supplies.

Myths and Facts
about
LIVING IN POVERTY



1 IN 6 OREGON CHILDREN CURRENTLY LIVE IN POVERTY

Too many individuals and families (neighbors, friends, co-workers) struggle to meet basic everyday needs. Getting the word out about poverty issues is paramount.

"You must be the change you wish to see in the world"

MAHATMA GANDHI

**Myths
and
Facts**

Myth - Only the homeless and uneducated are unemployed.

Fact - 38% of CSC clients served from Nov. 2005 through Oct. 2006 were *dislocated workers* (a worker who has lost a job because the employer has moved, shut down or reduced its workforce).

Myth - If people just got a job, they wouldn't be hungry or homeless.

Fact - The majority of Oregonians in poverty work. At least one parent works part-time or more in 64% of families with children living in poverty. Most research agrees that an **average family needs an income equal to at least twice the federal poverty level to meet basic needs.**

Myth - If people weren't so picky about where they live and would just be happy to have a roof over their heads, we wouldn't have homelessness.

Fact - The minimum wage is not adequate to purchase or rent safe, sanitary, affordable housing. On average, a worker earning minimum wage would have to work the equivalent of 86 hours a week to afford the median fair market rent for a two-bedroom rental unit.

Myth - People can't be hungry in Oregon when the US has an obesity problem.

Fact - 12.9% of Oregon households are **food insecure** (*does not always have access to enough food to meet basic needs*). 11.9% are at risk of hunger, 4.3% are hungry.

Myth - Families are on welfare as a result of having too many children.

Fact - The average size of poor families is about the same as the average non-poor family. Studies show little evidence of a link between higher welfare benefits and having more children.

Myth - Only homeless, jobless people need emergency food.

Fact - Food banks and emergency food providers serve more working-poor families than ever. The Oregon Food Bank 2006 Profiles of Poverty and Hunger in Oregon reports that *Most adult recipients {of emergency food} are working, retired, or disabled and 49% of households {receiving emergency food} were households with children.*

Myth - There are so many programs for getting food, no one could be hungry.

Fact - Cumbersome application processes, confusion about eligibility, and lack of transportation often hinder participation in government programs so people with food shortages turn to the non-profit charity network.

Myth - Welfare enables poverty.

Fact - Most people who are poor do not receive cash assistance from the government. Oregon Department of Human Services statistics show that fewer than 12% of the more than 400,000 Oregonians in poverty receive *Temporary Aid to Needy Families (TANF)* payments.

CHILDREN AT RISK

- ◆ In 2005, the national poverty rate was 12.6%, or 37 million people. **6.5 million were children.**
- ◆ In 2004, in Oregon, approximately **117,000 children were NOT covered by health insurance.**
- ◆ 65% of low-income families **cannot find affordable child care.**
- ◆ In 2005, **172,000 Oregon households with children received assistance** through WIC, the Women, Infants and Children nutrition program.
- ◆ In Oregon, on average, **25,000 children receive free lunches** during the summer.
- ◆ In 2006, 9,404 children, ages 3 and 4, were enrolled in Oregon Head Start pre-kindergarten programs. This was **only 61% of the estimated eligible children.**
- ◆ **1 in 5 Oregon children live in a food insecure home.**



WHAT DOES CSC DO TO HELP?

- ✓ Head Start programs in Lincoln County
- ✓ Alternative Education option schools in Lincoln, Benton & Linn Counties
- ✓ Teenage pregnancy / parenting programs (with partner agencies)

Sources: US Census Bureau 2006; 2003 Status of Oregon's Children County Data Book; Children First For Oregon Report Card 2006; WIC Annual Report 2005; National School Lunch Program 2005 – OR Dept of Education; Oregon Head Start Program statistics 2006

HEALTH CARE

**285,000 Oregonians were uninsured in 2004
even though they were employed.**

- ◆ More than 75,000 Oregonians lost access to the Oregon Health Plan following the legislature's drastic cuts to the plan in 2003.
(Oregon Food Bank Profiles of Poverty and Hunger in Oregon 2006)
- ◆ Many Oregon employers have eliminated (or made prohibitively expensive) employee insurance coverage since the 2001 economic decline *(Oregon Center for Public Policy news release 9/05)*
- ◆ The *Institute of Medicine* reports that working-age Americans **without health coverage** are more likely to:
 - ▶ Receive too little medical care too late
 - ▶ Be sicker and die sooner
 - ▶ Receive less care when hospitalized even for acute situations such as a vehicle accident

WHAT DOES CSC DO TO HELP?

- ✓ Increases opportunities to secure a job with health insurance benefits
- ✓ Connects clients to other non-profit organizations that assist with medical payments
- ✓ Participates in the One-Stop system that assists clients in applying for the Oregon Health Plan

HUNGER

- ♦ **HUNGER** (*definition*): The uneasy or painful sensation caused by lack of food. The recurrent and involuntary lack of access to food.
- ♦ **FOOD INSECURITY:** (*definition*): Limited or uncertain availability of nutritionally adequate and safe food or limited or uncertain ability to acquire acceptable food in a socially acceptable way.
- ♦ **FOOD SECURITY:** (*definition*): Access by all people at all times to enough food for an active, healthy life. At a minimum, this includes the ready availability of nutritionally adequate and safe food and the assured ability to acquire acceptable food in a socially acceptable way.

(Source for definitions: USDA: *Prevalence of Food Insecurity and Hunger 1996-98*)

- ♦ Working Oregonians in two-income households have a hunger rate almost 4 times higher than those in the rest of the nation.
- ♦ 1 in 5 Oregon children live in a food-insecure home.
- ♦ Two-parent Oregon households with children have hunger rates more than 3 times the national average.
- ♦ 3.9% of Oregon households included members who went hungry at times in 2003-2005.
- ♦ 11.9% of Oregon households in 2003-2005 struggled to get food on the table and typically reduced the quality of meals because there was not enough money for food.
- ♦ In 2005, nearly 750,000 Oregonians received emergency food boxes.

Sources: *Children First For Oregon Report Card 2006*; *Oregon Food Bank Profiles of Poverty and Hunger in Oregon 2006*; *State of Oregon Report on Poverty 2004*; USDA - *Prevalence of Food Insecurity and Hunger 1996-98*

HUNGER

The Oregon Center for Public Policy cites four reasons for the state's high rate of hunger

- ◆ Housing costs have soared while wages have stagnated
- ◆ The gap between rich and poor grew four times faster in Oregon than nationally
- ◆ There are fewer family-wage industrial jobs and more low-wage jobs
- ◆ Rural Oregon fares poorly due to seasonal employment

WHAT DOES CSC DO TO HELP?

- ✓ In 2005-06, **Linn Benton Food Share** distributed more than 5,000,000 pounds of food to 71 member agencies. These agencies, in turn, distributed a record 37,000 food boxes. An additional 234,000 meals were served at local soup kitchens, emergency shelters, child and senior centers and shelter homes.
- ✓ LBFS coordinates more than 5,000 gleaners that function as a self-help participatory means for low-income families to supplement their nutritional needs. Gleaning groups operate year-round gathering food from fields and stores as well as re-packaging donated bulk food.
- ✓ LBFS provides food to CSC's Lincoln County Head Start program and alternative schools.

HOUSING

HUD characterizes *affordable housing* as rent or mortgage payment that is no more than 30% of income

- ◆ In 2004, 51% of Oregon families paid more than 30% of their income for rental housing; **25% paid more than half.**
- ◆ The National Low Income Housing Coalition ranks **Oregon as the third most unaffordable rental market in the U.S.**
- ◆ Oregon's **affordable housing wage** for a 2-bedroom unit is **\$13.46 per hour**. Oregon's **minimum wage is \$7.80** per hour.

Affordable Housing Wage is based on Fair Market Rent & utilities, without paying more than 30% of Income on housing.

WHAT DOES CSC DO TO HELP?

- | | |
|--------------------------------|--|
| ✓ Emergency housing assistance | ✓ Community development (affordable housing multi-units) |
| ✓ Utility assistance | ✓ Regional Housing Center |
| ✓ Weatherization | ✓ Housing rehabilitation |
| ✓ Transitional housing | |

Sources: Oregon Food Bank Profiles of Poverty and Hunger in Oregon 2006; National Low Income Housing Coalition; State of Oregon Report on Poverty 2004.

EDUCATION

IN THE SCHOOL YEAR 2005-06, ALMOST 7,400 STUDENTS DROPPED OUT OF OREGON HIGH SCHOOLS

Dropouts are much more likely than their peers who graduate to be unemployed, living in poverty, receiving public assistance, in prison, on death row, unhealthy, divorced, and ultimately single parents with children who drop out from high school themselves. High school dropouts, on average, earn \$9,200 less per year than graduates. They are often unable to support themselves and are twice as likely to slip into poverty from year to year. There even seems to be a correlation with education and good health; at every age range, the more education, the healthier the individual.

UNEMPLOYMENT RATES (U.S.) by education level (2006 stats)

High school drop-out	6.8%
High school grad	4.3%
Associate degree	3.0%
Masters degree	1.7%
Doctorate	1.4%

UNEMPLOYMENT RATES May 2007

Benton County	3.4%
Linn County	6.0%
Lincoln County	4.7%
Oregon	5.0%
National	4.5%

WHAT DOES CSC DO TO HELP?

- ✓ Offers the YouthBuild high-school vocational training program for ages 16-24
- ✓ Offers alternative education opportunities through partnership with school districts at CSC sites
- ✓ Offers skill assessment and career development activities
- ✓ Offers training and re-employment opportunities
- ✓ Offers on-the-job-training

Sources: Oregon Dept of Education - Dropout rates 2005-06; The Silent Epidemic - a report by Civic Enterprises Mar 2006; US Dept of Labor Bureau of Labor Statistics 2006; Worksource Oregon June 2007

WHY DO SOME WORKING FAMILIES IN OREGON STILL NEED PUBLIC ASSISTANCE?

A "LIVING WAGE" ALLOWS AN INDIVIDUAL OR FAMILY TO MEET THEIR BASIC NEEDS WITHOUT RELYING ON PUBLIC ASSISTANCE

Facts

A full-time job at Oregon's minimum wage - *even at 52% greater than the federal minimum* - doesn't necessarily stave off poverty.
An increasing number of Oregon families are economically vulnerable.

Oregon job seekers are often confronted with low-paying jobs that do not offer the salary or benefits that will provide sufficient income to afford a **basic** standard of living. They face the gap left between the need for *living wage* work and the availability of jobs with *living wage* pay that can support a basic standard of living.

- ◆ At Oregon's minimum wage of \$7.80, a family of four with one parent working full time would have **\$1342** ($7.80 \times 40 \times 4.3$) **a month to cover the most basic budget**. That is **\$324 LESS** than the **federal POVERTY threshold of \$1666 for a family of four**.
- ◆ **41%** of all Oregon job openings pay **LESS THAN** the \$11.38 an hour *living wage for a single adult*.
 - For each job opening that pays at least \$11.38 an hour there are, on average, 5 job seekers.
- ◆ **84%** of all Oregon job openings pay **LESS THAN** the \$23.40 an hour *living wage for a single adult with 2 children*.
 - For each job opening that pays at least \$23.40 an hour there are, on average, 20 job seekers.
- ◆ Hourly earnings remain stagnant in real terms because the cost of living has been rising at a similar pace.
- ◆ The only workers who have seen real wage gains since the economy upturn are high-wage workers. Middle and low-wage workers have lost ground.
- ◆ The growth of Oregon's working age population is outstripping the rate of growth in jobs, thus, fewer jobs available per working age Oregonians

Sources: Oregon Center for Public Policy "The State of Working Oregon" 2006; Northwest Federation of Community Organizations "Searching for Work That Pays" - 2007 Northwest Job Gap Study

ARE YOU AT RISK OF HOMELESSNESS?

**Take this quiz to discover your risk of joining the
ranks of the homeless**

If you became unemployed or temporarily disabled, would you have savings to sustain you for three months?

YES or NO

If you were laid-off today, could you find another job in our area with comparable pay?

YES or NO

Do you spend less than 1/3 of your income on rent or mortgage payments and utilities?

YES or NO

Do you have low credit card balances that would not default if not paid for a few months?

YES or NO

Could your extended family help you out for several months if something unexpected happened?

YES or NO

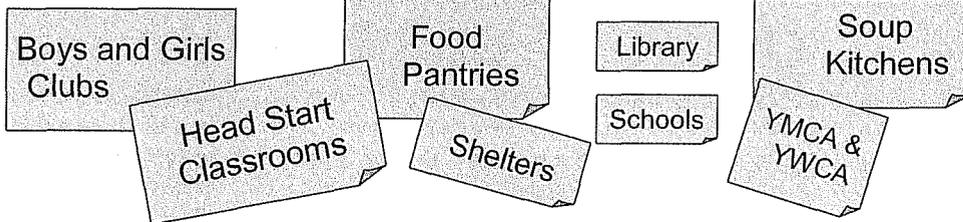
Are you covered by disability, auto and/or medical insurance in case of a catastrophic illness or accident?

YES or NO

**IF YOU ANSWERED NO TO MORE THAN TWO QUESTIONS
YOU ARE POTENTIALLY
AT RISK OF HOMELESSNESS**

Change starts with YOU

SUGGESTED VOLUNTEER OPPORTUNITIES IN OUR COUNTIES



◆ For more information on volunteering,
contact any of the above programs / organizations or go online
www.1-800-volunteer.org

TO VOLUNTEER WITH CSC at any of our locations

Corvallis ♦ Albany ♦ Lebanon ♦ Newport

Speak with volunteer coordinator, Susan James,
at the Corvallis office 541-752-1010

or mail your information (see below)

.....or you can MAIL this TO.....

CSC / CAA VOLUNTEER ▪ 545 SW 2ND ST, Suite A, ▪ CORVALLIS, OREGON 97333

I would like to volunteer at (see above for locations) _____

I am available these days _____

in the morning afternoon on the weekend

NAME _____

address _____

phone _____ or _____ Best time to call _____

my email address is _____

**The federal government says
a family of four
making \$20,000 per year
IS LIVING IN POVERTY**

Federal Register Vol 71, No. 15 - 2006

**How do the approximately 30,000 people
living in poverty in our tri-county area
get by on \$1,666 (\$20,000÷12) per month?**

- **How do they manage?**
- **What do they leave out?**

HOW DO THEY MAKE THE HARD CHOICES?

The following costs should be viewed as guidelines only, suggesting basic monthly expenditures of Benton, Lincoln and Linn County families that come up short every month just trying to meet their basic needs.

BASIC EXPENSES

- Rent
- Utilities
- Transportation
- Food
- Health Care
- Child Care



Federal Poverty Rate (FPL)
for family of four = \$20,000/yr
Actual Disposable Income
\$1,666 per month

RENT

In our tri-county area,
the average monthly rent for
a two bedroom apartment or
house is:

- Benton: \$721
- Linn: \$686
- Lincoln: \$670



\$1,666 disposable funds
Minus rent =
Benton: \$945
Linn: \$980
Lincoln: \$996

Source: Linn, Benton and Lincoln Housing Authorities 2006

Rent

Utilities

Transportation

Food

Health Care

Child Care



Funds remaining

Benton: \$945

Linn: \$980

Lincoln: \$996

UTILITIES

In 2005, an average expenditure for utilities, fuels and public services was \$251 per month for low-income families.



Funds remaining

Benton: \$945

Linn: \$980

Lincoln: \$996

Minus utilities =

Benton: \$694

Linn: \$729

Lincoln: \$745

- Rent
- Utilities
- Transportation
- Food
- Health Care
- Child Care



Funds remaining

Benton: \$694
Linn: \$729
Lincoln: \$745

TRANSPORTATION

Monthly expense for a family of four

Benton: \$372
Linn: \$372
Lincoln: \$372

*Source: Oregon Department of Housing & Community Services
 2005 BASIC family budget*



Funds Remaining

Benton: \$694
Linn: \$724
Lincoln: \$745

Minus transportation =

Benton: \$322
Linn: \$352
Lincoln: \$373

- Rent
- Utilities
- Transportation

- Food
- Health Care
- Child Care



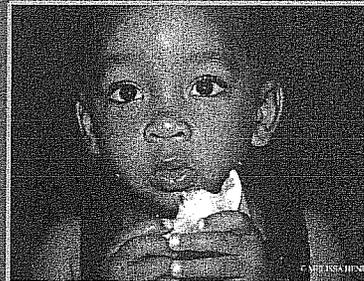
Funds remaining

Benton: \$322
Linn: \$352
Lincoln: \$373

FOOD

Even after utilizing food stamps (average \$89 per month per person), a family of four will spend monthly, at least an additional

Benton: \$231
Linn: \$231
Lincoln: \$231



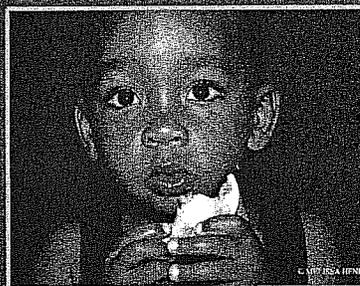
Funds Remaining

Benton: \$322
Linn: \$353
Lincoln: \$373

Minus food =
Benton: \$91
Linn: \$121
Lincoln: \$142

Sources:
 Economic Policy Institute 2007: Basic Family Budget
 Profiles of Poverty and Hunger in Oregon 2006, OFB publication.

- Rent
- Utilities
- Transportation
- Food
- Health Care
- Child Care



Funds remaining

Benton: \$91
 Linn: \$121
 Lincoln: \$142

HEALTH INSURANCE

With employer provided coverage a family would pay, on average, \$130 per month.



Funds Remaining

Benton: \$91
 Linn: \$121
 Lincoln: \$142

Minus health care =

Benton: \$
 Linn: \$
 Lincoln: \$ 12

Source: US Gov't, Bureau of Labor Statistics/News Releases/Employee Benefits 1997

- Rent
- Utilities
- Transportation
- Food
- Health Care



Child Care

Funds Remaining	
Benton:	\$ 29
Linn:	\$ 19
Lincoln:	\$ 12

CHILD CARE

On average, low-income working families spend 25% of their income - approximately \$435 a month - for child care



Funds Remaining	
Benton	\$
Linn:	\$
Lincoln:	\$12
Minus child care =	
Benton:	\$ 424
Linn:	\$ 320
Lincoln:	\$ 410

Source: "Comparison of Average Annual Child Care Costs",
Dept. of Labor, Bureau of Labor Statistics



- Rent
- Utilities
- Transportation
- Food
- Health Care
- Child Care

Funds Remaining

Benton:	\$ -464
Linn:	\$ -444
Lincoln:	\$ -410

This is BEFORE taxes....

Taxes are paid at the end of the year and are unique to each family situation, therefore, they have not been included in this budget representation.

They do, however, present an additional expense that might have to be addressed and for which there are no funds available

THERE IS NOTHING LEFT IN YOUR BUDGET and you still don't have everything you need.



Nationally, in 2005 the average income deficit for families in poverty (the difference in dollars between a family's income and its poverty threshold) was \$8125

WHAT IS LEFT OUT?

Source: U.S. Census Bureau, current population survey, 2006 Annual Social and Economic Supplement

WHAT IS LEFT OUT?

Furniture TAXES
School Supplies
DOCTOR
Life Insurance MEDICINE
Clothing Cleaning Supplies
Education Toiletries
Recreation Birthdays & Holidays Laundry



**These are the choices
MADE EVERY DAY
by residents
of our communities**

HOW CAN YOU HELP?

- ✓ **Educate**
- ✓ **Advocate**
- ✓ **Donate**
- ✓ **Participate**

PARTICIPATE

PARTICIPATE

PARTICIPATE



with others in your community in projects
and programs that produce measurable
results.

IMAGINE BRIDGING THE DIVIDE

Imagine a community
where residents are strong,
resilient, involved,
and live with dignity and security

BE INVOLVED

- **Visit Community Services Consortium**

- www.csc.gen.or.us

- **Visit Community Action Directors
•of Oregon**

- www.cado-oregon.org

- **Visit Community Action Partnership**

- www.communityaction4u.org

Photos by Melissa Hendricks & Kristen Noel Ludwig

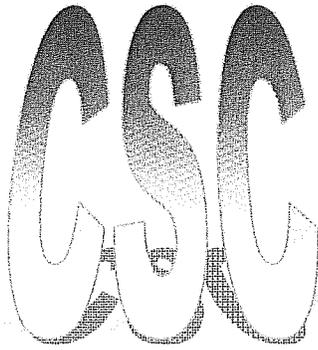
CSC

Community Services Consortium

Serving Benton, Lincoln, and Linn Counties

• A Community Action Partner





COMMUNITY SERVICES CONSORTIUM

CSC RESUME FY07-08

Community Action Advisory Council Members

2007-2008

- Helen Ellis
- Darrel Hutsell
- Debbie McCullough
- Chuck Crowe
- Dan Sundseth
- Fabiola Sandoval
- Pat Linn
- Elenore Phillips
- Sue Hankins
- Jim Mills
- Cliff Wooten
- John Donovan
- Joe Valencia
- Bruce McCain
- Carol Adams
- Sandra Mies-Grantham
- Dean-Stephen Kauffman
- Sandy Chase

Governing Board Members

2007—2008

Linn Co. Commissioners

- Cliff Wooten
- John Lindsey
- Roger Nyquist

Benton Co. Commissioners

- Annabelle Jaramillo
- Jay Dixon
- Linda Modrell

Lincoln Co. Commissioners

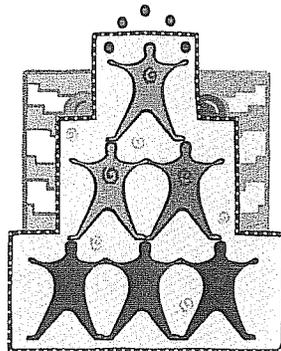
- Don Lindly
- Bill Hall
- Terry Thompson

CSC Structure

CSC is a state designated Community Action Agency, providing services since 1980 with the status of ORS 190 & 501 (c) (3) for Linn Benton Food Share, 501 (c) (3) for Head Start, 501(c) (3) for Community Housing Services, and a 501(c) (3) for Housing, Employment and Learning Programs.

CSC is governed by the nine commissioners in Linn, Benton, and Lincoln counties; has two advisory councils; 18 members on the Community Action Advisory Council, and 14 members on the Head Start Policy Council; and we staff the 47 member Region 4

Workforce Investment Board. Our staff of 169 provide a full range of services to over 40,000 people annually in unduplicated services in Linn, Benton, and Lincoln counties.



CSC's Mission: To help people in Linn, Benton, and Lincoln counties overcome the causes and conditions of poverty by providing services leading to productive and self-sufficient lives.

FY07-08 Adopted Budget

Community Services Consortium's revenues total approximately \$22.1 million acquired from the following sources:

State dollars - \$2,497,547	11%	Federal dollars - \$9,661,123	44%
Local dollars - \$2,675,614	12%	Misc. dollars - \$7,254,917	33%

CSC Internet Site:
<http://www.csc.gen.or.us>

Region 4 Workforce Investment Board:
<http://www.region4wib.org>

Inside this issue:

Services	2
Grant Sources	2
Partners	2
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CSC Sites	3
Opportunities	3

Services Consist of:

On-the-job Training	Referral to other Services	Home Weatherization
Work Experience (Public Sector)	Emergency Housing Assistance	Assessment
Basic Skills	Utility Assistance	Case Management
Job Search Training, Support and Referral	Housing Resource Center	Customer Service Training
Occupational Training	Grant Management	Coordinate Gleaning Groups
Alternative Education Programs (5 schools)	Soup Kitchens/Meal Sites	Head Start
Pre-Employment/Work Maturity Training	Life Skills	Community Development Projects
AmeriCorps/VISTA	Housing Rehabilitation	Mentorship's
	Food Banks	Affordable Housing Construction
	Worker Retraining	Volunteers

Our Revenue Sources Consist of Over 130 Different Grants

Workforce Investment Act	Supervised Independent Living Grants	School Districts
Welfare to Work	YouthBuild	Low-Income Weatherization
Head Start	Cities and Counties	Community Human Services
Community Development Block Grants	Services for Children and Families	Department of Energy
Community Services Block Grants	Student Retention Initiatives	Department of Agriculture
Low-Income Energy Assistance Program	Family Support Act	Private Foundations
State Homeless Assistance Program	Continuum of Care	Private Donors
Vocational Rehabilitation	Emergency Housing Assistance	Corporations
Oregon Youth Conservation Corps	Department Of Education	Small Businesses

To Achieve Our Goals, CSC Works With Many Partners—Some of Which are Listed Below:

Oregon Employment Division	Food Banks	Juvenile Department
Community Colleges	Gleaning Groups	Information & Referral
Employers	Farm Home	Soup Kitchens
Educational Service District	School Districts	Private Foundations
Services For Children and Families	Community Human Services	Private Donors
Vocational Rehabilitation	Parole and Probation	Corporations
Mental Health / Drug and Alcohol	Corrections	Small Businesses

"A journey of a thousand miles begins with a single step." - *Chinese Proverb*

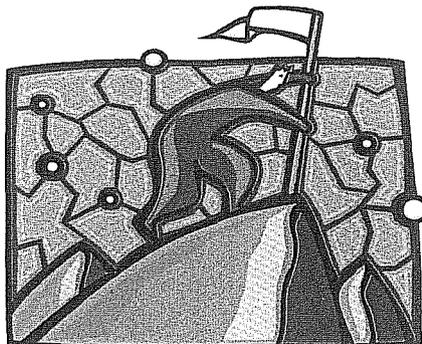
What is a Community Action Agency?

CSC was established in July of 1980. CSC is a State designated **Community Action Agency** (ORS190) serving Linn, Benton, and Lincoln counties in Oregon.

Community Action Agencies are private nonprofit or public organizations that were created by the federal government in 1964 to combat poverty in geographically designated areas. Status as a Community Action Agency is the result of an explicit designation by local or state government. A Community Action Agency has tripartite board structure that is designated to promote the participation of the entire community in the reduction or elimination of poverty. Community Action Agencies seek to involve the community, including elected public officials, private sector representatives and especially low-income residents in assessing local needs and attacking the causes and conditions of poverty.

These Services Are Focused and Developed For Target Groups, Some of Which Are:

- Welfare Recipients
- High-Risk Youth
- High School Dropouts
- Drug and Alcohol Abuse
- Physically and Mentally Challenged
- Households with Children
- Low Income
- Displaced Homemakers



" Creativity, innovation, and hard work are the ingredient needed to be outstanding in life!"

Olugbenga Adeleke

- Dislocated Workers
- Veterans
- Older Workers
- Single Parents
- Offenders
- Cities/Counties
- Agencies Providing Services



BENTON COUNTY

CORVALLIS
 Administration
 Direct Client Services
 Linn Benton Food Share
 Community Resources
 Housing & Energy Education
 Weatherization
 545 SW 2nd St., Suite A
 Corvallis, OR 97333
 541-752-1010
 541-752-2348 (Fax)

CORVALLIS
 Weatherization Warehouse
 415 SW 2nd Street
 Corvallis, OR 97333
 541-757-6686
 541-752-2348 (Fax)

LINCOLN COUNTY

NEWPORT
 Direct Client Services
 Education
 120 NE Avery
 P.O. Box 928
 Newport, OR 97365
 541-265-8505
 541-265-8507 (Fax)

HEAD START

TOLEDO
 Classroom & Administration
 845 NW A Street
 P.O. Box 400
 Toledo, OR 97391
 541-336-5113
LINCOLN CITY
 Classroom
 2130 SE Lee Street
 P.O. Box G
 Lincoln City, OR 97367
 541-996-3028

LINN COUNTY

ALBANY
 Direct Client Services
 Education
 250 Broadalbin SW, Suite 2A
 Albany, OR 97321
 541-928-6335
 541-967-9307 (Fax)

LEBANON
 Direct Client Services
 380 Market St.
 Lebanon, OR 97355
 541-451-1071
 541-451-1367 (Fax)

Notes:



Opportunities:

CSC coordinates the Community Action Advisory Council, volunteer and internship opportunities, and staffs the Workforce Investment Board.

To inquire about becoming a member on these boards or a volunteer, please contact us at:

541-752-1010.



CSC Annual Report

July 1, 2005 - June 30, 2006

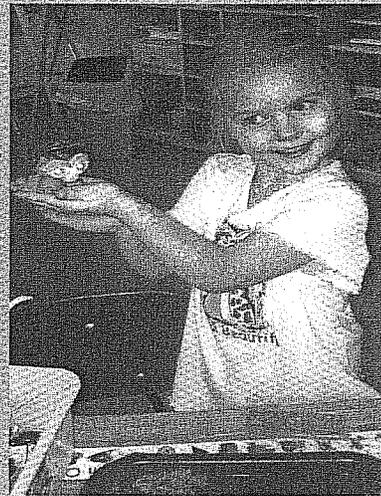
**IN TRIBUTE TO
People Participating
in CSC Programs**

Our Boards

Our Volunteers

Our Staff

Our Partners



**COMMUNITY
SERVICES CONSORTIUM**

*Committed to People and Communities
in Linn, Benton and Lincoln Counties*



Tom Clancey-Burns

Letter From the Executive Director

Among those who make CSC a vital part of our communities are the boards who guide us: Governing Board, Community Action Advisory Council, Head Start Policy Council, and Workforce Investment Board. This annual report pays tribute to the board members and also to our clients and customers, partners who share our mission, volunteers who donate their time and services and our employees who reach out to help clients beyond the standard.

As you will see, we depend on an expansive network of partnerships, volunteers and internal teamwork to make our programs successful; those partnerships resonate soundly in the past year's accomplishments. Some of the highlights include:

- We served approximately 400 plus youth a day in our Workforce and Education programs. Of these youth, 194 are CSC Alternative Education students.
- We ran 11 summer youth programs addressing projects in partnership with Oregon State University, the Oregon Youth Conservation Corps, and the Workforce Investment Act.
- We continue to provide a range of transitional housing and homeless services as well as participate in local and regional workgroups to address the affordable housing needs in our communities.
- Head Start is celebrated its 10th anniversary of working with CSC in Lincoln County. Additionally, we recently acquired a site to build a Newport Head Start Center.
- We served 140 children and their families in Head Start.
- We provided employment, training and emergency services to 18,340 individuals.
- We completed the rehabilitation of 42 owner-occupied homes in Linn, Benton and Lincoln counties.
- We weatherized 100 homes in Linn County, 49 homes in Benton County and 54 in Lincoln County.
- We distributed over 5 million pounds of food. We filled 235,169 requests for emergency meals at community sites and shelters and filled 127,518 requests for emergency food at food pantries (36,673 emergency food boxes).

On behalf of CSC, I would like to recognize and thank the people you will read about in the following pages, as well as the many more who continuously help us fight the war on poverty and, in doing so, further strengthen our communities.

Thank you!

Tom Clancey-Burns
CSC Executive Director

CSC Pays Tribute to Board Members



Don Lindly has served on the Governing Board of Community Services Consortium since 1990. He was recently reelected to serve his 5th term as Lincoln County Commissioner.

"Over the seventeen years I have been a CSC Governing Board Member, I have watched CSC improve individual lives in all three counties we serve," he said.

Don is active in his community. He has been president of the YMCA, United Way, and Newport Chamber of Commerce. He received the Outstanding Service Award for his leadership with Oregon county governments in 1993. He currently serves on the Board of the Children's Advocacy Center, the Yaquina Bay Economic Foundation and he chairs the Cascades West Area Commission on Transportation.

Don stresses teamwork and partnerships during his life of service. "CSC improves communities through strong partnerships with other organizations to ensure resources and services are available to everyone. I am supportive of the diverse programs and services CSC offers to alleviate the conditions of poverty." ■



CSC is fortunate to have Jean Mater serving on the Workforce Investment Board since 1999.

"Jean has contributed a great deal over the years to the Board," said Steve Bekofsky, Director of the Workforce Investment Board. "I think her greatest contribution is that she has kept the board focused on our mission of providing services to job seekers and businesses in our communities. When we are in the middle of long discussions and planning, Jean will always caution us to simplify our language and

focus on our end users. The people we serve and our goals are never out of her sight."

Dr. Jean Mater is a leader in the forest industry. She and her husband, Milton, founded Mater Machine Works and Mater Engineering. Today, Jean is busy with the Mater Research Institute.

"My husband was the biggest influence on my life," said Jean. "We planned a life that included a community."

Jean has served on numerous local, state, and national boards including the Federal Reserve Bank Board, the Governors Employment and Training Council, and the OSU College of Business Advisory Council. ■



Elenore Phillips

You can find Elenore Phillips in the midst of her community helping where she thinks her help is needed. As a Board Member of CSC Community Action Advisory Council, she brings her philosophy to addressing the needs of low-income persons and alleviating conditions leading to poverty. "I believe everybody has something to contribute to their community and we need to help them find out what it is," she says.

Besides serving on the Community Action Advisory Council, she is currently involved with young children at the Sweet Home Hawthorne Elementary School. As a volunteer in the Foster Grandparent Program, she

helps young students. She spends 5 to 6 hours a day tutoring third graders.

"It gives the children a boost to have someone interested in them," she said.

Elenore and her husband, Henry, were also dedicated members of CSC's Linn Benton Food Share Gleaning Program for over 25 years. ■



Helen Ellis

Helen Ellis has served longer than any other member of a Community Services Consortium board. She has served on the Community Action Advisory Council for over twenty years. She currently serves as its Chair and holds its purposes in mind as she keeps meetings on task.

The Council provides input to the CSC Governing Board and to CSC staff regarding approaches to addressing the needs of low-income persons and alleviating conditions leading to poverty.

"As Chair, I run an open meeting," she says. "Everybody speaks at least once. By knowing each other as people we can communicate better with each other. I think it is imperative that people who have feelings for their community owe it to the community to volunteer. I gain far more from it than they gain from me."

Helen laughs as she describes herself as a professional volunteer. "Whatever I am today, I owe to 4-H."

Raised on a farm in Vermont, she joined 4-H and

became a Junior Leader at 14. She continued as a leader for the next 40 years.

Each summer, Helen travels around the state judging county fairs as well as the state fair. She is the State Representative for Landscape Design Schools for The Garden Clubs of America, she has served on the Corvallis City Council, and currently serves as the Chairwoman of the Commission on Civic Beautification and Urban Forestry. ■



Dean-Stephen Kauffman has been a volunteer most of his life. He was a Peace Corps Volunteer and a member of the Human Rights Commission among many other volunteer positions. Retired from his career work as federal attorney for the Government General Accounting Office in Los Angeles, his volunteer activities in his community of Lincoln City run stronger than ever.

He currently serves as a Community Representative on the Lincoln County Head Start Parent Policy Council, is a member of the Executive Board of the Oregon Head Start Association, and is a member of the Community Action Advisory Council.

"You see the transformations that make the Head Start program worthwhile," observed Dean-Stephen, "seeing quiet observing parents at the first parent meeting change to parents who are talking about the issues, making the decisions and running the meeting by the end of the school year."

"My inspiration for volunteer work in Head Start comes from my family. My great-nephews, Aidan and David, and great-niece Sophie are three of the reasons I believe in Head Start. They have the benefit of parents, grandparents, great-grandmother, and extended family that help them grow and learn. This investment in a child's future is what I wish for all the children of Oregon and the world." ■



Chuck Crowe, president of ATCO America Galvanized, has served as a member of the Linn, Benton, Lincoln Workforce Investment Board since 1999 and has held many officer positions including two terms as Chair. For more than a decade, Chuck has demonstrated he is truly a world-class volunteer.

"CSC is an incredible organization and offers an amazing array of services and its efficiency means that a high percentage of funding goes into the services instead of administration," he says.

He has served his community and county in many ways and was instrumental in the merger that created the Corvallis-Benton Chamber Coalition. He received the honor of Servant Leadership Award.

"I, like most citizens, realize we need to give back to the community," Chuck said.

"Chuck has given back to his community with dedication, resolve, integrity and the determination to make a positive impact on the employers and employees of our region," said Gary Lanctot, Regional One-Stop Coordinator. ■

2005-2006 Governing Board

Linn County

John Lindsey
Roger Nyquist
Cliff Wooten, Chair

Benton County

Linda Modrell
Jay Dixon
Annabelle Jaramillo

Lincoln County

Don Lindly
Terry Thompson
Bill Hall

COMMUNITY ACTION ADVISORY COUNCIL

Benton County

Helen Ellis - Chair
Chuck Crowe
Darrell Hutsell
Dan Sundseth
Fabiola Sandoval
Debbie McCullough

Lincoln County

Bruce McCain
Saundra Mies-Grantham
Stan Bishop
Joe Valencia
Carol Adams
Dean-Stephen Kauffman

Linn County

Pat Linn
Elenore Phillips
Jim Mills
Sue Hankins
Cliff Wooten
John Donovan
Sandy Chase

CSC HEAD START POLICY COUNCIL

Parent

Representatives

Joe Valencia - Chair
Anahi Arellano
Kathy Terrill
Helen Bellemore
Karla Pacheco
Linda Deutsch
Nicole Bailey
Trisha Johnson
Sare Costa
Maria Tamayo
Bryan Schamel
Bobbie Lyons
Bethany Phippen

Community

Representatives

Ellen Sunnes
Dean-Stephen Kauffman
Lori Jay-Linstrom
Victor Mettle
Joaquin Varo

WORKFORCE INVESTMENT BOARD

Officers

Michelle Payne,
Chair
Jean Mater
Chuck Crowe

Local Elected

Officials
Jay Dixon, Chair
Bill Hall
Cliff Wooten

Public Sector Members

Debbie McCullough
Tom Clancey-Burns
Sue Hankins
Lee King
Ann Malosh
Nancy McCrary
Peter Norman
Pat O'Connor
Paul Porter
John Pascone
Chris Chandler DiTorrice

Private Sector Members

Martin Baughman
Laurie Ferris
Stace Gordon
Douglas Hunt
Doris Johnston
Mark Jones
Bill McKinney
Laurie Morrical
Steve Parrott
Esther Pinto
Sandra Post
Janet Steele
Hazel Stratton
Gina Tapp
Harry Yonemura III
Carolyn Gardner
Dan McCabe
John Martin
Seth Christensen

CSC Mission

CSC's mission is to help people overcome the causes and conditions of poverty by providing services leading to productive and self-sufficient lives. We do this by providing a full range of unduplicated services to 40,000 people annually in Linn, Benton and Lincoln counties.

Programs & Services

Programs and services range from working with people to find basic services such as emergency housing and food, to job training, education, self help housing, housing rehabilitation, weatherization and many other services. These programs have been developed to help people succeed at home, in the workplace and in the community.

Designation

CSC is a state designated public not-for-profit Community Action Agency, providing services since 1980. CSC has the status of ORS 190 and the status of 501(c)(3) for:

- Linn Benton Food Share,
- Head Start in Lincoln County,
- Community Housing Services, and
- Housing, Employment, Learning Programs for Self-Sufficiency (H.E.L.P.S.).

Equal Opportunity

CSC is an equal opportunity employer. Auxiliary aids and services are available upon request to individuals with disabilities.

**FINANCIAL STATEMENT
AUDITED FYE 6/30/06**

Operating Revenues

Grants and Contracts	\$13,196,942
Commodity Foods	7,253,985
Miscellaneous Revenue	192,396
Fee for Service	548,350
Contributions	439,393
Loan Repayments	396,136
Interest Revenue	8,890

TOTALS \$22,036,092

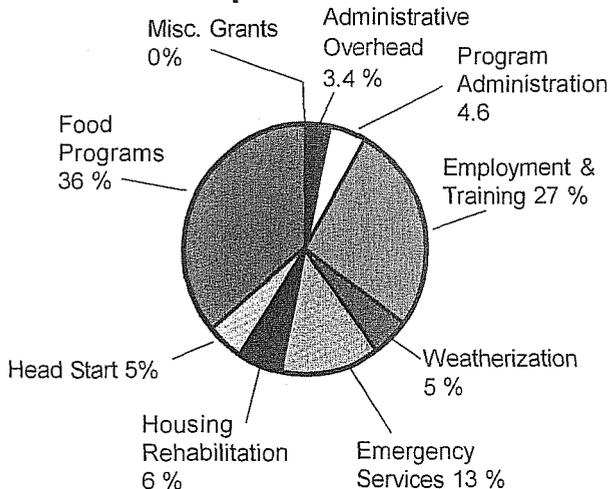
Operating Expenditures

Misc. Grants	\$10,795
Administrative Overhead	721,000
Program Administration	992,287
Employment & Training	5,795,035
Weatherization	1,015,258
Emergency Services	2,831,594
Housing Rehabilitation	1,211,151
Head Start	1,176,755
Food Programs	7,864,691

TOTALS \$21,618,566

Net Income \$417,526

Expenditures



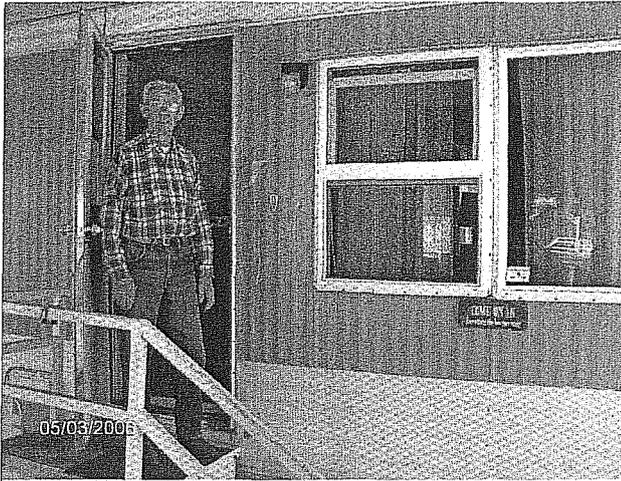
Financial Highlights Community Services Consortium was awarded the Certificate of Achievement for Excellence in Financial Reporting by the Government Finance Officers Association of the United States and Canada for the 14th year in a row.

Resource Development

Resource Development works in partnership with CSC department staff and program managers to expand the resource base of Community Services Consortium. We assist with organizational and departmental capacity building and develop community resources and partnerships through specific program and project support.

Accomplishments

- Completed efforts to raise funds to support the Housing and Community Resources Department's partnership with My Sisters' Place in Lincoln County. Approximately \$1.42 million raised through grant writing and mentoring.
- Began the implementation of the CSC 'Building Bridges' AmeriCorps VISTA program in partnership with the Oregon Office of the Corporation for National and Community Service (O-CNCS). By June 2006, 13 host sites across Linn, Benton and Lincoln counties were awarded members.
- Continued to work with Linn Benton Food Share to raise \$36,000 to acquire a new refrigerated van for Fresh Alliance program and to purchase safety equipment for the warehouse: \$4,500.
- Worked with LBFS and Linn County to write an Oregon DEQ grant for \$37,500 to support the Fresh Alliance Program (pending).
- Continued to work with Head Start and Housing and Community Resources Department staff to raise support for the emerging Newport Head Start facility. To date, \$1.4 million has been raised including an \$800,000 Community Development Block Grant (CDBG) through the Oregon Economic and Community Development Department (OECD) and Lincoln County.
- Worked with Direct Client Services' YouthBuild staff to write several small supporting grants and the 2006 HUD CSC-YB proposal; submitted in August 2005; Unfunded. Raised \$25,000 for a new bus to transport program participants.
- Worked with Direct Client Services Lebanon staff to write and submit grants supporting the expansion of the youth alternative school site. Awarded an \$18,000 technology and cash grant from Hewlett Packard and a \$15,000 cash grant from the Ann and Bill Swindells Charitable Trust.
- Coordinated the publication of four internal agency newsletters and six presentations focused on resource and professional development to community-based partners throughout Linn, Benton and Lincoln counties through the Mid-Valley Development Professional (MVDP) organization.



Paul Miller at home with the heating ducts connected to the inside of his home.

A Remarkable Change

Weatherization had the opportunity to change a person's life! That's what 98-year-old Paul Miller said about the modifications that were made to his home through the CSC Weatherization program.

Paul contacted our Weatherization program out of concern because his home was always cold and his energy bill kept climbing!

Paul had hired a contractor to replace his furnace back in 1988 so he knew it was working well. Upon a closer inspection by our crew leader Scott Hessel, it was determined that when the furnace was installed in 1988, the ducts were never reconnected! For the past eighteen years Paul's heater has been working quite well, but it was heating the underside of his manufactured home and not the interior.

Now that Paul's home has been weatherized he can quite literally feel the difference in temperatures internally and he told us that we "changed his life."

Housing

The Housing and Community Resources Department assists individuals and households to improve their housing conditions through weatherization services, housing rehabilitation, new construction, housing counseling and accessibility to affordable housing. Assistance is provided to municipalities, public and private agencies to develop and manage affordable housing and community facility projects.

HOUSING REHABILITATION

The housing rehabilitation program assists low and moderate-income households in Linn, Benton and Lincoln counties improve their housing conditions. Households are provided no-interest deferred loans that enable them to hire licensed and bonded contractors to make corrections to their homes. The program is designed to address local needs and the criteria required by granting agencies.

Accomplishments

- Completed the rehabilitation of 42 owner-occupied homes in the cities of Mill City, Toledo, Philomath, and in the

rural areas of Linn, Benton and Lincoln Counties.

- Submitted a Housing Rehabilitation Community Development Block Grant for Lincoln County that was awarded funding.

COMMUNITY RESOURCES

CSC works with nonprofit and for-profit organizations to provide new affordable housing opportunities, community facilities, and grant management services.

Accomplishments

- Began pre-construction work activities with My Sisters' Place for a new domestic violence shelter in Lincoln City. Selected the project architect and began the design work. Additional foundation funds were received for the project. Project construction will begin during the next fiscal year.
- Signed a purchase and sale agreement with the Oregon Department of Transportation to acquire a site in Newport for a Head Start center. Submitted a Community Development Block Grant to the state for project funding. The \$800,000 grant application was funded.

- Provided technical assistance and grant administration to three transitional housing providers that were awarded funding under the HUD Continuum of Care grant program.
- Met with several agencies to discuss new potential housing and community development projects.

WEATHERIZATION

CSC's Weatherization Program assists households to save energy and improve their living conditions through the installation of weatherization materials, energy education, whole house diagnostics, duct tightening, furnace replacements and safety checks of combustible appliances.

Accomplishments

- Completed weatherization on 203 homes including 100 in Linn County, 49 in Benton County and 54 in Lincoln County.
- Conducted safety tests on combustible appliances, pressure diagnostics on duct systems, and made repairs and/or replaced heating systems identified as substandard.
- Replaced several older inefficient refrigerators with new energy-efficient Energy Star models.

Teamwork Helps Elderly Gentleman Keep His Promise

Ralph Lund made a promise to himself many years ago: "I said I will never be homeless; I will never infringe upon my children." For the past 18 years, he kept this pledge by living in campgrounds and trailer parks in an aging RV. When health issues convinced the 70-year-old that the time had come to put down roots near the children and grandkids, he knew he was going to need some help. With only Social Security for income, he could not afford the market rents of Northwestern Oregon, not to mention meeting the qualifications for a conventional home loan.

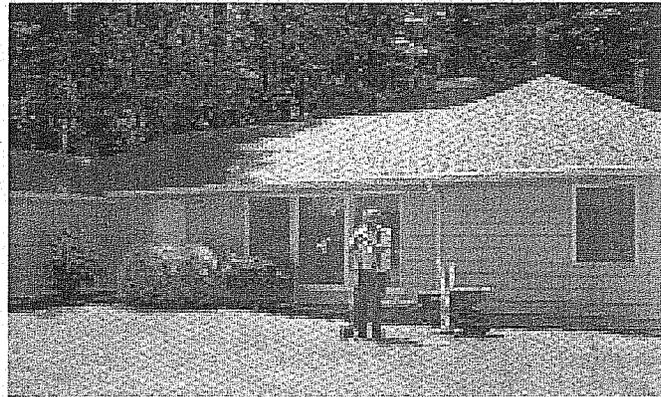
How Rural Development Helped:

Lund started his search for affordable housing by enrolling in a homebuyers course at Corvallis Neighborhood Housing, a community services nonprofit. It was there that he heard about Rural Development. His excellent credit history and freedom from debt made him an excellent candidate for the agency's 502 loan program. But, even with maximum subsidy, it seemed unlikely he would be able to find a home in his price range. He was referred by the Eugene Rural

Development office to a regional housing authority that had a block of houses for sale, for which the nonprofit had prearranged down payment assistance for low-income buyers.

The Results:

By leveraging Rural Development's financing with grants and "silent" loans from five other lenders and agencies, Lund was able to purchase a nicely refurbished home in a good neighborhood within visiting distance of his family – and for monthly payments he can afford on his very low, fixed income.



- Worked with the Housing Rehabilitation Program to integrate weatherization services with rehabilitation work.

HOMEOWNERSHIP PROGRAM

The Homeownership Program provides opportunities for low and moderate-income households to become first-time homebuyers. The agency assists households through education, homeowner classes, case management services, and in finding incentives and programs to lower overall mortgage costs. The agency also makes some affordable housing available to first-time homebuyers through acquisition/rehabilitation projects. Households participating in these projects are required to provide a modest amount of self-help labor to assist in making the project more affordable.

Accomplishments

- Completed the rehabilitation of four houses in Mill City. All four houses were marketed and sold to low and

moderate-income first-time homebuyers. Each of the new homeowners put in a minimum of 200 hours of self-help labor. A variety of assistance was provided to these homebuyers that allowed them to lower the mortgage costs and keep payments affordable.

- Worked with the City of Lincoln City to rehabilitate and sell a home owned by the City to a moderate-income household.
- Began working in Lincoln County to establish an Individual Development Account Program.

COMMUNITY HOUSING SERVICES

Community Housing Services is a 501(c)(3) nonprofit set up to provide housing services to low and moderate-income households. CHS works with cities and counties to provide housing rehabilitation loans, manage loan portfolios and operate two Regional Revolving Loan Funds. It also manages the Linn, Benton, Lincoln Regional Housing Center to

promote homeownership activities.

Accomplishments

- Provided outreach to households and the lending community about loan products and down payment assistance programs available to low and moderate-income first-time homebuyers.
- Provided homeownership activities and counseling to approximately 140 individuals and families in Linn, Benton and Lincoln counties.
- Marketed home ownership opportunities in Mill City, Sweet Home and Lincoln City.
- Submitted and was awarded a Community Development Block Grant for continuation of funding for the Regional Housing Center.
- Continued to manage the Lincoln Regional Revolving Loan Fund and the Benton-Linn Regional Revolving Loan Fund.
- Received HOAP funding that will assist 15 homeowners with \$6,000 in down payment and closing cost assistance.

Persistence Pays Off

Liliana Munoz is a vibrant and energetic 23-year-old single mom of a 5-week-old son. As part of a tight knit Hispanic-American family, she lives with her parents and plays an integral role in raising her two siblings while her parents work evenings.

Liliana was referred to CSC through the Newport Self Sufficiency Program (SSP) office of the Department of Human Services. The referral came because she was so persistent in her job and education search even though Liliana wasn't required to take a JOBS class because her son was under the 3-month age minimum.

Liliana was focused in her desire to obtain the tools CSC had to offer, such as building a resume, job search, interviewing for a job, filling out job applications, and how to write business letters, among others. Her goal was to find full-time work in the medical or social work fields - it was also her dream. Even the lack of a driver's license didn't slow her down; she walked to classes from home and back twice each day.

During Liliana's second week of classes, CSC staff found a position opening at Department of Human Services (DHS) for a bilingual Human Services Specialist 1. CSC staff talked to Liliana about the job, helped her

complete her PD100 application, and faxed it to Salem the same day. If her application was approved, she would be on the State of Oregon jobs list and could get referrals to all state job openings.

Liliana got a call from DHS and with help from CSC staff, she was ready for an interview on April 25th. Her dream came true on May 5th when she was offered the job. A few days later she began her full time job as a Human Services Specialist 1, which included health and retirement benefits.

Liliana is currently doing a great job; she quickly fit in and became an integral part of the team at DHS.

It has been a pleasure for all of us at CSC in Newport to work with Liliana as a client and now as a partner down the hall.



Liliana Munoz

DIRECT CLIENT SERVICES

To maximize effectiveness, Direct Client Services (DCS) strives to integrate services and programs in response to the multiple needs of the customers we serve. The department's programs fall into two primary categories:

- 1) employment, training, and education services and
- 2) emergency services.

Department programs that serve our customers include:

- Unduplicated service to approximately 18,340 individuals in 2005-2006.
- Employment, education and training services provided to adults, dislocated workers and youth.
- Emergency and transitional housing to households that are homeless or at risk of homelessness.
- Utility assistance and education services to low income households.

Employment, Training, and Education Services

These are changing times! As DCS plans for 2007-2008, it is with a forecast of economic indicators that differ from past years. For much of the last decade, our service delivery area has had among the highest unemployment in the state, and significantly higher than the nation, typically in double digits. We enter 2007, with the unemployment rate ranging from 4.4% to 6.4 %, compared to the statewide average of 5.3%.

In 1978, workforce growth rate was 3.5%. By 2008, the Bureau of Labor Statistics projects the rate to be 1%. By 2008, young adult workers, from 25 to 40 year-olds, will decline by

1.7 million; this means fewer workers to replace the nearly 77 million baby boomers who will be eligible to retire. 50 % of American companies will lose 50% of their current senior management by 2010. Additionally, it is expected that 75% of the American workforce will need to be retrained to retain their jobs (US Bureau of Statistics).

Yet DCS has customers who struggle to find and retain work, who continue in poverty trying to feed and house their families, or who fight to avoid descending into poverty. DCS serves dislocated workers who fear taking low paying jobs, or who are reluctant to relocate to maintain their standard of living. Those who go to training are careful in their choices as opportunities are not clearly a match for the salaries or conditions they have left, and often require a great deal of personal/family sacrifice to achieve.

Conversely, Linn, Benton, and Lincoln counties have businesses that are growing, and employers complaining they can't find a workforce to meet their needs. Some employers seek entry-level applicants who have only demonstrated work readiness skills such as showing up on time, maintaining good attendance, and testing drug free. Other businesses seek high level or technical skills that are not found in the local area among our customers who are job seeking.

DCS is challenged in these changing times with the task of bringing together the job seeker and the employer, to match their needs to achieve everyone's goals.

To meet the challenge DCS will:

Goals:

- Continue, in collaboration with businesses and community partners, to integrate, improve and evaluate on a continuous basis, the delivery of workforce development services throughout the region. Through proactive strategies and the involvement of our workforce partners, work toward economic stability and provide a stable and qualified employee base to local businesses.

To accomplish this DCS will:

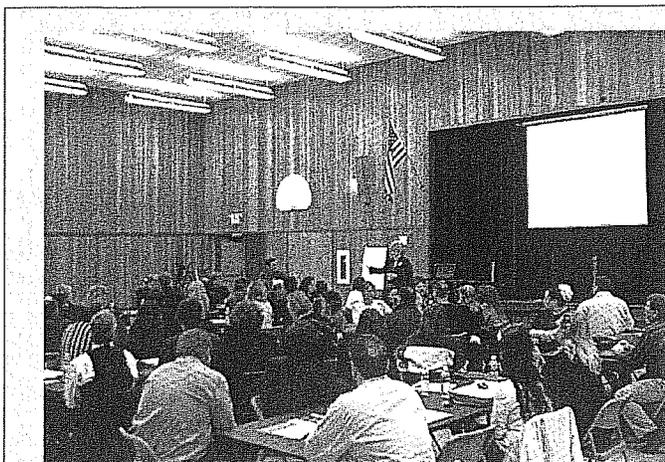
Business Services: Serving Adults, Dislocated Workers and Business

- Provide an assessment tool for employers to facilitate matching applicants to desired skill sets and work readiness traits.
- Provide a lead staff person for business start ups:
 - a. Work with economic development to coordinate services
 - b. Provide limited human resource functions for new employers
 - c. Coordinate with One Stop partners
 - d. Organize job fairs, WorkNet, and employer focus groups, and conduct surveys
- Coordinate a CSC job fair
- Develop and implement a community college fair for all offices
- Increase on- the- job-training contracts by 50%
- Develop a fee schedule and market services to business
- Develop a marketing strategy to increase name recognition of our business effort.

Accomplishments 2005-2006

DCS was in contract to serve 847 adults and dislocated workers in 2005-2006 with employment and training services which included orientation to the one-stop system, assessment, developing an individual service strategy, job search training and assistance, referrals to other resources, case management, basic education and occupational training. Of those exiting services, more than 95% were employed at exit in the quarters following.

- Continued collaboration with the business community has led to the formation of an interagency business services team consisting of staff from CSC, Oregon Employment Department, and Linn Benton Community College. This team is responsible for research, community relations, program development and delivery based on research findings.
- Continued successful quarterly WorkNet forums to allow local businesses to connect with job seekers in a structured and informative format.
- Increased staff participation in community groups such as Chamber of Commerce, Government Affairs Committee, Returning Veteran's Service, industry forums, and Economic Development.
- Actively participated in Career Pathways, a collaboration with state and community college partners.
- Developed fee-for-service options for businesses requesting testing of job applicants.
- Designed and delivered targeted recruitments for businesses.



WorkNet forums allow local businesses to connect with job seekers in a structured and informative format.

- Served over 7,000 adults and dislocated workers with information and referral, job search assistance and comprehensive employment/retention services.
- Provided second year services to the Hewlett Packard Corporation for employees identified for lay off.
- Provided JOBS program training, placement and retention services to 1,419 participants for Linn, Benton and Lincoln counties.
- Developed plans with adult participants to earn self-sufficient living wages.
- Worked with dislocated workers to secure skilled employment with replacement wages equal to or higher than previous wage.
- Promoted nontraditional occupations through assessment, networking, and job club.
- Provided Job Success Skills workshops to LBCC healthcare trainees in the Pharmacy Tech and X-Ray Technology programs. These included job search skills, resume writing, and individual interviewing sessions.
- Organized and participated voluntarily in a variety of fundraisers to help less fortunate community members who may not have been eligible for program services. During the program year, the CSC Lebanon Regional Office II employees raised over \$800.
- Completed the second year with the Disability Program Navigator initiative, during which the Navigator received 129 referrals of people with disabilities and made 118 referrals to agencies and partners within Linn, Benton and Lincoln counties.
- The Region 4 Navigator has developed strong working relationships with case managers and specialists in Social Security field offices and Disability Determination Services, as well as with employers, job developers, One-Stop partners and other community resources.
- Several interagency workgroups have now formed to address issues of employment for people who experience disabilities.
- Targeted employment program for offenders under early release from the prison system.
- Coordinated targeted job fair for new home improvement store and distribution center.



YouthBuild Helps Katrina Victims

Six youth and two construction trainers from the CSC YouthBuild Program in Linn County headed south to help victims of Katrina in the rebuilding effort. They were supported in part by a grant from the Corporation for National and Community Service - AmeriCorps, YouthBuild USA, and many local private

and corporate donors.

Tony Frazier, the YB Construction Trainer and Job Developer said the students spent six days in February of 2006, as part of one of the largest reconstruction projects ever undertaken in US history. The local youth were in Gulfport, Mississippi to help build and rebuild

homes in partnership with YouthBuild teams and volunteer organizations from across the country.

Dan Cullen, CSC Construction Coordinator received almost \$2,000 toward the journey from his church. The Far West YouthBuild group based in Brasstown North Carolina, helped coordinate the national effort to make the project possible.

The local YouthBuild management team and instructors selected the participating members for the project, based on work efforts including attendance, grades, progress toward program completion, and other criteria.

YouthBuild students from across the nation enhanced the YouthBuild movement and earned the respect of Gulf Coast residents in just a week's time. Twelve houses were completed by the students over five days of hard work.

Dorothy Stoneman, founder of YouthBuild and president of YouthBuild USA, visited the students in Gulfport praised their efforts, and vowed to continue working in the Gulf Coast region in the future.

DIRECT CLIENT SERVICES

- Partnered with Economic Development to site new companies in our region.
- Rolled out a nationally recognized approved curriculum to access soft skills and document achievement.

Youth Goals 2007-2008

- CSC will target youth (ages 14 through 21) with a variety of academic and employment activities. Youth will be involved in activities required by the Workforce Investment Act's (WIA) "10 core elements" which include enhancing basic education, encouraging school retention, providing summer employment opportunities, promoting leadership development, and providing follow-up services.
- Programs will link education and occupational learning to prepare youth for either post-secondary education or workforce entrance.
- Out-of-school youth (ages 16-21) and older youth (ages 19-21) will be involved in activities leading to credentials in either secondary school or employment-related skills.
- "Common Measure" outcomes for youth emphasizing a 2-year grade gain in skill deficient, out-of-school youth, will be implemented.
- CSC will continue to seek revenue to enhance opportunities for youth.

DCS was in contract to serve youth in a variety of programs throughout the three county regions in 2005-2006. Services included assessment, referrals to other resources, plan development, case management, career exploration, tutoring, study skills training, instruction leading to secondary school completion, drop out prevention strategies, work readiness skill

development, pre-employment training (writing a resume, completing an effective application, interviewing), job shadows, internships, work experience, on the job training and job search assistance.

Accomplishments in 2005-2006

- Over 800 youth were served with information and referral and/or comprehensive employment activities and follow up services.
- Reconnecting Youth curriculum was integrated into education component.
- New skill attainments were added to the nine existing: LRI, tool for assessing work readiness.
- Youth participated in a variety of job fairs where they gained experience with interviewing, occupational information, exposure to post-secondary education programs, and opportunities to meet with business owners and other community leaders.
- Students at Career Tech completed public service videos on meth awareness and employer drug testing.
- Youth summer services were offered, including Natural Resource Crews, credit recovery, work experience, internships, and opportunities for GED preparation completion.
- Lebanon developed a Forestry Alternative Program to serve 20 youth in a crew environment in partnerships with Sweet Home Schools.
- Youth attended the 2006 Oregon Peacemaker Conference in Portland. They participated in interactive workshops and learned about non-violence and peace building in schools and communities. They learned how to be a good mentor,

Not Your Average Summer Job

The WIA/OYCC trail crew began working with a crew of ten youth and two crew leaders, Kara Leonard and Tina Wolf. The crew participated in a two-week training course including First Aid/



The trail crew relaxing for a photo.

CPR and "Workin' it Out", a class that teaches problem solving skills in the workplace. Following training, the crew worked for five weeks laying down gravel and trimming overgrown plants away from the preexisting trail at Fort Hoskins. The crew also worked on conservation to restore the historic oak savannah, cutting down fir trees and removing invasive species. During education days, the crew learned how forest ecosystems function, navigated using GPS, measured stream flow and discharge, and identified plants and animals. As a final project, the crew created a display poster of the work completed at Fort Hoskins and the concepts learned. The trail crew ended with a boat tour in Newport Bay, learning about marine ecosystems and shared their summer experiences with the Newport crews. Each crewmember earned an average of \$1,200 and two credits toward their high school diploma.

mediator, and friend. The youth also learned conflict resolution skills through team building games.

- Over 1300 students from Albany, Lebanon, Sweet Home and Scio participated in the Albany Chamber Youth Job Fair with LBCC.
- Coordinated partner agencies to deliver the Teen Maze offered in Linn County for more than 500 middle school youth.
- Secured VISTA Volunteer position to develop Student Success Program connecting academic mentors to youth.
- Aligned student work experience activities with state graduation requirement for Career Related Learning Experiences.
- Developed College Fair enrichment activities including youth attendance at Peace Jam and Peacemakers Conference.

Emergency Services

UTILITY ASSISTANCE & ENERGY EDUCATION

Eligible individuals and families receive financial help to reduce the burden of high heating and utility bills. Energy conservation education is provided to enable households to make energy choices that will reduce their household's energy burden and increase resources available to meet their other household needs.

Accomplishments

- Served 7,700 households by providing energy education and state and federal utility assistance payments.
- Served 2,617 households with private fuel fund monies and funds donated by local utility customers to assist with utility payments.

HOUSING INFORMATION & REFERRAL

Responds to people with housing or utility problems by advocating and making referrals to other social service agencies.

Accomplishments

- Provided 8,876 households with information and referrals including advocacy and follow-up to other social service agencies.

EMERGENCY HOUSING

Provides short-term financial help to families with children who are homeless or at risk of homelessness and are capable of progress toward self-sufficiency.

Accomplishments

- Provided 10,424 nights of shelter to 89 households who were homeless or at risk of homelessness.
- Three months after receiving assistance: 78% were still in permanent housing, 22% were unable to be contacted, and none were known to be living in a shelter or with family and friends.

TRANSITIONAL HOUSING

Households move toward self-sufficiency by identifying and removing barriers, integrating services, and developing plans for financial and emotional stability.

Accomplishments

- Provided 13,275 nights of transitional housing and case management services to 33 households.
- 100% of those enrolled completed a case plan.
- 86% of those completing the case plan took action on their identified barriers.
- 83% of the households enrolled in the program were still residing in permanent housing at the end of the program.

WE CARE SCREENING

Provides screening for We Care (also known as the Corvallis-Benton County Council of Religious Organizations program). We Care meets weekly to provide emergency financial help to Benton County residents who do not qualify for other funding or whose needs cannot be met by other charities.

Received and clarified 615 requests for services.

- 204 of the requests were presented to the We Care Board.
- 128 of these requests were funded.
- 12 of the requests were served by CSC internal programs.
- 80 of the requests received appropriate referrals to other agencies.
- 134 of the requests were not eligible for services.
- 109 of the requests did not follow up.
- 76 of the requests were denied.

LOCAL COMMUNITY AGENCIES

Plans for, allocates and monitors various homeless funds to local service providers in Linn, Benton, and Lincoln counties for the provision of services to low-income people.

Accomplishments

- Allocated \$124,104 to 9 local agencies to provide 12 programs to serve low-income people.

A child can take food home on Friday for the weekend because of the efforts of the Kiwanis Club of Corvallis.



Hungry Kids Backpack Program

The negative effect of an inadequate diet on one's health is well known today. Good nutrition affects behavior, attention span, and ability to learn. While free and low-cost lunches at school provide additional nutrition for many children of families who have low incomes, some of these children do not always have adequate and nourishing food on weekends.

The Kiwanis Club of Corvallis has been solving this problem by teaming up with a Corvallis school and Linn Benton Food Share in an outreach program to make sure kids are getting enough to eat seven days a week. The Hungry Kids Backpack Program was started at Lincoln Elementary School

LINN BENTON FOOD SHARE

Linn Benton Food Share is the regional food bank for Linn and Benton counties. Since 1981, Food Share has been committed to fulfilling our goal that "Everybody Eats." Linn Benton Food Share prevents hunger by soliciting, transporting, storing and distributing over 5 million pounds of food each year to our 72 member agencies - emergency food pantries, community meal sites, emergency shelters, child and senior care centers, shelter homes, and gleaning groups.

Through our network of agencies, we attempt to reach every person who cannot find enough resources to adequately feed themselves or their family. Requests for emergency food have increased 57% since 1997.

Accomplishments

- Filled 127,518 requests for emergency food at food pantries (36,673 boxes).
- Filled 235,169 requests for emergency meals at community meal sites and shelters.
- Linked low-income persons to other services in the community through the monthly newspaper, *The Compass*, and through the distribution of English and Spanish Resource Directories on behalf of CSC.
- Promoted education and public awareness about hunger issues.
- Purchased and distributed 21 refrigerators, 13 freezers, and paid for the purchase and installation of one and a half walk-in freezers for our member agencies.

two years ago. The school was chosen because nearly 80 percent of its students met the requirements to participate in free and reduced lunch programs. The Kiwanis raise money to enable Linn Benton Food Share to purchase food at leveraged prices to send home with hungry children for the weekend.

Each Friday, young helpers from the Leadership Club at Lincoln Elementary scramble to help Kiwanis' committee secretary Bob Van Patton unload and stack boxes of food.

On this particular Friday, Linn Benton Food Share Coordinator Ryan McCambridge helps Bob and a second group to sort and pack grocery bags which have replaced the back packs from two years ago. The program started with 25 packs two years ago and has increased to 48. "We are pleased that the Kiwanis initiated this program; it not only feeds hungry children, but strengthens the community in a good partnership as well," said McCambridge.

The bags, containing a variety of nutritious food, from jars of peanut butter, cans of tuna and soups, to dry foods such as cereals, pasta, and energy bars, are picked up by the children identified from the free or reduced lunch program as they leave for home on Friday.

Food Delivery

Brody Colgan never seems to have a bad day.

This cheerful delivery driver admits to liking his job even though he moves millions of pounds of food during the year. Brody delivers food to Linn Benton Food Share's emergency food pantries and soup kitchens.

"It's a good job for a good cause," said Brody. "I work with and meet all kinds of great people and many of them are volunteers - they like what they do - they want to be there."

A delivery day starts with Brody putting together food orders with Tim Lair, Food Share Warehouse Coordinator, and food share volunteers. After his truck is loaded, Brody starts his deliveries. If a meal site is on his route for the day, he often takes food from the Food Rescue driver, Del Kerber. Food Rescue and Fresh Alliance are Food Share's two newest programs. Food Rescue is prepared, but not served, foods from OSU campus kitchens or restaurants. Fresh Alliance is a collaboration with Albertsons and Fred Meyer grocery stores who donate fresh foods prior to the "sell by" date.

Other days, Brody may be picking up totes of donated food from local businesses or other donations from as far away as the Portland area. "It's a job that keeps me busy. I like it." Brody says with a smile.



Brody Colgan taking off for a day of moving food in LBFS' refrigerated truck.



Gleaners are repackaging food from large cardboard totes into family sized portions to share with members.

Gleaning - What Is It?

Each gleaning member works hard to supplement his or her family's food budget with donated products. Besides supplying their own family with nutritious foods, they share this food with *adoptees*, members who are elderly or disabled, or households without adults capable of gleaning because of poor health or other serious limitations.

The benefits of belonging to a gleaning group are many. Distributing food is one of many tasks accomplished daily by members of these groups. Calling and visiting with homebound adoptees is an important part of the duties performed by gleaners. As a member of a local group recently stated, "To know that I can brighten the day for my adoptee just by calling and saying hi is a great feeling, and I love to see the appreciation in her eyes when I deliver a box of food or a special donated item."

GLEANNING PROGRAM

Fourteen gleaning groups stay busy throughout the year harvesting produce from local farmers and backyard gardeners, picking up day-old goods from local stores, participating in large repackaging projects and picking up food directly from Linn Benton Food Share, all of which is immediately distributed to over 5,000 low-income members of the gleaning program. Through the Wood Share program, gleaners collect donated wood to share with member families dependent on wood for heat, many of whom are elderly and disabled.

Accomplishments

- Distributed over 2 million pounds of food to over 5,000 members of the fourteen gleaning groups, more than half of whom were children, elderly and disabled people.
- Gathered and distributed over 500 cords of firewood to homes dependent on wood as a primary heat source.
- Provided CPR and AED training to members of the gleaning program as part of ongoing health and safety trainings.



Phil Parker moves a tote of frozen vegetables for repackaging at the Linn Benton Food Share warehouse.

Thank You, Gleaners

CSC, Linn Benton Food Share, and Susan James, Gleaning/Volunteer Programs Coordinator, want to recognize and thank all the gleaners for the incredible job they do to help other people and their own families get adequate nutrition.

One way gleaners acquire food is by repackaging donated food, called a "repack". 70 to 80 gleaners come together at the Food Share Warehouse to repackage the totes of frozen vegetables, pasta, or other bulk food into family sized packages they will share with their adoptees and their gleaner members. "It takes coordination, good will and working together on a large scale," says James. Several people stand out at these times:

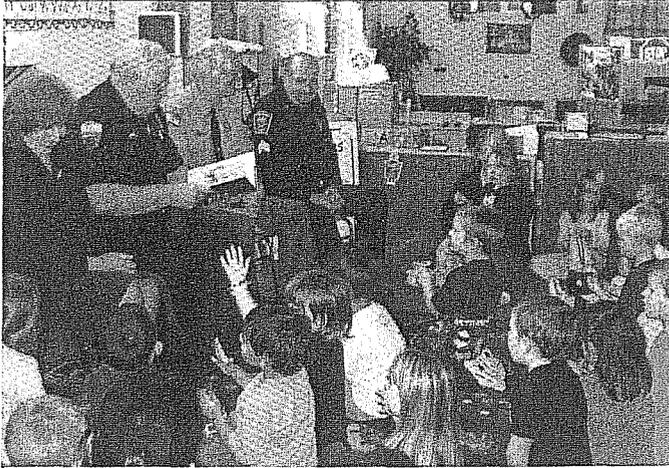
Phil Parker, coordinator of North Santiam Gleaners. "He steps in to do a job, almost before you realize it needed to be done," said James. "He is the first one at our warehouse when the gleaners get together to repackage food and the last one to leave. He is one of the most consistent volunteers we have ever had in the gleaners. He never fails to show up and often volunteers 6 to 7 hours at a time."

Phil has worked as a school custodian for 16 years and enjoys working. Volunteerism runs in the family. Phil often brings a member of his family to help; it could be his mother, brother or one of his five children to share in the work.

"I like gleaning because it helps others," said Phil. "It is also fun to work with the gleaners - we joke around and like working together."

Roberta Coulter, an adoptee of Mary's River Gleaners, is another volunteer who stands out. She designed a job for herself that she can do without standing because of health reasons. Roberta sits on a stool beside the scale and weighs all of the gleaning groups' food on her own specially designed form.

Jeff Wehrli, of Helping Hands Gleaners, saw a way to solve the crowded parking problems at the Food Share Warehouse on repack day. By stepping up to design a parking plan and directing traffic to park in a specific pattern, he created more parking space and smoother and safer working conditions.



Lincoln County law enforcement leaders read to the children at the Toledo/Newport Head Start site.



Children learn about local marine life at the Hatfield Marine Science Center in a lesson called "Chew on This" about the marine life food chain.

Fight Crime: Invest in Kids Oregon

Local law enforcement leaders toured the Head Start program to raise awareness of the importance of Head Start in preventing future crime and to draw attention to the need for fully funding the program.

Fight Crime: Invest in Kids Oregon estimates that by providing high-quality Head Start to all eligible, at-risk Oregon children, as many as 500 children could be prevented from committing crimes when they grow up.

Research analyzed by Fight Crime: Invest in Kids Oregon shows that at-risk kids who attend Head Start or other quality preschool programs are dramatically less likely to commit future crime. One national survey of Head Start graduates found that adults who attended Head Start as children were nearly 10 percent less likely to be arrested or charged with a crime than their siblings who did not attend Head Start.

CSC HEAD START

CSC Head Start provides federal and state funded preschool services to children and their families in Lincoln County. Head Start promotes school readiness in children and self-sufficiency for their families through early childhood education, health services, nutritious meals, and parent involvement.

2006 Head Start Accomplishments

- Served 140 children and their families throughout the school year.
- In partnership with Linn Benton Food Share, delivered over 8,000 pounds of food to Head Start families to help them overcome Oregon's "hunger gap".
- Generated 1.4 million dollars for the Newport Capital Campaign to purchase and renovate a facility and equip it with materials and supplies. Plans to begin construction in early 2007.
- Health Services - Formed a partnership with Willamette Dental to provide on-site dental exams and fluoride varnishes to all Head Start children by an LAP dental hygienist four times a year.
- Developed a community partnership with the Elks organization and the Casey Eye Institute, where they screened children for vision concerns. They provided vision screening training for staff and donated 3 screening tools valued at \$500 each.
- Received a health grant to purchase bilingual hearing

screening equipment for each site.

English and Spanish kits were given to all families for "what to do when kids are sick".

- Mental Health – Purchased English and Spanish versions of the parent module for Second Step. Parents were trained on this antiviolence curriculum that is used in the classrooms so that consistent skill-building could be accomplished in the home.
- A mental health staff position was created rather than using a consultant in order to better serve the children and families.
- Language and Literacy - 140 literacy packets went home with children in Winter and Spring 2006 with books, writing journals, activity books, crayons, pencils and other supplies. For Summer 2006 books were funded by an AFSCME donation.
- In summer of 2006 acquired an AmeriCorps-VISTA position to strengthen family literacy activities. Was awarded a Reading is Fundamental grant to start a lending library of developmental and age appropriate books at each center and allow for 3 book distributions to children with the goal of getting books into homes.
- A Parent Involvement Coordinator position was added to enhance the program and strengthen parent involvement and father activities.
- Efforts were made to continue to support staff in achieving their career development goals of acquiring Early Childhood Education credentialing and degrees.

CSC Dedicated Staff

Alesha Buckley	Dino Polioudakis	Linda Gisel	Sean Larsen
Alice Park	Donna Seeto	Linda Peer	Shannon Werder
Alicia Kisselburgh	Drew Robertson	Lisa Neilson	Shannon Chrisman
Allan Zuschlag	Elaine Dahl	Lisa Cassidy	Sharee Cooper
Amy Knorr	Esmeralda Hernandez	Lynette Dorson	Sharon Cox
Angela Oleman	Gary Ayres	M.Cortez Espinosa	Sharon Wills
Armand Schoopy	George Vee	Maggie Underwood	Sharon Engberg
Bethany Phippen	Gerald Gildroy	Margo Dryden	Sharron Davis
Brian Courts	Heidi Gibson	Marie Jones	Shawna Oleman
Brody Colgan	Helga Ridgley	Mary Reed	Shelley Glaze
Byron Bray	Israel Valdez	Mary Griffing	Sherry Kroll
Caprice Plaep	J. Wells-Whitney	Melissa Clark	Stephanie Marshall
Carol Zekan	Jacob Perry	Melissa Haines	Stephen Howard
Carol Obleski	Jacque Swinford	Michael Scaff	Steve Bekofsky
Carole Robinson	Janet Odoherty-Hessel	Michael Gibson	Steven Jole
Cathy Baird	Janice McElroy	Mona Gaither	Sue Ann Belknap
Cecilia Aguero	Jenni Swensen	Nancy Hagood	Sue Hecht
Chana Foley	Jennifer Costelow	Nancy Nash-Castle	Susan Thompson
Cherry Condron	Jerry McGuire	Nancy Perin	Susan Stewart
Chris Clay	Jerry Todd	Nila Susan James	Susan Smith
Chris Thompson	Jill Weissback	Palmira Martinez	Susan Peters
Chris Scott	Jim Zanotti	Pat Zysett	Susan Butler
Christian Crudo	Jo LeDoux	Patricia Hatch	Susanne Isom
Christy Davies	Joan Deming	Patricia Velasco	Susanne Lee
Cindy Pratt	Joan Fisher	Patricia Wachs	T. Clancey-Burns
Clay Martin	Joanna Crudo	Patty Klusman	Tanarae Greenman
Connie Jenner	Joanne Zimmer	Phyllis Hampton	Teri Anderson
Connie Barkdull	Joe Collett	Rachael Peterson	Terry Weygandt
Dan Buster	John Vanderbeck	Ray Kopezynski	Terry Leininger
Dana Vargas	John Sollers	Rebecca Dotson	Thomas Cope
Daniel Cullen	Juan Ortegon	Richard Meneghelli	Tiffani Erpelding
Darren Wright	Judith Prindel	Robert Stradley	Tim Zimmer
Dave Schmidt	Judy Irwin	Robert Hill	Tim Lair
David Lettero	K.Tardenwether	Robert Rhuman	Tina Wolf
Deanna Nelson	Kara Leonard	Robin Carter	Tom Kirkland
Debbie Jackson	Karen Ramsden	Robin Johnson	Tom Hatley
Debbie Clearwater	Karla Chan	Robin Ashton	Vicki Robbins
Deborah Little	Katy Groesbeck	Robin Schaeffer	Victoria Findlay
Debra Groesbeck	Kay Young	Robyn Myers	Vince Pacheco
Debra Blythe	Kellie Thompson	Ron Haynes	Virgil Ezell
Debra Allen	Kendra Meshnik	Ronald Green	W.Mark Peery
Debra Lajko	Kim Hanson	Rosanne Bennett	William Grady
Delmar Kerber	Kim Eason	Ruby Moon	
Delta Distad	Kristen Corbett	Ryan McCambridge	
Denice Stout	Larry Larios	Sally Schwartz	
Denise Downer	Laura Hauert	Sarah Jordan	
Dina Eldridge	Linda Baker	Scott Hessel	

Letters to staff

Janice, Thank-you so much for helping our family during this tragic time of our life.

You always go that extra mile to help us. We appreciate it very much.

Thank you so much for the new refrigerator! It seems to be working well and is plenty big enough for my needs.

You are a great organization and doing wonderful things.

Thanks again

To CSC

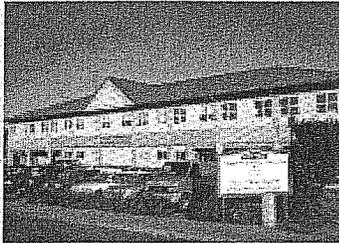
Your programs to help seniors is fabulous. Our heating bill dropped \$100 a month.

I would like to recommend the crew that worked here to any one.

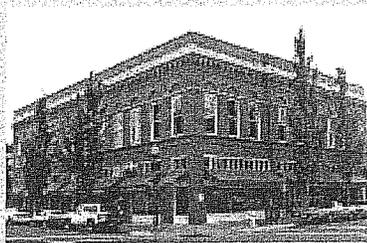
My wife is sick - they worked as quiet as they could -they never put a nick on furniture or left a muddy trail. They were polite and professional. Dan and Will, keep up the good work.

Thanks for a job well done. Best wishes guys.

Community Services Consortium



Newport CSC



Albany CSC



Corvallis CSC



Lebanon CSC Adult

CSC Locations

Toledo

Head Start Classroom & Administrative Offices

845 NW A St.
PO Box 400
Toledo, OR 97391-0400
541-336-5113
Fax 541-336-2651

Lincoln City

CSC Head Start Classroom
2130 SE Lee
P.O. Box G
Lincoln City, OR 97367
541-996-3028
FAX 541-996-3094

Lincoln City

Charter School
Lincoln City Career Tech High School
801 SW Hwy. 101
Suite 404
Lincoln City, OR 97367
541-996-5534
FAX 541-994-7592

Newport

Adult /Youth Services
Employment & Training
Alternative Schooling
Emergency Services
120 NE Avery St.
PO Box 928
Newport, OR 97365
541-265-8505
Fax 541-265-8507

Lebanon

Adult Services
Employment & Training
Emergency Services
44 Industrial Way
Lebanon, OR 97355
541-259-5830
FAX 541-259-5858

Youth Services

Alternative Schooling
Youth Transition Program
YouthBuild
380 Market St.
Lebanon, OR 97355
541-451-1071
Fax 541-451-1367

Albany

Adult /Youth Services
Employment & Training
Alternative Schooling
Emergency Services
250 SW Broadalbin,
Suite 2A
Albany, OR 97321
541-928-6335
Fax 541-967-9307

Corvallis

Adult /Youth Services
CSC Administration
Employment & Training
Linn Benton Food Share
Gleaning/Volunteer Opportunities
Alternative Schooling
Housing and Community Resources
Housing Rehabilitation
Emergency Services
Weatherization Services
545 SW 2nd St., Suite A
Corvallis, OR 97333
541-752-1010
Fax 541-752-2348



Lebanon CSC Youth



Lincoln City Head Start



Toledo Head Start



Linn Benton Food Share Warehouse



Weatherization



www.csc.gen.or.us





Paul H. Carlson

Paul H. Carlson is the Regional Coordinator for the United States Interagency Council on Homelessness for federal Region X, the Pacific Northwest and Alaska. The mission of the Interagency Council is to lead the national strategy to end chronic homelessness. The Interagency Council coordinates the efforts of all federal agencies with regards to homeless policy. It promotes the work of cities and states in developing local 10-Year Plans to End Homelessness.



Prior to coming to the Interagency Council, Paul worked for the City of Seattle, directing the operations of the Sound Families Initiative, a housing production program funded through a \$40 million gift from the Bill & Melinda Gates Foundation.

Paul worked for many years as the Housing Coordinator of Harborview Mental Health Services in Seattle, where he developed the housing program and housed homeless persons with chronic mental illness. He serves on the National Shelter plus Care Steering Committee that advises HUD on this McKinney funded program. He also serves on several advisory boards on housing and homelessness in Washington State.

He received a BA from Dickinson College and a Masters of Divinity from Fuller Theological Seminary. He has also attended St. Andrews University, Scotland, and Princeton Theological Seminary.



United States Interagency Council on Homelessness

Mission. The mission of the United States Interagency Council on Homelessness is to coordinate the federal response to homelessness and to create a national partnership at every level of government and every element of the private sector to reduce and end homelessness in the nation. Revitalized by President Bush in 2002, the Council, under the leadership of Executive Director Philip F. Mangano, is engaged in carrying out the President's commitment to end chronic homelessness in the United States. In doing so, the Council has forged an unprecedented national partnership that extends from the White House to the streets and includes federal, state, and local government, advocates, providers, consumers and faith-based organizations.

The Council works to improve access to and coordination of federal investments among its Council member departments and agencies; ensure the effectiveness of federal activities and programs; engage and assist state and local governments, advocates, service providers, and customers in creating effective local solutions; and provide technical assistance and evidence-based best practice information to partners at every level of government, as well as the private sector.

Interagency Collaboration - Federal. The Council is an independent agency within the federal executive branch composed of 20 Cabinet Secretaries and agency heads and reports directly to the White House Domestic Policy Council. Meeting regularly at the White House, the Council's Cabinet Chair is currently Department of Housing and Urban Development Secretary Alphonso Jackson.

Intergovernmental Collaboration. As part of the Council's strategy to establish non-partisan, intergovernmental partnerships to end chronic homelessness, specific initiatives have been fostered with state and local governments. To date, Governors of 53 states and territories have taken steps to create State Interagency Councils on Homelessness. Over 280 Mayors and County Executives and 6 Governors have committed to 10-Year Plans to End Chronic Homelessness. The Council provides technical assistance to states and localities in the development of these initiatives including the expeditious dissemination of innovative best practices that are results-oriented.

Intercommunity Collaboration. To carry out the strategy of intergovernmental and inter-sector partnership, the Council has developed community partnerships with the National Governors Association, U.S. Conference of Mayors, National League of Cities, National Association of Counties, United Way, Chamber of Commerce, International Downtown Association, National Alliance for the Mentally Ill, and the National Alliance to End Homelessness. Additionally, the Council regularly convenes state and local officials, communicates with national and local provider and advocacy organizations, and communicates directly with homeless people to foster consumer-centric solutions.

Technical Assistance and Support. To administer and facilitate the Council's mission at the local and regional level, the Council has Regional Coordinators throughout the country. Each of the Coordinators is responsible for working with federal partners and state and local governments, homeless advocates, providers, and consumers to encourage and coordinate their collective efforts to end chronic homelessness. The Coordinators facilitate the creation of regional federal interagency councils and state interagency councils, as well as jurisdictional 10-Year Plans.

The Council, in keeping with the President's Management Agenda, encourages activities and initiatives that incorporate research-driven, performance-based, and results-oriented solutions. For example, the Council supports:

- The dissemination of new and innovative approaches such as Housing First, Assertive Community Treatment Teams, and Project Homeless Connect that are proving effective at ending chronic homelessness;
- Local cost-benefit studies that reveal the costs of homelessness to the community and the cost savings that arise from effective solutions;
- Strategies to prevent homelessness for individuals and families before it occurs; and,
- Access to mainstream resources for the benefit of homeless persons and families.

For more information, please visit the Council's website at www.usich.gov.

United States Interagency Council on Homelessness
Phone: 202/708-4663 FAX: 202/708-1216



**NATIONAL
PROJECT
HOMELESS
CONNECT**



NATIONAL PROJECT HOMELESS CONNECT

"Instead of serving homeless people endlessly, our mission is to end their homelessness."

– Philip F. Mangano, United States Interagency Council on Homelessness Executive Director

"This is the beginning of a new way to address homelessness . . . Project Homeless Connect is a one-day, one-stop shop to deliver real services to people experiencing real homelessness in our community. But this is also about a commitment to move from simply managing homelessness towards really ending homelessness."

– Minneapolis Mayor R.T. Rybak

- Project Homeless Connect is a one-day, one-stop event sponsored by Mayors and other community leaders and designed to provide housing, services, and hospitality in a convenient one-stop model directly to people experiencing homelessness. More than 150 events in over 115 cities in the last two years are evidence of the rapid adoption of this innovation. Cities of every size from coast to coast have engaged in Project Homeless Connect events.
- The 2006 National Project Homeless Connect Week in December 2006 involved 40 cities, with over 9,500 volunteers from all walks of life engaging over 15,000 persons experiencing homelessness to welcome them back into their communities. This partnership represented over a 50% increase in participation from the 2005 National Project Homeless Connect Day.
- From its origins in San Francisco, Project Homeless Connect has been identified by the United States Interagency Council on Homelessness (USICH) as an innovation that mobilizes civic will to end homelessness. Communities replicate this model to move people more quickly toward housing and stability and to help further the goals of their 10-Year Plans to end homelessness.

Announcing:

National Project Homeless Connect Best Practices Institute

Learn the Best Practices from the Experts!

July 2007 - Washington, DC

Join the e-mail update @ nphc@usich.gov and receive all the upcoming Institute details!

National Project Homeless Connect Week 2007

December 3 - 7, 2007

Interested in the 2007 National Week? Contact us at nphc@usich.gov

"No sooner had southeastern Connecticut's 10-year plan to fight homelessness been unveiled, a project took place that showed how well it can work . . . Project Homeless Connecticut did what the 10-year plan has set out to do, bringing government agencies, businesses and volunteers together to provide help. The plan was initiated under the auspices of the U.S. Interagency Council on Homelessness."

- The Day (Connecticut) - 12/11/2006

- Project Homeless Connect is similar in spirit and substance to the successful one-stop service centers organized by volunteers in communities across the country to assist Hurricane Katrina evacuees and to the service model provided by Stand Downs.

"An array of social services was made available . . . but the underlying idea was to get as many as possible on a track to self-sufficiency and, ultimately, into a home."

- Knoxville News Sentinel 12/9/05

- Project Homeless Connect events vary in size, content and frequency in each community, but share a common intent – to remedy the homelessness of their neighbors. Events catalyze community involvement, generating new partnership, commitment, and investment to end homelessness. Project Homeless Connect gives people and organizations who have never been involved in homelessness before a way to make a difference.

"Project Homeless Connect began small in San Francisco, and went national . . . more than 6,000 homeless people in 21 cities from Nashua, N.H., to Hollywood had been fed, massaged and helped into welfare services or housing."

-Kevin Fagan, San Francisco Chronicle 12/9/05

Visit the United States Interagency Council on Homelessness web site at www.usich.gov for more National Project Homeless Connect information and tools:

- **2007 National Project Homeless Connect Calendar**
- **National Project Homeless Connect Logo**
- **Project Homeless Connect Event Forms**
- **2005-6 National Event Photo Album . . . and more**

"Project Homeless Connect, a national initiative to help the homeless at one-stop events, for the first time brought together more than 35 local nonprofits, businesses, government agencies and churches that offer services. . . ."

- Missoula Independent, 12/14/2006

THE NATIONAL PARTNERSHIP

The Bush Administration has established the goal of ending chronic homelessness in the United States. The United States Interagency Council on Homelessness (USICH), whose membership consists of 20 federal agencies, coordinates the federal government's response to homelessness through the creation of a national partnership that starts at the White House and extends to the streets. The national partnership involves every level of government and every element of the private sector as well as homeless citizens.

With the support of the United States Interagency Council on Homelessness, Mayors and County Executives in more than 300 cities and counties have committed to 10-Year Plans to End Chronic Homelessness. Fifty-three states and territories have created State Interagency Councils on Homelessness. For more information, visit www.usich.gov.



United States Interagency Council on Homelessness

**For more information on the
United States Interagency Council on Homelessness,
visit the USICH web site at: www.usich.gov**

**To subscribe to the
United States Interagency Council on Homelessness
weekly e-newsletter, visit the USICH web site at:
www.usich.gov/subscribe_newsletter**

**Contact the Council at:
United States Interagency Council on Homelessness
Federal Center SW • 409 3rd Street, SW, Suite 310 • Washington, DC 20024
202-708-4663 phone • 202-708-1216 fax • www.usich.gov**



THE 10-YEAR PLANNING PROCESS TO END CHRONIC HOMELESSNESS IN YOUR COMMUNITY

A Step-by-Step Guide

United States Interagency Council on Homelessness
451 7th St. SW, Suite 2200 • Washington, D.C. 20410
Phone (202) 708-4663 • www.ich.gov • Fax (202) 708-1216

SUPPORT FOR 10-YEAR PLANS

“The U.S. Conference of Mayors supports the 10-year planning process and strongly encourages cities to create and implement... strategic plans to end chronic homelessness in 10 years.”

– *Resolution passed unanimously by the U.S. Conference of Mayors, June 2003*

“NACo endorses the Bush Administration’s national goal of ending chronic homelessness in ten years...NACo encourages counties to develop 10 Year Plans incorporating the latest research...to prevent and end chronic homelessness.”

– *Resolution adopted by the National Association of Counties, July 15, 2003*

“The National League of Cities (NLC) supports the Bush Administration’s goal to end chronic homelessness in the United States in 10 years and will help advance the planning process set forth by the Administration.”

- *Resolution adopted by the National League of Cities, December 2003*

“We have to do more than just manage homelessness. Our objective [is] to prevent homelessness, and ultimately end it. [That is the] intent of this plan.”

– *Mayor Richard Daley, on Chicago’s 10-Year Plan*

“Five years ago the notion of cities having 10-year plans to end homelessness was naïve and risky. No one thought it was possible. But the new research and new technologies have created such movement and innovation on this issue that it may now be naïve and risky not to have such a plan.”

– *Executive Director Philip Mangano, U.S. Interagency Council on Homelessness*



The United States Interagency Council supports and encourages the development of local 10-year plans to end chronic homelessness. Planning to end homelessness – not to manage or maintenance – is new. Inspired by the President’s call to end this profile of homelessness and by city and county 10-year plans that have been developed across our country – Atlanta, Chicago, and Maricopa County to name a few – these planning processes have offered new resources, new collaborations, and new energy to create solutions. BY mid-2004 more than 120 cities had committed to such 10 year plans.

The Council’s work with federal departments and agencies promises new collaborative approaches and new funding opportunities at the national level. Our encouragement of Governors to create state interagency councils on homelessness will create new state level opportunities. Again, by late 2004, 46 Governors had made such a commitment.

Most importantly, the new research and new technologies offer performance based, results oriented strategies to reduce and end homelessness. We have prioritized people on the streets and in long term stays in shelters, those experiencing “chronic homelessness.” They are the most vulnerable, visible, and costly.

This document is designed to guide your community through the steps of developing and implementing a 10-year plan to end chronic homelessness.

We are indebted to the U.S. Conference of Mayors for their assistance in creating this document, to the National Alliance to End Homelessness for their innovative work in developing the 10-year planning template, and to HUD Secretary Alphonso Jackson and his staff for their support in endorsing and promoting 10-year plans.

Homelessness is a national problem with local solutions. Working together, we can end this national disgrace.

All the best,

Philip F. Mangano
Executive Director
U.S. Interagency Council on Homelessness

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WHAT IS CHRONIC HOMELESSNESS?



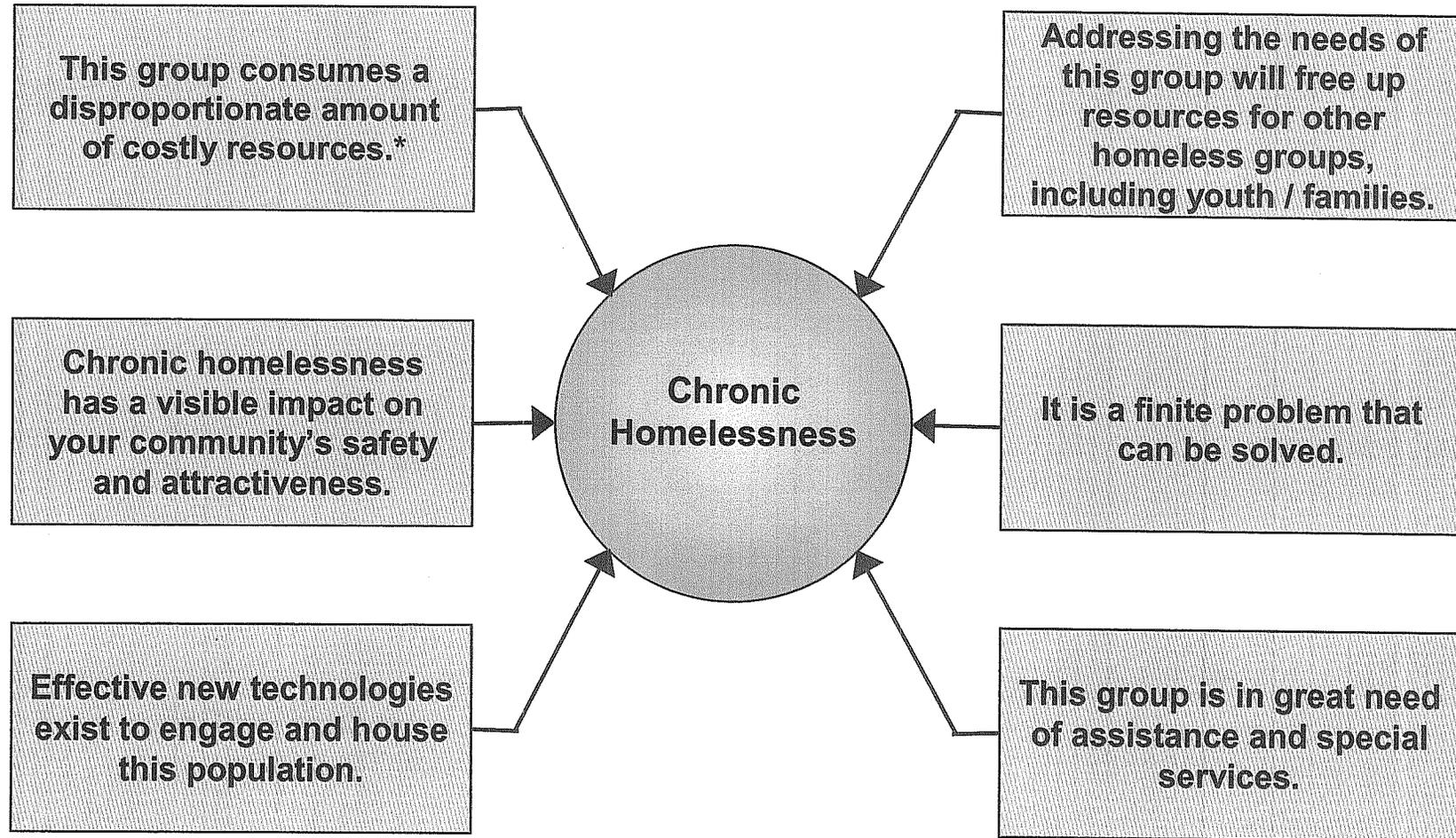
- The most visible form of homelessness; often people on the streets of our neighborhoods and communities
- Experienced by 150,000 Americans each year
- A subgroup that constitutes 10% of the homeless population
- A condition found in counties, cities, suburbs, and rural areas

WHAT ARE CHARACTERISTICS OF INDIVIDUALS EXPERIENCING CHRONIC HOMELESSNESS?



- Unaccompanied individuals
- Homeless for a year or more or multiple times over a several year period
- Disabled by addiction, mental illness, chronic physical illness or disability, or developmental disability
- Frequent histories of hospitalization, unstable employment, and incarceration
- Average age in the early 40s

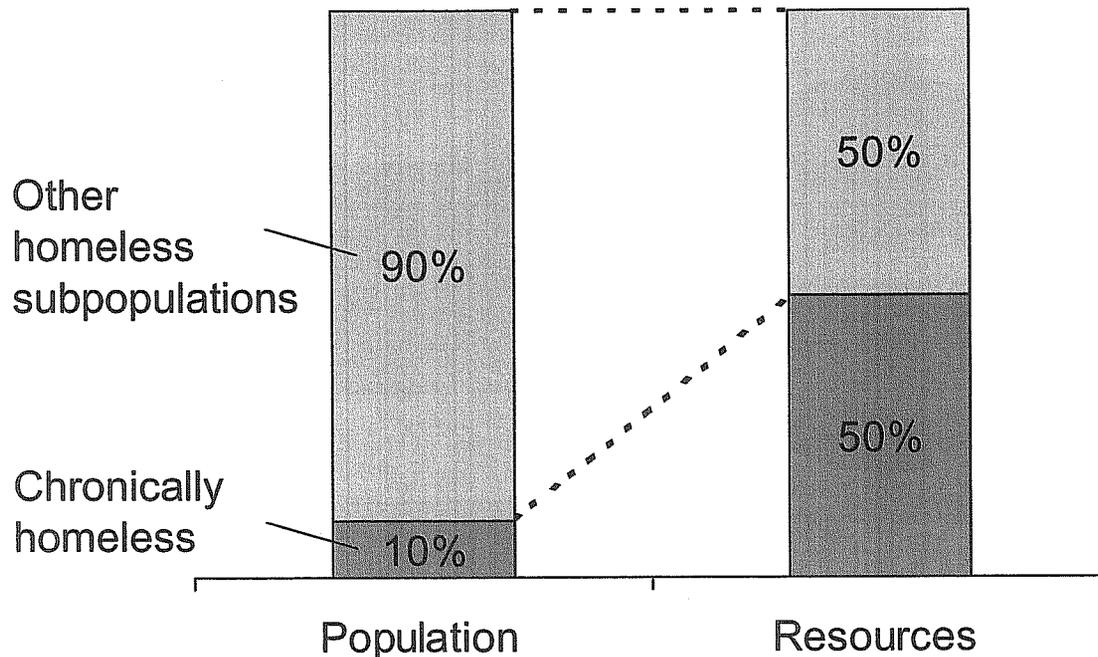
WHY FOCUS ON CHRONIC HOMELESSNESS?



* Described in more detail on following page

INDIVIDUALS EXPERIENCING CHRONIC HOMELESSNESS CONSUME A DISPROPORTIONATE AMOUNT OF RESOURCES

10% of the homeless population consumes over 50% of the resources

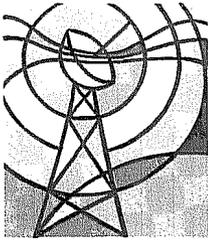


Individuals experiencing chronic homelessness are heavy users of costly public resources, including :

- Emergency medical services
- Psychiatric treatment
- Detox facilities
- Shelters
- Law Enforcement / Corrections

Burt, Martha R., Laudan Y. Aron and Edgar Lee. 2001. *Helping America's Homeless: Emergency Shelter or Affordable Housing?* Washington, DC: Urban Institute Press. Kuhn, R. & Culhane, D.P. (1998). Applying cluster analysis to test of a typology of homelessness: Results from the analysis of administrative data. *The American Journal of Community Psychology*, 17 (1), 23-43. Community Shelter Board. *Rebuilding Lives: A New Strategy to House Homeless Men*. Columbus, OH: Emergency Food and Shelter Board.

WHY FOCUS ON CHRONIC HOMELESSNESS NOW?



New technologies exist to move people off the streets and keep them housed (e.g., Housing First Strategies, Assertive Community Treatment)

Solution-oriented strategies offer alternative to expensive police/court interventions

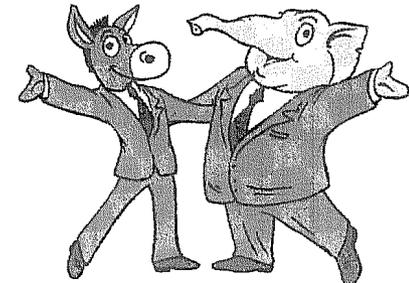


New federal funding



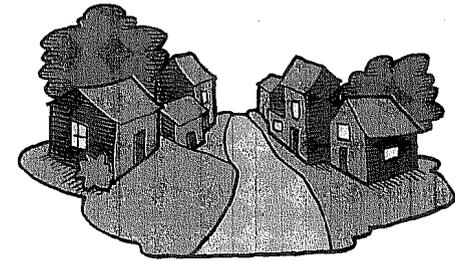
A new commitment by the President and his Administration to end chronic homelessness

A new spirit of partnership on this issue that trumps partisanship



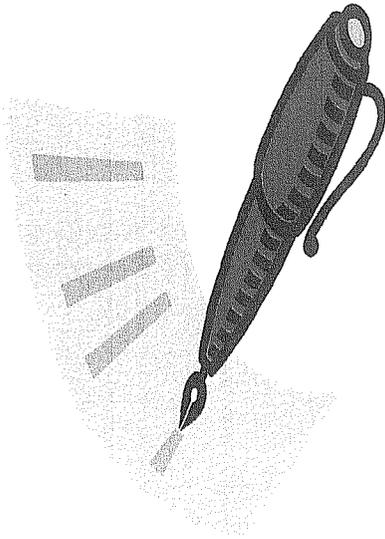
HOW CAN YOU END CHRONIC HOMELESSNESS IN YOUR COMMUNITY?

- Step 1: Commit to Developing a 10-Year Plan
- Step 2: Identify Stakeholders
- Step 3: Convene a Working Group
- Step 4: Gather Research and Data on Homelessness
- Step 5: Define Your Community's Homeless Problem
- Step 6: Develop Strategies to Address these Problems
- Step 7: Solicit Stakeholder Feedback and Finalize Strategic Plan
- Step 8: Create an Action Plan to Implement Strategies
- Step 9: Announce and Publicize the Plan
- Step 10: Implement the Plan



STEP 1: COMMIT TO DEVELOPING A 10-YEAR PLAN

A strong commitment from the Mayor or County Executive is critical, although many parties can initiate the process



The 10-Year Planning Process Requires:

- Long-term commitment from the first planning steps to full implementation
- Staff time and energy
- Willingness to engage diverse stakeholders and forge new partnerships
- Ability to think creatively about old problems and existing resources

STEP 2: IDENTIFY STAKEHOLDERS

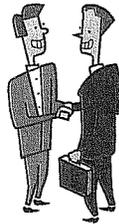
The most successful efforts have broad support and participation from the public, private, and non-profit sectors



**Mayor/
County Executive**



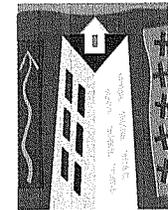
**Agency /
Department Heads**



**Business & Civic
Leaders**



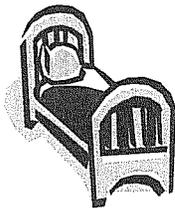
**Law Enforcement
Officials**



**United Way/Chambers
of Commerce**



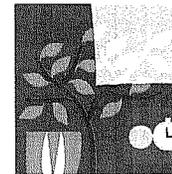
**Housing Developers
& Service Providers**



**Hospital
Administrators**



**Individuals
experiencing Chronic
Homelessness**



**Non-profits /
foundations**



**Faith-based
Organizations**



General Public

STEP 3: CONVENE A WORKING GROUP

The working group coordinates the planning process and should include representation from different stakeholders



- The working group should create forums to facilitate broader community input and participation throughout the process
- Individuals chosen for the working group should:
 - Have authority to make funding and resource decisions
 - Have relevant expertise or experience
 - Be committed to the planning process
 - Be well respected by stakeholders and the larger community
- Chair and co-chair should report directly and regularly to Mayor or County Executive

STEP 4: GATHER RESEARCH AND DATA ON HOMELESSNESS

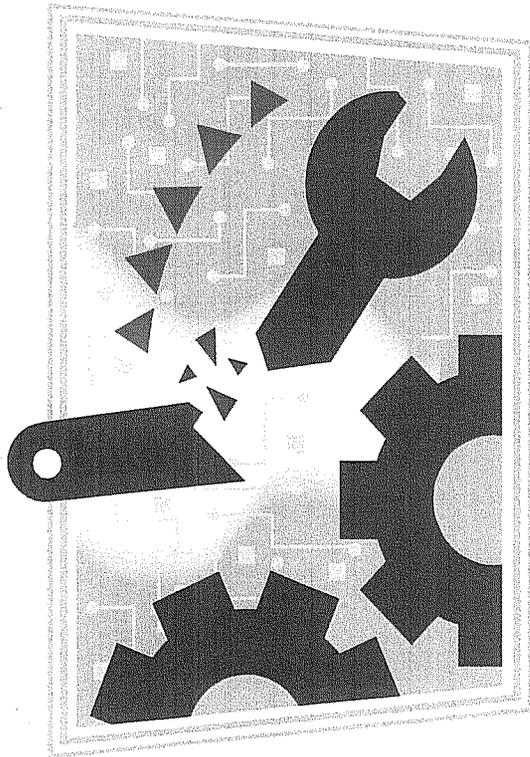
Accurate, timely data and research will create a solid foundation for your community's plan

- Existing research on homelessness (local/national)
- Local homeless counts
- Service and housing capacity
- 10-Year Plans from other communities
- Availability of funding resources



STEP 5: DEFINE YOUR COMMUNITY'S HOMELESS PROBLEM

Identify and assess the root causes of chronic homelessness in your community



Problems identified by other communities include:

- Difficulties in engaging this population
- Inadequate service capacity
- Lack of appropriate supported, permanent housing
- Poor discharge planning from public systems
- Inaccessibility of mainstream resources
- Fragmented systems of care
- Historical leadership vacuum on issue
- Investment in stop-gap measures rather than permanent solutions

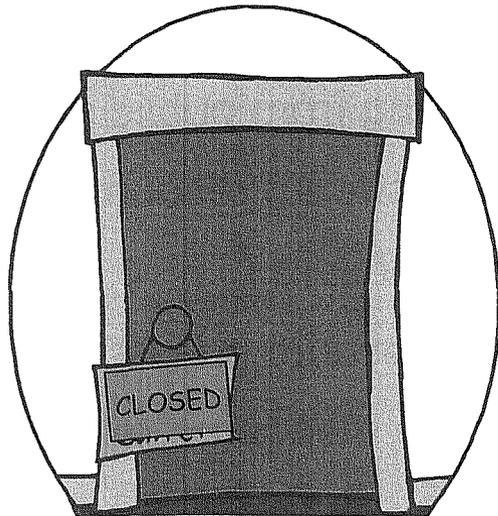
STEP 6: DEVELOP STRATEGIES TO ADDRESS THESE PROBLEMS

Strategies to end chronic homelessness fall into two major categories:
Prevention and Intervention

PREVENTION

“Close the Front Door”

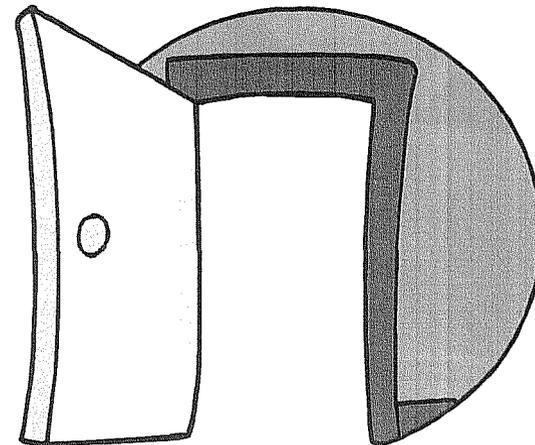
Reduce the number of people who become chronically homeless



INTERVENTION

“Open the Back Door”

Increase placement into supported housing of people who are currently experiencing homelessness

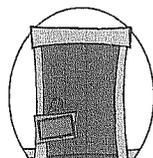


STEP 6: DEVELOP STRATEGIES TO ADDRESS THESE PROBLEMS (continued)

Effective strategies used by other communities can help guide and inform your community's approach

PREVENTION

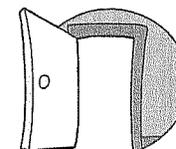
“Close the Front Door”



- Centralization of funding and service delivery to increase coordination
[Community Shelter Board, Columbus and Franklin County, Ohio]
- Dedicated resources to house individuals discharged from psychiatric care institutions
[Special Initiative to House the Homeless Mentally Ill, State of Massachusetts]
- Discharge planning protocols that prevent homelessness

INTERVENTION

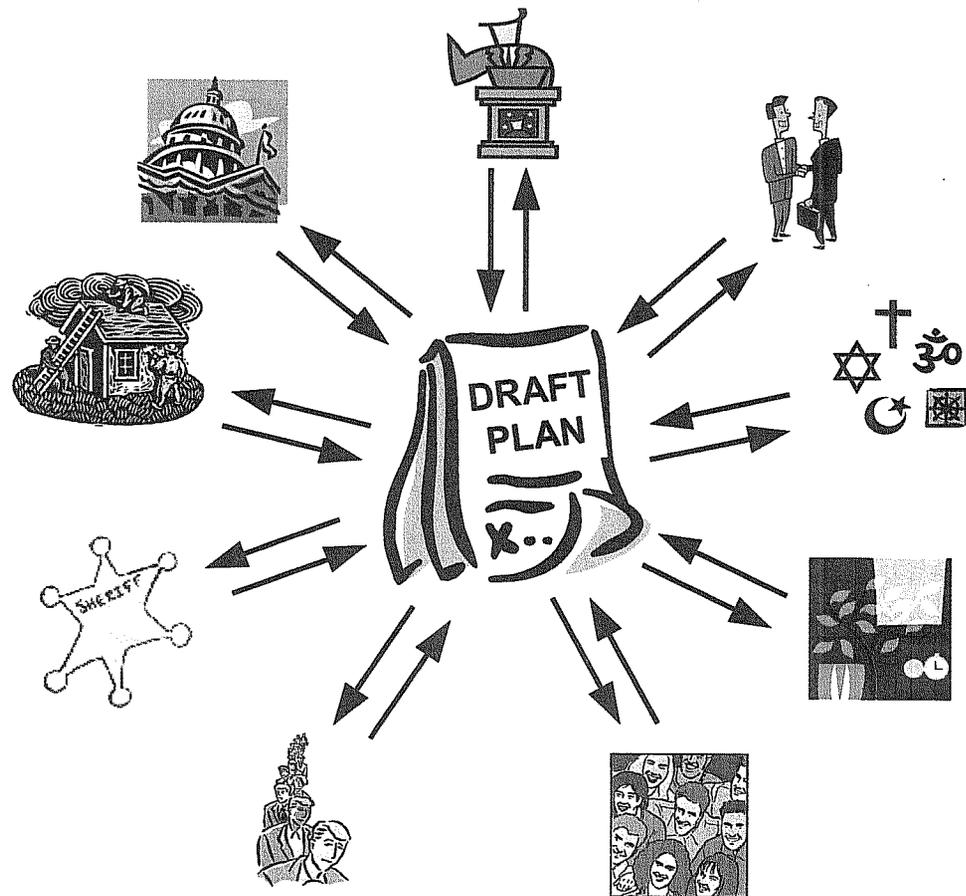
“Open the Back Door”



- Assertive Community Treatment (ACT): multi-disciplinary, clinically-based teams that engage people experiencing chronic homelessness on the streets and in shelters
- Permanent supported housing with low threshold access for homeless mentally ill people
[Pathways to Housing, New York City]
- Direct access to permanent supported housing for frequent users of acute health systems
[Direct Access to Housing, San Francisco]

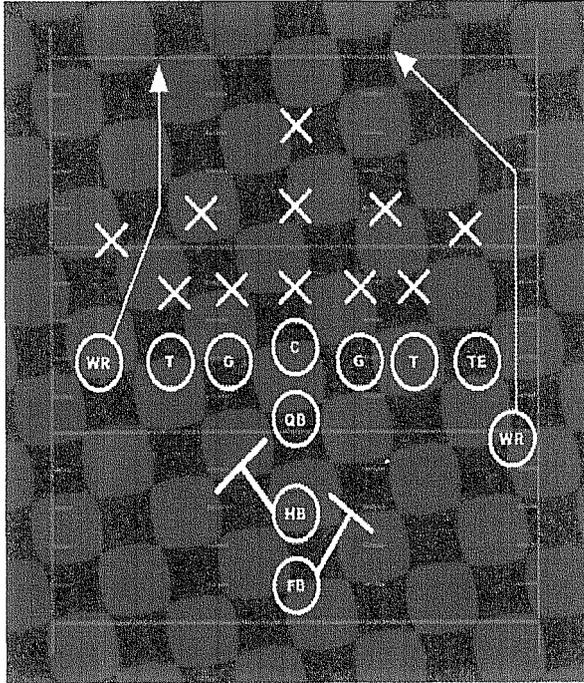
STEP 7: SOLICIT STAKEHOLDER FEEDBACK AND FINALIZE STRATEGIC PLAN

Input from stakeholders is particularly critical at this point to ensure support for and consensus on the final plan



STEP 8: CREATE AN ACTION PLAN TO IMPLEMENT STRATEGIES

Translate high-level strategies and goals into concrete, actionable steps to achieve them

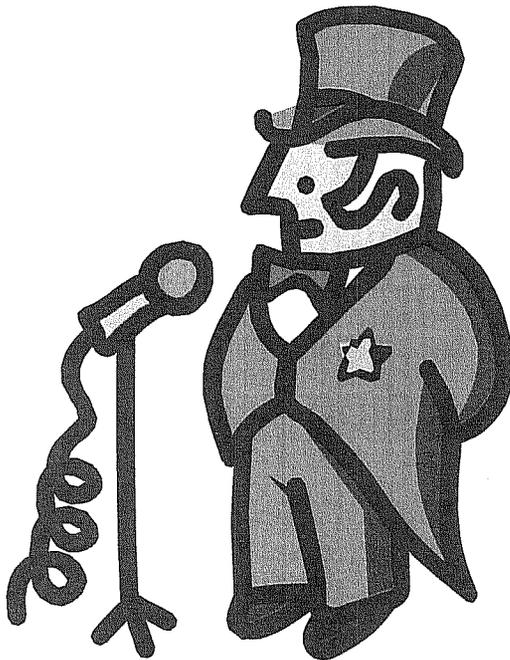


The Action Plan Should Include:

- Specific activities and the parties responsible for executing them
- Costs and funding sources
- Timelines/Benchmarks
- Performance metrics

STEP 9: ANNOUNCE AND PUBLICIZE THE PLAN

Plans should be publicly endorsed and announced by the Mayor / County Executive to ensure maximum visibility



- Host a special press conference where Mayor/County Executive announces 10-year plan
- Leverage print, TV, and radio media to maximize press coverage
- Encourage participating stakeholders and organizations to actively promote plan
- Enlist the support of community leaders and local celebrities to spread the word

STEP 10: IMPLEMENT THE PLAN

The final step is to execute the identified strategies and action steps to begin ending chronic homelessness in your community



- Use the plan to guide your activities, but recognize that it is a living document and should be updated as situations change
- Regularly track your community's progress using the identified metrics
- Continue to innovate and stay informed of activities in other communities
- Encourage ongoing stakeholder and community input
- Continue to build new partnerships

WHAT ARE THE ELEMENTS OF A SUCCESSFUL 10-YEAR PLAN?



1. Collaborative Planning Process

2. Research and Data-Driven Approach

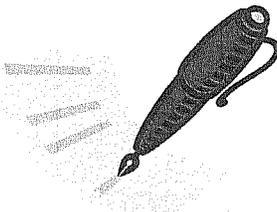
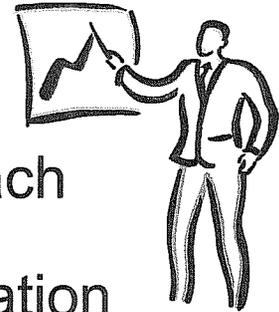
3. Performance and Outcome Orientation

4. Innovation and Creativity

5. Endorsement by Top City / County Officials

6. Involvement of Stakeholders In Resource Enhancement

7. Planful Implementation Strategy



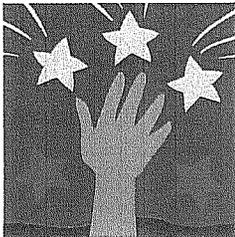
WHAT RESULTS CAN YOUR COMMUNITY EXPECT?



- Significant savings in public systems from reduced use of services including hospital emergency rooms, ambulances, and EMT services (San Diego study)
 - Savings in other service systems, including homeless shelters, acute psychiatric services, and corrections can result from placement of individuals into supportive housing (Culhane et al.)



- Enhancement of quality of life for both those who are housed and homeless
- Supported housing retention rates of 80% or greater
- More resources to address other homeless subpopulations, including youth and families



- Inspiration and energy from working together to help your neediest neighbors

WHERE CAN YOU FIND ADDITIONAL 10-YEAR PLANNING RESOURCES?



United States Interagency Council on Homelessness

- USICH Regional Coordinators have specific local expertise and are based in ten regions nationwide (see map on next page)
- USICH Website (www.ich.gov) has links to 10-Year Plans and information on interagency and agency-specific activities and funding opportunities
- USICH's weekly e-newsletter headlines new developments, innovations, partnerships, and resources focused on ending chronic homelessness: subscribe at www.ich.gov



National Alliance to End Homelessness

- Website (www.endhomelessness.org)
- “Ten Essentials Toolkit” – comprehensive set of resources to help communities prevent and end homelessness



United Way (<http://national.unitedway.org/>)

Foundations and Non-Profits



THE NEW YORKER FACT

DEPT. OF SOCIAL SERVICES
MILLION-DOLLAR MURRAY

by MALCOLM GLADWELL

Why problems like homelessness may be easier to solve than to manage.

Issue of 2006-02-13 and 20

Posted 2006-02-06

Murray Barr was a bear of a man, an ex-marine, six feet tall and heavyset, and when he fell down—which he did nearly every day—it could take two or three grown men to pick him up. He had straight black hair and olive skin. On the street, they called him Smokey. He was missing most of his teeth. He had a wonderful smile. People loved Murray.

His chosen drink was vodka. Beer he called “horse piss.” On the streets of downtown Reno, where he lived, he could buy a two-hundred-and-fifty-millilitre bottle of cheap vodka for a dollar-fifty. If he was flush, he could go for the seven-hundred-and-fifty-millilitre bottle, and if he was broke he could always do what many of the other homeless people of Reno did, which is to walk through the casinos and finish off the half-empty glasses of liquor left at the gaming tables.

“If he was on a runner, we could pick him up several times a day,” Patrick O’Bryan, who is a bicycle cop in downtown Reno, said. “And he’s gone on some amazing runners. He would get picked up, get detoxed, then get back out a couple of hours later and start up again. A lot of the guys on the streets who’ve been drinking, they get so angry. They are so incredibly abrasive, so violent, so abusive. Murray was such a character and had such a great sense of humor that we somehow got past that. Even when I was abusive, we’d say, ‘Murray, you know you love us,’ and he’d say, ‘I know’—and go back to swearing at us.”

“I’ve been a police officer for fifteen years,” O’Bryan’s partner, Steve Johns, said. “I picked up Murray my whole career. Literally.”

Johns and O’Bryan pleaded with Murray to quit drinking. A few years ago, he was assigned to a treatment program in which he was under the equivalent of house arrest, and he thrived. He got a job and worked hard. But then the program ended. “Once he graduated out, he had no one to report to, and he needed that,” O’Bryan said. “I don’t know whether it was his military background. I suspect that it was. He was a good cook. One time, he accumulated savings of over six thousand dollars. Showed up for work religiously. Did everything he was supposed to do. They said, ‘Congratulations,’ and put him back on the street. He spent that six thousand in a week or so.”

Often, he was too intoxicated for the drunk tank at the jail, and he’d get sent to the emergency room at either Saint Mary’s or Washoe Medical Center. Marla Johns, who was a social worker in the emergency room at Saint Mary’s, saw him several times a week. “The ambulance would bring him in. We would sober him up, so he would be sober enough to go to jail. And we would call the police to pick him up. In fact, that’s how I met my husband.” Marla Johns is married to Steve Johns.

“He was like the one constant in an environment that was ever changing,” she went on. “In he would come. He would grin that half-toothless grin. He called me ‘my angel.’ I would walk in the room, and he would smile and say, ‘Oh, my angel, I’m so happy to see you.’ We would joke back and forth, and would beg him to quit drinking and he would laugh it off. And when time went by and he didn’t come in I would get worried and call the coroner’s office. When he was sober, we would find out, oh, he’s

working someplace, and my husband and I would go and have dinner where he was working. When my husband and I were dating, and we were going to get married, he said, 'Can I come to the wedding?' And I almost felt like he should. My joke was 'If you are sober you can come, because I can't afford your bar bill.' When we started a family, he would lay a hand on my pregnant belly and bless the child. He really was this kind of light."

In the fall of 2003, the Reno Police Department started an initiative designed to limit panhandling in the downtown core. There were articles in the newspapers, and the police department came under harsh criticism on local talk radio. The crackdown on panhandling amounted to harassment, the critics said. The homeless weren't an imposition on the city; they were just trying to get by. "One morning, I'm listening to one of the talk shows, and they're just trashing the police department and going on about how unfair it is," O'Bryan said. "And I thought, Wow, I've never seen any of these critics in one of the alleyways in the middle of the winter looking for bodies." O'Bryan was angry. In downtown Reno, food for the homeless was plentiful: there was a Gospel kitchen and Catholic Services, and even the local McDonald's fed the hungry. The panhandling was for liquor, and the liquor was anything but harmless. He and Johns spent at least half their time dealing with people like Murray; they were as much caseworkers as police officers. And they knew they weren't the only ones involved. When someone passed out on the street, there was a "One down" call to the paramedics. There were four people in an ambulance, and the patient sometimes stayed at the hospital for days, because living on the streets in a state of almost constant intoxication was a reliable way of getting sick. None of that, surely, could be cheap.

O'Bryan and Johns called someone they knew at an ambulance service and then contacted the local hospitals. "We came up with three names that were some of our chronic inebriates in the downtown area, that got arrested the most often," O'Bryan said. "We tracked those three individuals through just one of our two hospitals. One of the guys had been in jail previously, so he'd only been on the streets for six months. In those six months, he had accumulated a bill of a hundred thousand dollars—and that's at the smaller of the two hospitals near downtown Reno. It's pretty reasonable to assume that the other hospital had an even larger bill. Another individual came from Portland and had been in Reno for three months. In those three months, he had accumulated a bill for sixty-five thousand dollars. The third individual actually had some periods of being sober, and had accumulated a bill of fifty thousand."

The first of those people was Murray Barr, and Johns and O'Bryan realized that if you totted up all his hospital bills for the ten years that he had been on the streets—as well as substance-abuse-treatment costs, doctors' fees, and other expenses—Murray Barr probably ran up a medical bill as large as anyone in the state of Nevada.

"It cost us one million dollars not to do something about Murray," O'Bryan said.

Fifteen years ago, after the Rodney King beating, the Los Angeles Police Department was in crisis. It was accused of racial insensitivity and ill discipline and violence, and the assumption was that those problems had spread broadly throughout the rank and file. In the language of statisticians, it was thought that L.A.P.D.'s troubles had a "normal" distribution—that if you graphed them the result would look like a bell curve, with a small number of officers at one end of the curve, a small number at the other end, and the bulk of the problem situated in the middle. The bell-curve assumption has become so much a part of our mental architecture that we tend to use it to organize experience automatically.

But when the L.A.P.D. was investigated by a special commission headed by Warren Christopher, a very different picture emerged. Between 1986 and 1990, allegations of excessive force or

improper tactics were made against eighteen hundred of the eighty-five hundred officers in the L.A.P.D. The broad middle had scarcely been accused of anything. Furthermore, more than fourteen hundred officers had only one or two allegations made against them—and bear in mind that these were not proven charges, that they happened in a four-year period, and that allegations of excessive force are an inevitable feature of urban police work. (The N.Y.P.D. receives about three thousand such complaints a year.) A hundred and eighty-three officers, however, had four or more complaints against them, forty-four officers had six or more complaints, sixteen had eight or more, and one had sixteen complaints. If you were to graph the troubles of the L.A.P.D., it wouldn't look like a bell curve. It would look more like a hockey stick. It would follow what statisticians call a "power law" distribution—where all the activity is not in the middle but at one extreme.

The Christopher Commission's report repeatedly comes back to what it describes as the extreme concentration of problematic officers. One officer had been the subject of thirteen allegations of excessive use of force, five other complaints, twenty-eight "use of force reports" (that is, documented, internal accounts of inappropriate behavior), and one shooting. Another had six excessive-force complaints, nineteen other complaints, ten use-of-force reports, and three shootings. A third had twenty-seven use-of-force reports, and a fourth had thirty-five. Another had a file full of complaints for doing things like "striking an arrestee on the back of the neck with the butt of a shotgun for no apparent reason while the arrestee was kneeling and handcuffed," beating up a thirteen-year-old juvenile, and throwing an arrestee from his chair and kicking him in the back and side of the head while he was handcuffed and lying on his stomach.

The report gives the strong impression that if you fired those forty-four cops the L.A.P.D. would suddenly become a pretty well-functioning police department. But the report also suggests that the problem is tougher than it seems, because those forty-four bad cops were *so* bad that the institutional mechanisms in place to get rid of bad apples clearly weren't working. If you made the mistake of assuming that the department's troubles fell into a normal distribution, you'd propose solutions that would raise the performance of the middle—like better training or better hiring—when the middle didn't need help. For those hard-core few who did need help, meanwhile, the medicine that helped the middle wouldn't be nearly strong enough.

In the nineteen-eighties, when homelessness first surfaced as a national issue, the assumption was that the problem fit a normal distribution: that the vast majority of the homeless were in the same state of semi-permanent distress. It was an assumption that bred despair: if there were so many homeless, with so many problems, what could be done to help them? Then, fifteen years ago, a young Boston College graduate student named Dennis Culhane lived in a shelter in Philadelphia for seven weeks as part of the research for his dissertation. A few months later he went back, and was surprised to discover that he couldn't find any of the people he had recently spent so much time with. "It made me realize that most of these people were getting on with their own lives," he said.

Culhane then put together a database—the first of its kind—to track who was coming in and out of the shelter system. What he discovered profoundly changed the way homelessness is understood. Homelessness doesn't have a normal distribution, it turned out. It has a power-law distribution. "We found that eighty per cent of the homeless were in and out really quickly," he said. "In Philadelphia, the most common length of time that someone is homeless is one day. And the second most common length is two days. And they never come back. Anyone who ever has to stay in a shelter involuntarily knows that all you think about is how to make sure you never come back."

The next ten per cent were what Culhane calls episodic users. They would come for three weeks at a time, and return periodically, particularly in the winter. They were quite young, and they

were often heavy drug users. It was the last ten per cent—the group at the farthest edge of the curve—that interested Culhane the most. They were the chronically homeless, who lived in the shelters, sometimes for years at a time. They were older. Many were mentally ill or physically disabled, and when we think about homelessness as a social problem—the people sleeping on the sidewalk, aggressively panhandling, lying drunk in doorways, huddled on subway grates and under bridges—it's this group that we have in mind. In the early ninetennineties, Culhane's database suggested that New York City had a quarter of a million people who were homeless at some point in the previous half decade—which was a surprisingly high number. But only about twenty-five hundred were *chronically* homeless.

It turns out, furthermore, that this group costs the health-care and social-services systems far more than anyone had ever anticipated. Culhane estimates that in New York at least sixty-two million dollars was being spent annually to shelter just those twenty-five hundred hard-core homeless. "It costs twenty-four thousand dollars a year for one of these shelter beds," Culhane said. "We're talking about a cot eighteen inches away from the next cot." Boston Health Care for the Homeless Program, a leading service group for the homeless in Boston, recently tracked the medical expenses of a hundred and nineteen chronically homeless people. In the course of five years, thirty-three people died and seven more were sent to nursing homes, and the group still accounted for 18,834 emergencyroom visits—at a minimum cost of a thousand dollars a visit. The University of California, San Diego Medical Center followed fifteen chronically homeless inebriates and found that over eighteen months those fifteen people were treated at the hospital's emergency room four hundred and seventeen times, and ran up bills that averaged a hundred thousand dollars each. One person—San Diego's counterpart to Murray Barr—came to the emergency room eighty-seven times.

"If it's a medical admission, it's likely to be the guys with the really complex pneumonia," James Dunford, the city of San Diego's emergency medical director and the author of the observational study, said. "They are drunk and they aspirate and get vomit in their lungs and develop a lung abscess, and they get hypothermia on top of that, because they're out in the rain. They end up in the intensive-care unit with these very complicated medical infections. These are the guys who typically get hit by cars and buses and trucks. They often have a neurosurgical catastrophe as well. So they are very prone to just falling down and cracking their head and getting a subdural hematoma, which, if not drained, could kill them, and it's the guy who falls down and hits his head who ends up costing you at least fifty thousand dollars. Meanwhile, they are going through alcoholic withdrawal and have devastating liver disease that only adds to their inability to fight infections. There is no end to the issues. We do this huge drill. We run up big lab fees, and the nurses want to quit, because they see the same guys come in over and over, and all we're doing is making them capable of walking down the block."

The homelessness problem is like the L.A.P.D.'s bad-cop problem. It's a matter of a few hard cases, and that's good news, because when a problem is that concentrated you can wrap your arms around it and think about solving it. The bad news is that those few hard cases are *hard*. They are falling-down drunks with liver disease and complex infections and mental illness. They need time and attention and lots of money. But enormous sums of money are already being spent on the chronically homeless, and Culhane saw that the kind of money it would take to solve the homeless problem could well be less than the kind of money it took to ignore it. Murray Barr used more health-care dollars, after all, than almost anyone in the state of Nevada. It would probably have been cheaper to give him a full-time nurse and his own apartment.

The leading exponent for the power-law theory of homelessness is Philip Mangano, who, since he was appointed by President Bush in 2002, has been the executive director of the U.S. Interagency Council on Homelessness, a group that oversees the programs of twenty federal agencies. Mangano is a slender man, with a mane of white hair and a magnetic presence, who got his start

as an advocate for the homeless in Massachusetts. In the past two years, he has crisscrossed the United States, educating local mayors and city councils about the real shape of the homelessness curve. Simply running soup kitchens and shelters, he argues, allows the chronically homeless to remain chronically homeless. You build a shelter and a soup kitchen if you think that homelessness is a problem with a broad and unmanageable middle. But if it's a problem at the fringe it can be solved. So far, Mangano has convinced more than two hundred cities to radically reevaluate their policy for dealing with the homeless.

"I was in St. Louis recently," Mangano said, back in June, when he dropped by New York on his way to Boise, Idaho. "I spoke with people doing services there. They had a very difficult group of people they couldn't reach no matter what they offered. So I said, Take some of your money and rent some apartments and go out to those people, and literally go out there with the key and say to them, 'This is the key to an apartment. If you come with me right now I am going to give it to you, and you are going to have that apartment.' And so they did. And one by one those people were coming in. Our intent is to take homeless policy from the old idea of funding programs that serve homeless people endlessly and invest in results that actually end homelessness."

Mangano is a history buff, a man who sometimes falls asleep listening to old Malcolm X speeches, and who peppers his remarks with references to the civil-rights movement and the Berlin Wall and, most of all, the fight against slavery. "I am an abolitionist," he says. "My office in Boston was opposite the monument to the 54th Regiment on the Boston Common, up the street from the Park Street Church, where William Lloyd Garrison called for immediate abolition, and around the corner from where Frederick Douglass gave that famous speech at the Tremont Temple. It is very much ingrained in me that you do not manage a social wrong. You should be ending it."

The old Y.M.C.A. in downtown Denver is on Sixteenth Street, just east of the central business district. The main building is a handsome six-story stone structure that was erected in 1906, and next door is an annex that was added in the nineteen-fifties. On the ground floor there is a gym and exercise rooms. On the upper floors there are several hundred apartments—brightly painted one-bedrooms, efficiencies, and S.R.O.-style rooms with microwaves and refrigerators and central airconditioning—and for the past several years those apartments have been owned and managed by the Colorado Coalition for the Homeless.

Even by big-city standards, Denver has a serious homelessness problem. The winters are relatively mild, and the summers aren't nearly as hot as those of neighboring New Mexico or Utah, which has made the city a magnet for the indigent. By the city's estimates, it has roughly a thousand chronically homeless people, of whom three hundred spend their time downtown, along the central Sixteenth Street shopping corridor or in nearby Civic Center Park. Many of the merchants downtown worry that the presence of the homeless is scaring away customers. A few blocks north, near the hospital, a modest, low-slung detox center handles twenty-eight thousand admissions a year, many of them homeless people who have passed out on the streets, either from liquor or—as is increasingly the case—from mouthwash. "Dr. Tichenor's—Dr. Tich, they call it—is the brand of mouthwash they use," says Roxane White, the manager of the city's social services. "You can imagine what that does to your gut."

Eighteen months ago, the city signed up with Mangano. With a mixture of federal and local funds, the C.C.H. inaugurated a new program that has so far enrolled a hundred and six people. It is aimed at the Murray Barrs of Denver, the people costing the system the most. C.C.H. went after the people who had been on the streets the longest, who had a criminal record, who had a problem with substance abuse or mental illness. "We have one individual in her early sixties, but looking at her you'd think she's eighty," Rachel Post, the director of substance treatment at the

C.C.H., said. (Post changed some details about her clients in order to protect their identity.) “She’s a chronic alcoholic. A typical day for her is she gets up and tries to find whatever she’s going to drink that day. She falls down a lot. There’s another person who came in during the first week. He was on methadone maintenance. He’d had psychiatric treatment. He was incarcerated for eleven years, and lived on the streets for three years after that, and, if that’s not enough, he had a hole in his heart.”

The recruitment strategy was as simple as the one that Mangano had laid out in St. Louis: Would you like a free apartment? The enrollees got either an efficiency at the Y.M.C.A. or an apartment rented for them in a building somewhere else in the city, provided they agreed to work within the rules of the program. In the basement of the Y, where the racquetball courts used to be, the coalition built a command center, staffed with ten caseworkers. Five days a week, between eight-thirty and ten in the morning, the caseworkers meet and painstakingly review the status of everyone in the program. On the wall around the conference table are several large white boards, with lists of doctor’s appointments and court dates and medication schedules. “We need a staffing ratio of one to ten to make it work,” Post said. “You go out there and you find people and assess how they’re doing in their residence. Sometimes we’re in contact with someone every day. Ideally, we want to be in contact every couple of days. We’ve got about fifteen people we’re really worried about now.”

The cost of services comes to about ten thousand dollars per homeless client per year. An efficiency apartment in Denver averages \$376 a month, or just over forty-five hundred a year, which means that you can house and care for a chronically homeless person for at most fifteen thousand dollars, or about a third of what he or she would cost on the street. The idea is that once the people in the program get stabilized they will find jobs, and start to pick up more and more of their own rent, which would bring someone’s annual cost to the program closer to six thousand dollars. As of today, seventy-five supportive housing slots have already been added, and the city’s homeless plan calls for eight hundred more over the next ten years.

The reality, of course, is hardly that neat and tidy. The idea that the very sickest and most troubled of the homeless can be stabilized and eventually employed is only a hope. Some of them plainly won’t be able to get there: these are, after all, hard cases. “We’ve got one man, he’s in his twenties,” Post said. “Already, he has cirrhosis of the liver. One time he blew a blood alcohol of .49, which is enough to kill most people. The first place we had he brought over all his friends, and they partied and trashed the place and broke a window. Then we gave him another apartment, and he did the same thing.”

Post said that the man had been sober for several months. But he could relapse at some point and perhaps trash another apartment, and they’d have to figure out what to do with him next. Post had just been on a conference call with some people in New York City who run a similar program, and they talked about whether giving clients so many chances simply encourages them to behave irresponsibly. For some people, it probably does. But what was the alternative? If this young man was put back on the streets, he would cost the system even more money. The current philosophy of welfare holds that government assistance should be temporary and conditional, to avoid creating dependency. But someone who blows .49 on a Breathalyzer and has cirrhosis of the liver at the age of twenty-seven doesn’t respond to incentives and sanctions in the usual way. “The most complicated people to work with are those who have been homeless for so long that going back to the streets just isn’t scary to them,” Post said. “The summer comes along and they say, ‘I don’t need to follow your rules.’ ” Power-law homelessness policy has to do the opposite of normal-distribution social policy. It *should* create dependency: you want people who have been outside the system to come inside and rebuild their lives under the supervision of those ten caseworkers in the basement of the Y.M.C.A.

That is what is so perplexing about power-law homeless policy. From an economic perspective the approach makes perfect sense. But from a moral perspective it doesn't seem fair. Thousands of people in the Denver area no doubt live day to day, work two or three jobs, and are eminently deserving of a helping hand—and no one offers them the key to a new apartment. Yet that's just what the guy screaming obscenities and swigging Dr. Tich gets. When the welfare mom's time on public assistance runs out, we cut her off. Yet when the homeless man trashes his apartment we give him another. Social benefits are supposed to have some kind of moral justification. We give them to widows and disabled veterans and poor mothers with small children. Giving the homeless guy passed out on the sidewalk an apartment has a different rationale. It's simply about efficiency.

We also believe that the distribution of social benefits should not be arbitrary. We don't give only to some poor mothers, or to a random handful of disabled veterans. We give to everyone who meets a formal criterion, and the moral credibility of government assistance derives, in part, from this universality. But the Denver homelessness program doesn't help every chronically homeless person in Denver. There is a waiting list of six hundred for the supportive-housing program; it will be years before all those people get apartments, and some may never get one. There isn't enough money to go around, and to try to help everyone a little bit—to observe the principle of universality—isn't as cost-effective as helping a few people a lot. Being fair, in this case, means providing shelters and soup kitchens, and shelters and soup kitchens don't solve the problem of homelessness. Our usual moral intuitions are little use, then, when it comes to a few hard cases. Power-law problems leave us with an unpleasant choice. We can be true to our principles or we can fix the problem. We cannot do both.

A few miles northwest of the old Y.M.C.A. in downtown Denver, on the Speer Boulevard off-ramp from I-25, there is a big electronic sign by the side of the road, connected to a device that remotely measures the emissions of the vehicles driving past. When a car with properly functioning pollution-control equipment passes, the sign flashes "Good." When a car passes that is well over the acceptable limits, the sign flashes "Poor." If you stand at the Speer Boulevard exit and watch the sign for any length of time, you'll find that virtually every car scores "Good." An Audi A4—"Good." A Buick Century—"Good." A Toyota Corolla—"Good." A Ford Taurus—"Good." A Saab 9-5—"Good," and on and on, until after twenty minutes or so, some beat-up old Ford Escort or tricked-out Porsche drives by and the sign flashes "Poor." The picture of the smog problem you get from watching the Speer Boulevard sign and the picture of the homelessness problem you get from listening in on the morning staff meetings at the Y.M.C.A. are pretty much the same. Auto emissions follow a power-law distribution, and the airpollution example offers another look at why we struggle so much with problems centered on a few hard cases.

Most cars, especially new ones, are extraordinarily clean. A 2004 Subaru in good working order has an exhaust stream that's just .06 per cent carbon monoxide, which is negligible. But on almost any highway, for whatever reason—age, ill repair, deliberate tampering by the owner—a small number of cars can have carbon-monoxide levels in excess of ten per cent, which is almost two hundred times higher. In Denver, five per cent of the vehicles on the road produce fifty-five per cent of the automobile pollution.

"Let's say a car is fifteen years old," Donald Stedman says. Stedman is a chemist and automobile-emissions specialist at the University of Denver. His laboratory put up the sign on Speer Avenue. "Obviously, the older a car is the more likely it is to become broken. It's the same as human beings. And by broken we mean any number of mechanical malfunctions—the computer's not working anymore, fuel injection is stuck open, the catalyst died. It's not unusual that these failure modes result in high emissions. We have at least one car in our database which

was emitting seventy grams of hydrocarbon per mile, which means that you could almost drive a Honda Civic on the exhaust fumes from that car. It's not just old cars. It's new cars with high mileage, like taxis. One of the most successful and least publicized control measures was done by a district attorney in L.A. back in the nineties. He went to LAX and discovered that all of the Bell Cabs were gross emitters. One of those cabs emitted more than its own weight of pollution every year."

In Stedman's view, the current system of smog checks makes little sense. A million motorists in Denver have to go to an emissions center every year—take time from work, wait in line, pay fifteen or twenty-five dollars—for a test that more than ninety per cent of them don't need. "Not everybody gets tested for breast cancer," Stedman says. "Not everybody takes an AIDS test." On-site smog checks, furthermore, do a pretty bad job of finding and fixing the few outliers. Car enthusiasts—with high-powered, high-polluting sports cars—have been known to drop a clean engine into their car on the day they get it tested. Others register their car in a faraway town without emissions testing or arrive at the test site "hot"—having just come off hard driving on the freeway—which is a good way to make a dirty engine appear to be clean. Still others randomly pass the test when they shouldn't, because dirty engines are highly variable and sometimes burn cleanly for short durations. There is little evidence, Stedman says, that the city's regime of inspections makes any difference in air quality.

He proposes mobile testing instead. Twenty years ago, he invented a device the size of a suitcase that uses infrared light to instantly measure and then analyze the emissions of cars as they drive by on the highway. The Speer Avenue sign is attached to one of Stedman's devices. He says that cities should put half a dozen or so of his devices in vans, park them on freeway off-ramps around the city, and have a police car poised to pull over anyone who fails the test. A half-dozen vans could test thirty thousand cars a day. For the same twenty-five million dollars that Denver's motorists now spend on on-site testing, Stedman estimates, the city could identify and fix twenty-five thousand truly dirty vehicles every year, and within a few years cut automobile emissions in the Denver metropolitan area by somewhere between thirty-five and forty per cent. The city could stop managing its smog problem and start ending it.

Why don't we all adopt the Stedman method? There's no moral impediment here. We're used to the police pulling people over for having a blown headlight or a broken side mirror, and it wouldn't be difficult to have them add pollution-control devices to their list. Yet it does run counter to an instinctive social preference for thinking of pollution as a problem to which we all contribute equally. We have developed institutions that move reassuringly quickly and forcefully on collective problems. Congress passes a law. The Environmental Protection Agency promulgates a regulation. The auto industry makes its cars a little cleaner, and—presto—the air gets better. But Stedman doesn't much care about what happens in Washington and Detroit. The challenge of controlling air pollution isn't so much about the laws as it is about compliance with them. It's a policing problem, rather than a policy problem, and there is something ultimately unsatisfying about his proposed solution. He wants to end air pollution in Denver with a half-dozen vans outfitted with a contraption about the size of a suitcase. Can such a big problem have such a small-bore solution?

That's what made the findings of the Christopher Commission so unsatisfying. We put together blue-ribbon panels when we're faced with problems that seem too large for the normal mechanisms of bureaucratic repair. We want sweeping reforms. But what was the commission's most memorable observation? It was the story of an officer with a known history of doing things like beating up handcuffed suspects who nonetheless received a performance review from his superior stating that he "usually conducts himself in a manner that inspires respect for the law and instills public confidence." This is what you say about an officer when you haven't actually read his file, and the implication of the Christopher Commission's report was that the L.A.P.D. might

help solve its problem simply by getting its police captains to read the files of their officers. The L.A.P.D.'s problem was a matter not of policy but of compliance. The department needed to adhere to the rules it already had in place, and that's not what a public hungry for institutional transformation wants to hear. Solving problems that have power-law distributions doesn't just violate our moral intuitions; it violates our political intuitions as well. It's hard not to conclude, in the end, that the reason we treated the homeless as one hopeless undifferentiated group for so long is not simply that we didn't know better. It's that we didn't want to know better. It was easier the old way.

Power-law solutions have little appeal to the right, because they involve special treatment for people who do not deserve special treatment; and they have little appeal to the left, because their emphasis on efficiency over fairness suggests the cold number-crunching of Chicago-school cost-benefit analysis. Even the promise of millions of dollars in savings or cleaner air or better police departments cannot entirely compensate for such discomfort. In Denver, John Hickenlooper, the city's enormously popular mayor, has worked on the homelessness issue tirelessly during the past couple of years. He spent more time on the subject in his annual State of the City address this past summer than on any other topic. He gave the speech, with deliberate symbolism, in the city's downtown Civic Center Park, where homeless people gather every day with their shopping carts and garbage bags. He has gone on local talk radio on many occasions to discuss what the city is doing about the issue. He has commissioned studies to show what a drain on the city's resources the homeless population has become. But, he says, "there are still people who stop me going into the supermarket and say, 'I can't believe you're going to help those homeless people, those bums.' "

Early one morning a year ago, Marla Johns got a call from her husband, Steve. He was at work. "He called and woke me up," Johns remembers. "He was choked up and crying on the phone. And I thought that something had happened with another police officer. I said, 'Oh, my gosh, what happened?' He said, 'Murray died last night.' " He died of intestinal bleeding. At the police department that morning, some of the officers gave Murray a moment of silence.

"There are not many days that go by that I don't have a thought of him," she went on. "Christmas comes— and I used to buy him a Christmas present. Make sure he had warm gloves and a blanket and a coat. There was this mutual respect. There was a time when another intoxicated patient jumped off the gurney and was coming at me, and Murray jumped off his gurney and shook his fist and said, 'Don't you touch my angel.' You know, when he was monitored by the system he did fabulously. He would be on house arrest and he would get a job and he would save money and go to work every day, and he wouldn't drink. He would do all the things he was supposed to do. There are some people who can be very successful members of society if someone monitors them. Murray needed someone to be in charge of him."

But, of course, Reno didn't have a place where Murray could be given the structure he needed. Someone must have decided that it cost too much.

"I told my husband that I would claim his body if no one else did," she said. "I would not have him in an unmarked grave." †

2007 Proposed
Economic Improvement
District



2007 Proposed Economic Improvement District

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|---|---------------------------------|--|-------------------------|---|-------------------------|
|  | Commercial Properties in EID |  | Assessor's Map 115390 A |  | Assessor's Map 125024 B |
|  | Mixed Use Properties in EID |  | Assessor's Map 115390 B |  | Assessor's Map 125024 A |
|  | Blight Properties |  | Assessor's Map 115390 C |  | Assessor's Map 125024 D |
|  | Mixed Use Properties Not in EID |  | Assessor's Map 115390 D | | |