

**CITY OF CORVALLIS
COUNCIL ACTION MINUTES
January 5, 2015**

SUMMARY OF DISCUSSION

Agenda Item	Information Only	Held for Further Review	Decisions/Recommendations
Presentation 1. Municipal Judge Introduction Page 6	Yes		
Visitors' Propositions 1. OCWCOG (George) 2. Standing Committee meeting times (Price) 3. CMP update (Marquering) Page 7	Yes Yes Yes		
Consent Agenda Page 7			
Unfinished Business 1. OSU District Plan Timeline Page 8	Yes		
ASC Meeting – December 17, 2014 1. Livability Code/Neighborhood Outreach Program Review Page 9	Yes		
Other Related Matters 1. Municipal Judges <i>Pro Tem</i> 2. Littering Page 9			<ul style="list-style-type: none"> • RESOLUTION 2015-01 <u>passed U</u> • ORDINANCE 2015-01 <u>passed U</u>
Public Hearing 1. CDBG/HOME Annual Action Plan Pages 9-11	Yes		
Mayor's Report 1. Election of Council President and Vice President for 2015-2016 Term of Office 2. Standing Committee Appointments and Appointments of Council Liaisons to Advisory Boards and Commissions 3. Updated Advisory Boards and Commissions Directory Pages 11-12	 Yes Yes		<ul style="list-style-type: none"> • Council President Penny York <u>passed U</u> • Council Vice President Hal Brauner <u>passed U</u>
Council Reports 1. Parking meters in residential parking districts and collecting taxes on recreational marijuana (Hirsch) 2. Request for information about the CMP (Bull) Page 12	Yes Yes		

Agenda Item	Information Only	Held for Further Review	Decisions/Recommendations
Staff Reports 1. 2015-2016 Ward meetings 2. 2015 Government Comment Corner 3. Council Policies to be reviewed in 2015 4. Calendars Pages 12-13	Yes		<ul style="list-style-type: none"> • Continue City-sponsored Ward meetings <u>agreed by consensus</u> • Continue Government Comment Corner <u>agreed by consensus</u> • Change to website calendar only; delete three-month and activity calendars <u>agreed by consensus</u>

Glossary of Terms

ASC	Administrative Services Committee
CDBG	Community Development Block Grant
CMP	Campus Master Plan
HOME	Home Investment Partnerships Program
OCWCOG	Oregon Cascades West Council of Governments
OSU	Oregon State University
U	Unanimous

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I. SWEARING IN

Municipal Judge Dunfield administered oaths of office to Mayor Traber and Councilors.

II. CALL TO ORDER

The regular meeting of the City Council of the City of Corvallis, Oregon was called to order at 6:39 pm on January 5, 2015 in the Downtown Fire Station, 400 NW Harrison Boulevard, Corvallis, Oregon, with Mayor Traber presiding.

III. PLEDGE OF ALLEGIANCE

IV. ROLL CALL

PRESENT: Mayor Traber; Councilors Baker, Beilstein, Brauner, Bull, Glassmire, Hann, Hirsch, Hogg, York

Mayor Traber directed Councilors' attention to items at their places, including an email from Oregon State University (OSU) Attorney Christie White concerning the OSU Campus Master Plan (CMP) Update timeline (Attachment A), a handout showing proposed changes to an ordinance concerning offensive littering (Attachment B), a sample listing of items from the calendar on the City's website (Attachment C), and a copy of the staff's presentation concerning the Community Development Block Grant public hearing (Attachment D).

V. PROCLAMATION/PRESENTATION/RECOGNITION

A. Municipal Judge Introduction

Corvallis Municipal Court Judge Dunfield provided an overview of Municipal Court services.

In response to Councilor Beilstein's observation that Corvallis processes ten times as many parking citations as Salem and Eugene, Judge Dunfield said some cities outsource the function, so it may appear that Corvallis processes more citations than other municipalities. He added that Corvallis' Municipal Court handles parking violations efficiently; and while they do not require a lot of the Judge's time, processing them can be administratively burdensome. He complimented Municipal Court staff for their expertise and ability to operate efficiently.

In response to Councilor Glassmire's inquiry, Judge Dunfield said he typically appears before the City Council in June as part of the Judge's evaluation process. He was happy to meet with any Councilor who would like more information about Municipal Court activities; and he encouraged Councilors to observe Municipal Court proceedings, which were held on Monday afternoons, all day on Wednesdays, and Thursday mornings.

VI. VISITORS' PROPOSITIONS

Lydia George, Deputy Director of Oregon Cascades West Council of Governments, said her organization staffed the Corvallis Area Metropolitan Planning Organization, and provided senior and disability services, including the senior meals program. She looked forward to continuing to work with the City on projects of mutual interest.

Carl Price asked Council to schedule Standing Committee meetings during evening hours so more residents could attend and participate in City government.

Louise Marquering said OSU's increased enrollment had changed the community and she was trusting Councilors to help lead when the City negotiated with OSU regarding the CMP update. Parking was her greatest concern and she requested that the Council ask OSU to be responsible for its own parking. She noted the expansion of the Nike campus in Beaverton, which is expected to include 1,900 additional parking spaces. Councilor York noted Ms. Marquering's involvement in Corvallis Matters and thanked her for hosting Council candidate forums prior to the November 2014 election. Ms. Marquering said Corvallis Matters would invite Councilors to meet with them again soon.

VII. CONSENT AGENDA

Councilors Brauner and Beilstein, respectively, moved and seconded to adopt the Consent Agenda as follows:

- A. Reading of Minutes
 1. City Council Work Session – December 11, 2014
 2. City Council Meeting – December 15, 2014
 3. For Information and Filing (Draft minutes may return if changes are made by the Board or Commission)
 - a. Airport Advisory Board – December 2, 2014
 - b. Arts and Culture Advisory Board – November 19, 2014
 - c. Bicycle and Pedestrian Advisory Board – December 5, 2014
 - d. Capital Improvement Program Commission – October 30, 2013, November 12 and November 13, 2014
 - e. Citizens Advisory Commission on Civic Beautification and Urban Forestry – December 11, 2014
 - f. City Legislative Committee – December 15, 2014
 - g. Downtown Parking Committee – December 2, 2014
 - h. Economic Development Commission – November 10, 2014
 - i. Historic Resources Commission – November 25 and December 9, 2014
 - j. Watershed Management Advisory Board – December 17, 2014
- B. Approval of an ambulance mutual aid intergovernmental agreement
- C. Approval of a lease extension for 5595 SW Plumley Place
- D. Approval of an application for a Limited On-Premises Sales liquor license for City of Corvallis for Majestic Theatre, 115 SW Second Street (Change of Ownership)

The motion passed unanimously.

VIII. ITEMS REMOVED FROM CONSENT AGENDA – None.

IX. UNFINISHED BUSINESS

A. OSU District Plan Timeline

Mayor Traber referred to the memorandum in the packet and provided an overview of the process to date.

Councilor York reviewed the list of questions she provided to staff in advance of the meeting (Attachment E), noting answers would be helpful for the January 13 joint work session with the Planning Commission.

Councilor Bull referred to Table 3.36-2: Building Square Footage by Sector contained in Land Development Code (LDC) Section 3.36.50.01 - Sector Development Allocation. In response to her inquiry, Community Development Director Gibb said use of square footage was tracked by sector; however, uses allowed in the OSU Zone were not linked to the sectors. Councilor Bull observed that development beginning on January 1, 2004 appeared to fall under the current CMP. She said, practically speaking, a ten-year expiration would seem to be December 31, 2013 and a twelve year expiration would be December 31, 2015. City Attorney Fewel said the email from OSU Attorney White (Attachment A) reinforced his opinion that there were ambiguities about when the CMP expired. He said the Council had the authority to interpret what expiration date was intended and Councilor Bull's inquiry reflected one of the core questions to be answered.

In response to Councilor Brauner's inquiry, Mr. Fewel said if Council interpreted that a longer time frame, such twelve years, was intended, and a new CMP was adopted in advance of that date, Council could determine that the old CMP had expired.

Councilor Beilstein said he would be absent from the January 13 work session. He believed the existing CMP was in effect until a new plan was adopted, so he preferred the City to diligently pursue a new CMP as soon as possible.

Councilor Brauner suggested Councilors send questions to staff as soon as possible so answers could be provided prior to the January 13 work session.

Councilor Bull cited LDC Section 3.36.40.05 - Campus Master Plan Update: *The CMP covers a 10- to 12-year planning period. However, if conditions change significantly or other unanticipated events occur, it may be necessary to update the CMP before the end of the planning period.* She noted the current CMP was based on a student population of 22,000; and she believed the increased enrollment, along with parking and traffic issues, indicated that the environment had changed. Mayor Traber said Council may also wish to consider whether it wanted to spend time making small changes to the existing CMP compared with focusing their time on the new plan.

X. STANDING COMMITTEE REPORTS, ORDINANCES, RESOLUTIONS, AND MOTIONS

A. Human Services Committee (HSC) – None

B. Urban Services Committee (USC) – None

C. Administrative Services Committee (ASC) – December 17, 2014

1. Livability Code/Neighborhood Outreach Program (LCNOP) Review

Councilor Brauner provided an overview of the LCNOP process to date. The goal was to ensure properties in Corvallis were in good condition, that rental properties were safe, and that properties did not become blighted and thereby reduce property values of nearby homes. Such an effort had to be balanced to ensure the City did not become a homeowners association. He noted the gaps to be addressed were outlined on page 438 of the electronic Council meeting packet. ASC held separate meetings to address interior conditions for rental properties, external property conditions, and administrative provisions. The Committee directed staff to develop detailed code language which would ultimately come to Council for consideration.

The item was for information only.

D. Other Related Matters

1. Municipal Judges *Pro Tem*

Mr. Fewel read a resolution relating to the appointment of Municipal Judges *Pro Tem*.

Councilors Hirsch and Brauner, respectively, moved and seconded to adopt the resolution.

RESOLUTION 2015-01 passed unanimously.

2. Littering

Mr. Fewel read an ordinance amending Municipal Code Chapter 5.03, "Littering," as amended. He noted Attachment B outlined the recommended changes and the amendments aligned the City's Municipal Code with State law.

ORDINANCE 2015-01 passed unanimously.

Mayor Traber recessed the meeting from 7:26 to 7:30 pm

XIII. PUBLIC HEARING

A. Community Development Block Grant (CDBG)/HOME Annual Action Plan

Mayor Traber opened the public hearing and read the order of proceedings.

Housing and Neighborhood Services Division Manager Weiss reviewed the memorandum in the packet and provided a PowerPoint presentation (Attachment E).

Andrea Myhre from the Jackson Street Youth Shelter (JSYS) thanked the City for their past support. She highlighted the JSYS transitional living program and read from prepared testimony (Attachment F). In response to Councilor Hann's inquiries, Ms. Myhre said she did not readily have figures about the JSYS transitional living program's cost per youth; however, she did not believe it was very expensive, as the program had only one full-time staff person. She believed JSYS had made a positive impact on the community over the past 15 years and the County's Ten Year Plan to End Homelessness had been helpful. Case

managers at JSYS work with youth to develop a plan and goals, and then coordinate with organizations that offer resources and services. Councilor York thanked Ms. Myhre for providing a tour of the Shelter and Ms. Myre welcomed others to contact her if they were interested in seeing the facility.

Sheila O'Keefe, South Corvallis Food Bank, said rent on their facility was the organization's second largest expense and she planned to apply to the City CDBG program for rental assistance. The organization served over 300 households and 40 percent of their clients were children. Some clients regularly received food and others only sought assistance once or twice due to an emergency. The Food Bank also had a weekly program to share surplus food; it was most beneficial during summer months when produce was readily available. In response to Councilor Hirsch's inquiry, Ms. O'Keefe said the Food Bank operates similar to a grocery store and does not serve hot food. Councilor Hirsch said he recently noticed that a local grocery store had thrown away several whole, cooked chickens at the end of the day, and he wondered if there was a way to give them to the Food Bank instead. Ms. O'Keefe said another program worked with local stores and the Food Bank was not equipped to take advantage of his idea. In response to Councilor Hann's inquiry, Ms. O'Keefe said the Food Bank provided new clients with copies of a Community Services Consortium booklet listing services which may be helpful. The goal of the Food Bank was to lower food costs for their clients and Ms. O'Keefe was happy to provide tours or answer questions.

Jim Moorefield, Director of Willamette Neighborhood Housing Services (WNHS), said rehabilitation of the Julian Hotel on SW Second Street was WNHS' latest project. Approximately \$595,000 in City Home Investment Partnership Program (HOME) funds were used to leverage other public and private funds. The organization's next project was Seavey Meadows Phase 3 where twelve more units would be added, with eight set aside for veterans. He estimated that 4,750 households in Corvallis were spending more than half of their income on rent. In response to Councilor Beilstein's inquiry about recommendations from the recently completed Housing Study, Mr. Moorefield said repeal of the state's preclusion on inclusionary zoning would be helpful. Mayor Traber noted the City's Legislative Committee expressed support for repeal, which was expected to be reviewed by the Oregon Legislature. In response to Councilor Bull's inquiry, Mr. Moorefield said WNHS seeks available land that is affordable, and he asked the City to modify the buildable lands inventory scope of work to include availability of land. In response to Councilor Glassmire's inquiry, Mr. Moorefield said WNHS projects are funded through grants and loans.

Mary Zelinka, Facilities Manager for the Center Against Rape and Domestic Violence (CARDV), thanked the City for its past support. CARDV had been serving Linn and Benton Counties since 1981, providing a 24-hour hotline and 24-hour on-scene response, among other services. Two confidential safe shelters in Corvallis and the new Advocacy Center at Alexander Court were purchased with CDBG funds. Ms. Zelinka noted that ten units at Alexander Court were set aside for domestic violence survivors and CDGB/HOME funds also helped to offset shelter rehabilitation expenses.

Mayor Traber closed the public hearing.

In response to Councilor Beilstein's inquiry, Mr. Weiss said Corvallis was a participating jurisdiction and HOME funding allocated by the State only applied to applications submitted by developers who were in non-participating jurisdictions. The City had obtained some additional limited funding from recycling old grants, the City's General Fund, and receipt of money from some very old revolving loans from prior decades. The balance of project funding came directly from CDBG/HOME monies or revenue received from repayment of CDBG revolving loans, which must be used for other CDBG-eligible projects. Mr. Gibb

noted in the short term, the City will need to bridge the gap associated with anticipated reduced Federal funding. It was estimated that CDBG-based loans brought about \$120,000 back to the City each year and revenues from loaned HOME funds averaged around \$45,000.

In response to Councilor Bull's inquiry, Mr. Weiss said housing needs were measured in numerous ways, such as rent cost burden. The City often receives three to four times the number of applications for homeowner rehabilitation loans than the City could address.

In response to Councilor Hann's inquiry, Mr. Weiss said the decrease in Federal funds had been due to legislative decisions. Approximately six years ago, the HOME program fell out of favor at the Federal level, as legislators did not believe monies were being used effectively and as a result funding levels were reduced while rules became increasingly strict. The City was limited in its ability to address the needs of more clients than it has, as housing became more expensive and the cost of living had increased, but incomes had not kept pace.

In response to Councilor Glassmire's inquiry, Mr. Weiss said staff would bring suggestions for additional sources of funding back to Council for consideration.

XI. MAYOR, COUNCIL, AND STAFF REPORTS

A. Mayor's Reports

1. Election of Council President and Vice President for 2015-2016 Term of Office

Mayor Traber invited Councilors to express what they would like to see in a Council President and Vice President.

Councilor Glassmire hoped Councilors could participate in setting meeting agendas and he would like to see advantages and disadvantages presented for issues brought to the Council.

Councilor Hirsch said he was optimistic about where the Council was going as a group and he expressed support for Councilor York as Council President.

Councilors Bull and Hann, respectively, moved and seconded to nominate Councilor York for Council President.

The motion passed unanimously and Councilor York was elected as Council President.

Councilors Hann and Hirsch, respectively, moved and seconded to nominate Councilor Brauner for Council Vice President.

The motion passed unanimously and Councilor Brauner was elected as Council Vice President.

2. Standing Committee Appointments and Appointments of Council Liaisons to Advisory Boards and Commissions

Mayor Traber distributed the list of appointments (Attachment G). He noted the Council did not have criteria for which community advisory bodies should have a

City Council liaison. As a result, he deferred action on the appointments pending a Council work session to discuss the matter. Councilors who wanted to volunteer to serve on a particular community advisory body were encouraged to express their interests to the Mayor.

Councilor Hogg requested being a Council liaison to the Madison Avenue Task Force.

In response to Councilor Beilstein's request to serve on the Community Policing Forum, Mayor Traber explained the Forum had changed to a Department Advisory Committee, so a Council liaison was no longer needed.

3. Updated Advisory Boards and Commissions Directory

Mayor Traber distributed the Directory.

B. Council Reports

Councilor Hirsch requested that staff follow up regarding the feasibility of, and revenue associated with, placing parking meters in residential parking districts. He suggested parking passes could be provided for those who lived in the districts and revenue could be collected from others who wished to park there. City Manager *Pro Tem* Brewer said staff would provide the information for Council consideration.

In response to Councilor Hirsch's inquiry, Mr. Fewel said it was hoped the State would remove prohibition on cities collecting taxes on recreational marijuana. He opined if the City pursued a tax absent that change, such an effort would likely be met with litigation.

Councilor Bull requested more information about the CMP, including a list of developments that had occurred as a result of the current CMP. She was interested in projects that resulted in increased square footage or impacted Table 3.36-2: Building Square Footage by Sector contained in the LDC. Her understanding was that information could be obtained from permit files; and she specifically requested data about the use of the building, ownership, the applicant, the amount of parking that would have been required if the project had not been through OSU, and parking spaces that were created or removed in association with the project. Ms. Brewer said staff would review what information was readily available and if providing the data would take more than a few hours, staff would return to Council for approval to further expend staff resources in pursuit of the answers. Councilor Bull said the information was important to her. Councilor Brauner said the information requested by Councilor Bull aligned with requests being forwarded to staff for the January 13 work session related to the upcoming legislative action and Comprehensive Plan update.

C. Staff Reports

1. 2015-2016 Ward meetings

Councilors agreed it was appropriate to continue City-sponsored Ward meetings. Those who were interested in signing up were asked to contact City Recorder Holzworth.

2. 2015 Government Comment Corner

Councilors were supportive of continuing Government Comment Corner. A sign-up sheet would be shared at Standing Committee meetings.

3. Council Policies to be reviewed in 2015

The item was for information only.

4. Calendars

Councilors agreed it was acceptable to switch to one Internet-based calendar on the City's website and providing a hard copy of the calendar for the printed version of the Council packet was appropriate.

XII. NEW BUSINESS – None

XIII. ADJOURNMENT

The meeting adjourned at 9:29 pm.

APPROVED:



MAYOR

ATTEST:



CITY RECORDER

Brewer, Nancy

From: Christe White [CWhite@radlerwhite.com]
Sent: Monday, January 05, 2015 1:33 PM
To: Gibb, Ken; City Attorney Brewer; Brewer, Nancy
Cc: Dodson, David (David.Dodson@oregonstate.edu)
Subject: OSU and City CMP Update Timeline

Ken, Nancy and Jim, thanks very much for the Council packet. I have reviewed the packet and appreciate the thoughtful analysis on the issue of expiration. If it helps at all I want to concur with a number of your conclusions. I also want to assure you on behalf of OSU that the purpose of this discussion is to establish a productive and collaborative working timeline for a CMP update process with the City and interested stakeholders that provides sufficient time to develop a thoughtful update. We believe we can accomplish that mutual objective before the CMP planning period expires in 2016. OSU has no current intent to pursue a CMP update outside of our mutually agreed upon process.

1. I agree that the CMP and OSU zone are not as clear as we would like them to be on this issue of expiration. Having said that, you have posited a number of plausible conclusions that we agree on.
2. On the issue of whether the use of the term “decade” in the purpose statement requires a 10 year expiration, we concur with your alternative analysis that the decade term is used in a purpose statement, is not listed as an update standard, and is likely superseded by the more specific language in 3.36.40.05 which directly addresses the update requirements and which refers to the 10 to 12 year planning period. This interpretation is supported by ORS 174.020(2) and *Siporen v. City of Medford*, 349 Or 247 (2010). Under this authority, the specific provisions for CMP updates would rule over any general provision referring to a decade that is contained within a purpose statement. Lastly, if the decade analysis prevailed, the CMP would have expired at the end of 2014, not 2015. That expiration seems the most inconsistent with the City’s intent when it adopted the CMP, given the balance of the language in the update sections of the code and CMP referring to a 10 to 12 year planning period.
3. We also agree with the part of your analysis that calls out the various locations in both the CMP and the code that define a 10 to 12 year planning period. Those references are found in the code when the code is specifically addressing the update triggers. As I think you discussed in your alternative analysis, 3.36.40.05 specifically addresses update triggers, refers to the planning period and then establishes that the planning period is 10 to 12 years. We also agree that this code reference is consistent with the many page references in the CMP itself which describe the 10 to 12 year planning period.
4. As to the issue of projections in the CMP that extend through 2015, the code adopts four specific update triggers: (1) exceeding total development allocation for the campus for all sectors; (2) new CMP policies are created; (3) campus wide parking occupancy is greater than 90%; or (4) the CMP planning period has expired. None of these triggers have been met to date. The first trigger that OSU will likely hit is the expiration of the planning period which is the 10 to 12 year reference in the code and CMP.
5. Lastly, we agree that the code itself governing OSU has no expiration date. However, we also feel confident that the City and OSU will work through a CMP update before the expiration of the planning period and therefore the CMP regulatory status upon expiration is less of a concern.

We understand that you are offering a myriad of ways of looking at the expiration question and we appreciate that conversation. I hope these further comments assist in the discussions tonight and over the next few weeks. We value the opportunity to work through the next plan update in a timeline that works for the City, OSU and stakeholders. Please let me know if you have any questions. Best, CCW

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Section 5.03.110.010 – **Offensive Littering.**

- 1) No person shall **create an objectionable stench or degrade the beauty or appearance of property or detract from the natural cleanliness or safety of property by:**
 - a) ~~Discarding or , depositing , throw, or sweep~~ any rubbish, trash, garbage, debris, ~~decayed or decaying substances,~~ or other refuse, ~~including, but not limited to, leaves, broken glass, bottles, soil, and/or nails,~~ upon the land of another without permission of the owner, or upon any public way or in or upon any ~~other property owned, leased, or controlled by the City~~ **public way or in or upon any public transportation facility.**
 - b) **Draining, or causing or permitting to be drained, sewage or the drainage from a cesspool, septic tank, recreational or camping vehicle waste holding tank or other contaminated source, upon the land of another without permission of the owner, or upon any public way; or**
 - c) **Permitting any rubbish, trash, garbage, debris or other refuse to be thrown from a vehicle that the person is operating. This subsection does not apply to a person operating a vehicle transporting passengers for hire subject to regulation by the Interstate Commerce Commission or the Department of Transportation or a person operating a school bus described under ORS 801.460.**
- 2) **As used in this section:**
 - a) **“Public transportation facility” means any property, structure or equipment used for or in connection with the transportation of persons for hire by rail, air or bus, including any railroad cars, buses or airplanes used to carry out such transportation.**
 - b) **“Public way” includes, but is not limited to, roads, streets, alleys, lanes, trails, beaches, parks and all recreational facilities operated by the state, a county or a local municipality for use by the general public.**
- 3) **Offensive littering** ~~A violation of this Section~~ is a Class A **C** Misdemeanor.

(Ord. 82-77 § 110.01, 1982)

CITY MEETINGS TEST

EVENT	DATE/TIME	LOCATION	ADDRESS
<u>HOLIDAY - ALL CITY OFFICES CLOSED</u>	1/1/2015 12:00 AM		
<u>Bicycle and Pedestrian Advisory Board</u>	1/2/2015 7:00 AM	Madison Avenue Meeting Room	<u>500 SW Madison Avenue</u>
<u>NO Government Comment Corner</u>	1/3/2015 10:00 AM	Library Lobby	<u>645 NW Monroe Avenue</u>
<u>City Council</u>	1/5/2015 6:30 PM	Downtown Fire Station	<u>400 NW Harrison Boulevard</u>
<u>Airport Advisory Board</u>	1/6/2015 7:00 AM	Madison Avenue Mtg Rm	<u>500 SW Madison Avenue</u>
<u>Human Services Committee</u>	1/6/2015 2:00 PM	Madison Avenue Meeting Room	<u>500 SW Madison Avenue</u>
<u>Downtown Parking Committee</u>	1/6/2015 4:00 PM	Downtown Fire Station	
<u>Urban Services Committee</u>	1/6/2015 5:00 PM	Madison Avenue Meeting Room	<u>500 SW Madison Avenue</u>
<u>Administrative Services Committee</u>	1/7/2015 3:30 PM	Madison Avenue Meeting Room	<u>500 SW Madison Avenue</u>
<u>Planning Commission</u>	1/7/2015 7:00 PM	Downtown Fire Station	<u>400 NW Harrison Blvd.</u>
<u>Civic Beautification and Urban Forestry Advisory Committee</u>	1/8/2015 8:30 AM	Parks and Rec Conference Room	<u>1310 SW Avery Park Drive</u>
<u>Mayor/Council Orientation</u>	1/8/2015 6:00 PM	Madison Avenue Meeting Room	<u>500 SW Madison Avenue</u>
<u>Government Comment Corner</u>	1/10/2015 10:00 AM	Library Lobby	<u>645 NW Monroe Avenue</u>
<u>City Council Special Meeting - Historic Neighborhood Trolley Tour</u>	1/10/2015 12:45 PM		
<u>Economic Development Advisory Board</u>	1/12/2015 3:00 PM	Madison Avenue Meeting Room	<u>500 SW Madison Avenue</u>
<u>City Council/Planning Commission Joint Work Session</u>	1/13/2015 6:00 PM	Madison Avenue Meeting Room	<u>500 SW Madison Avenue</u>
<u>Historic Resources Commission</u>	1/13/2015 6:30 PM	Downtown Fire Station	<u>400 NW Harrison</u>
<u>Downtown Advisory Board</u>	1/14/2015 5:30 PM	Madison Avenue Meeting Room	<u>500 SW Madison Avenue</u>
<u>Corvallis-Benton County Public Library Board</u>	1/14/2015 7:30 PM	Corvallis Public Library	<u>645 NW Monroe Ave</u>
<u>Parks, Natural Areas and Recreation Advisory Board</u>	1/15/2015 6:30 PM	Downtown Fire Station	<u>400 NW Harrison Blvd.</u>
<u>NO Government Comment Corner</u>	1/17/2015 10:00 AM	Library Lobby	<u>645 NW Monroe Avenue</u>
<u>HOLIDAY CLOSURE</u>	1/19/2015 12:00 AM		
<u>City Council</u>	1/20/2015 6:30 PM	Downtown Fire Station	<u>400 NW Harrison Boulevard</u>
<u>Housing & Community Development Advisory Board</u>	1/21/2015 12:00 PM	Madison Avenue Meeting Room	<u>500 SW Madison Ave</u>

CORVALLIS CDBG & HOME PROGRAMS

CDBG & HOME Programs

- ☐ CDBG: Community Development Block Grant Program
- ☐ HOME: HOME Investment Partnerships Program
- ☐ Both are programs of the U.S. Department of Housing and Urban Development
- ☐ With a population over 50,000, Corvallis receives annual allocations of funds as a CDBG Entitlement Community and a HOME Participating Jurisdiction

CDBG & HOME National Program Goals

- ☐ Provide decent, safe and affordable housing
- ☐ Alleviate the problems of excessive rent burdens, homelessness and deteriorating housing stock
- ☐ Establish and maintain a suitable living environment
- ☐ Provide expanded economic opportunities

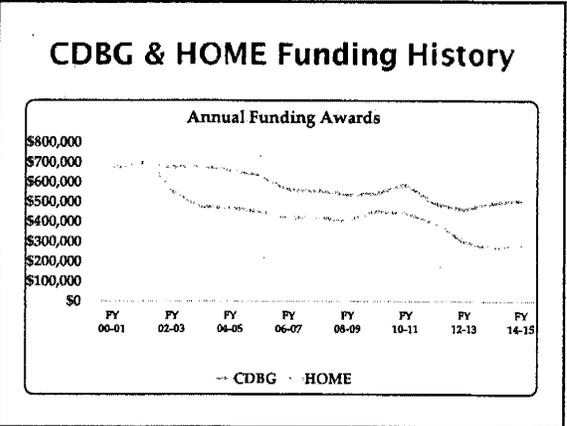
Both programs were created to provide assistance to people with low, very low and extremely low incomes

CDBG Funding History

- ☐ First Corvallis CDBG award received for FY 2000-01 in the amount of \$672,000
- ☐ Highest award was \$697,000 in FY 2001-02
- ☐ Award amounts have generally decreased since FY 2001-02
- ☐ FY 2014-15 award amount is \$509,401, 27% less than highest award amount
- ☐ FY 2015-16 award amount not yet announced

HOME Funding History

- ☐ First Corvallis HOME award received for FY 2001-02 in the amount of \$750,000*
- ☐ Highest regular award was \$556,000 in FY 2002-03
- ☐ Award amounts have generally decreased since FY 2002-03
- ☐ FY 2014-15 award amount is \$278,985, 50% less than highest award amount
- ☐ FY 2015-16 award amount not yet announced



Local CDBG & HOME Goals

- ❑ Local goals are established in five-year CDBG/HOME Consolidated Plans to be carried out through annual Action Plans
- ❑ Current Consolidated Plan goals include:
 - Create and retain affordable housing opportunities
 - Maintain the quality of affordable housing
 - Support achievement of the goals of the *Benton County Ten Year Plan to Address Homelessness*
 - Support agencies that provide direct services to low income and special needs populations

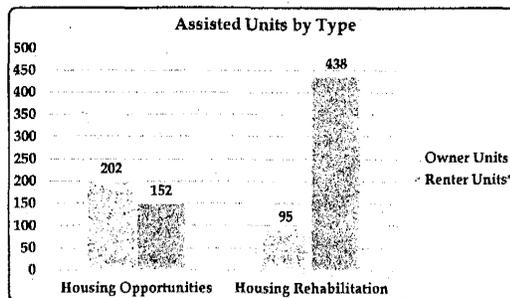
CDBG & HOME Outcomes: *Housing Opportunities*

- ❑ Down payment assistance loans totaling \$1.7 million have been provided to assist 202 low income households with the purchase a home
- ❑ Loans and grants totaling \$5.9 million have been provided to support the acquisition or construction of 152 affordable housing units
- ❑ Combined, City CDBG and HOME investments have provided \$7.6 million to support the creation of 354 affordable housing opportunities

CDBG & HOME Outcomes: *Housing Rehabilitation*

- ❑ Housing rehabilitation loan assistance totaling \$2.5 million has been provided to help 95 low income home owners maintain their homes
- ❑ Loans and grants totaling \$1.7 million have been provided to support the rehabilitation of 438 affordable rental housing units
- ❑ Combined, City CDBG and HOME investments have provided \$4.2 million to support the rehabilitation of 533 affordable housing units

CDBG & HOME Outcomes: *Assisted Housing Units, 2000-2014*

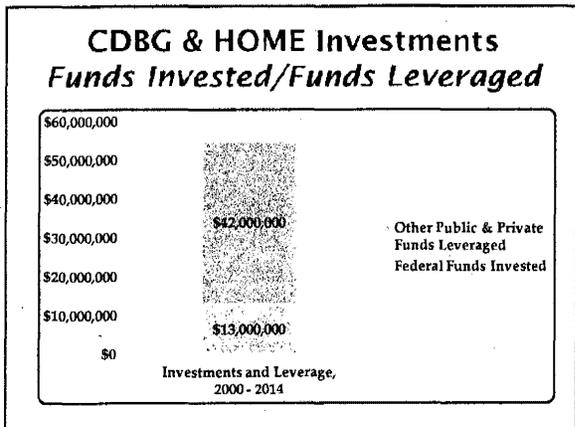


CDBG Outcomes: *Services Funding*

- ❑ Up to 15% of each year's CDBG award may be expended to support the operation of non-profit social service activities
- ❑ Just over \$1 million has been allocated to support such activities through the City's CDBG Human Services Fund
- ❑ More than 32,000 individuals have received assistance through agency support provided by the Human Services Fund

CDBG & HOME Investments

- ❑ CDBG and HOME funding is invested as both housing grants and housing loans
- ❑ Over \$5 million has been loaned to support housing rehabilitation and the creation of affordable opportunities since FY 2000-01
- ❑ To date, loans have generated just over \$3 million in repayment revenue
- ❑ The City's total investments of nearly \$13 million in CDBG and HOME funds have leveraged over \$42 million in private and other public support



- CDBG and HOME Investments:**
Housing Partners
- ❑ Housing-targeted assistance has been provided to non-profit agencies that develop, own and/or operate affordable housing
 - ❑ Key special needs housing partners have included Home Life, the Arc of Benton County, Jackson Street Youth Shelter and the Corvallis Homeless Shelter Coalition
 - ❑ Key affordable family housing partners have included Benton Habitat for Humanity and Willamette Neighborhood Housing Services

- CDBG and HOME Investments:**
Willamette Neighborhood Housing Services
- ❑ Formed through a City partnership with the Neighborhood Reinvestment Corporation in FY 1990-91
 - ❑ Acts as the City HOME program's Community Housing Development Organization (CHDO)
 - ❑ The City has invested just over \$7.7 million from all sources in WNHS projects and operations since 1991
 - ❑ Project investments have supported WNHS in the construction, acquisition, or rehabilitation of over 200 affordable units

- CDBG Investments:**
Services Partners
- ❑ Human Services Fund assistance is provided to support the operations of key partner agencies
 - ❑ Homeless services agencies have included Community Outreach, the Center Against Rape and Domestic Violence, the Corvallis Homeless Shelter Coalition, the Jackson Street Youth Shelter, and the Corvallis Daytime Drop-in Center
 - ❑ Other assisted agencies that help low income residents have included the South Corvallis Food Bank, Furniture Share, the Old Mill Center, Home Life, Grace Center, and others

- CDBG and HOME**
Annual Program Planning
- ❑ Formal FY 15-16 planning process begins with tonight's public hearing - no action required
 - ❑ Annual City Request for Proposals process is underway
 - ❑ Funding proposals will be considered by the Housing and Community Development Advisory Board in February, with recommendations in March
 - ❑ The City Council will consider and take action on HCDAB recommendations in April
 - ❑ Annual Action Plan due to HUD in May

OSU legislative review – questions for staff - PY

My ultimate goal for our legislative review is to ensure that University and City land uses become compatible and serve:

- *The operational needs and the educational mission of OSU and*
- *The operational needs of the City and the livability and economic needs of Corvallis residents.*

Questions:

- If something appears in the CMP, but not in the LDC or Comp Plan, is it enforceable by the City?
 - Example: the CMP 5.1.b requires that a Campus Planning Committee (CPC) with a membership including the City and the Corvallis community will review building proposals, zoning regulations, and related issues. In the development of the Linus Pauling Center no committee was formed and no review was done. The University informed the City that it wasn't necessary because the CPC wasn't mentioned in LDC 3.36.
- What are the potential negative consequences for the City if we interpret the maximum possible expiration date (12 years)?
- What are the potential negative consequences for the City if we interpret the minimum possible expiration date (10 years)?
- What are the options for the status of land use changes at the University if there is a gap between when the current CMP expires and a new one is adopted? And what are the advantages/disadvantages of each? (Given the apparent supremacy of the LDC, does this matter?) Possibilities:
 - Council chooses to continue the existing CMP to a date certain.
 - Council imposes a moratorium on building and/or reduction of parking.
 - OSU follows normal city LDC policies (i.e. not protected by 3.36).
 - Council and OSU reach an agreement on a modification of the current CMP to be in place during the gap.
 - Others?
- Can the Council direct the CM to ensure all monitoring and mitigation specified in the LDC, CMP and Comp Plan are done by the City and OSU?
 - 11.12.2 The University shall develop **and implement** a transportation plan that **reduces the negative traffic and parking impacts on existing residential areas.**
 - 11.4.3 All traffic generators shall provide adequate parking.
 - 3.36.90 Campus Master Plan Monitoring – this has not been followed (see above example re: Linus Pauling Center.
- Some other areas of concern
 - 3.36.40 Procedures and determination of compliance
 - 336.20 – “the development area definition supersedes the development site definition”

*From
Councilor
York*

Andrea Myhre, Grants Officer, Jackson Street Youth Shelter Inc. testimony to Corvallis City Council on 1/5/15:

The JSYSI Transitional Living Program is helping youth who are the most vulnerable and at-risk in our community. Older homeless youth (ages 18-21) often end up leading bleak lives, Many have not yet graduated from high school, have dropped out, and/or are unemployed without many job skills or connections. Their chances of experiencing an unplanned pregnancy, being victimized through prostitution or trafficking, or getting involved in gangs or other criminal activity, are extremely high.

Our TLP house (which is a four bed facility) is an important piece of the safety net that we are working to build with other organizations to ensure that runaway and homeless youth have options and support.

Some of our key program objectives include:

- Respond to the needs of homeless youth by providing transitional housing and support services.
- Improve the behavioral, psychological, and physical well-being of homeless youth by using evidence-based approaches, case management, and trauma-informed care.
- Strengthen self-sufficiency and independence of youth by teaching life skills, working with others to provide job training and educational opportunities.

The TLP house is for older homeless youth who are ready to work on taking positive steps toward independence. They must be apply and be approved to move into the house as well as follow the house rules, be enrolled in school or working, and participate in case management. The house has been open to youth for a little over a year, in that time we have served 9 youth.

Here are some stories from youth in our program:

CH, 18 year old male, intake: 1/20/2014

CH had previously been living with his mother in a shelter program, but was asked to leave as his 18th birthday approached. He came to Jackson Street Youth Shelter, Inc. to inquire about shelter opportunities, for which he would also be ineligible as an 18 year old adult. He transitioned in the TLP house in late January.

Five months into his residence at the TLP, CH maintains two part-time jobs, equaling up to 30 hours a week. He has begun to establish a personal finance organization system, is looking into opening a bank account, and is keenly interested in building savings for the future. CH has shown significant dedication to the program, and to his development as a young adult. He maintains a positive relationship with his mother and siblings.

Here is an excerpt from a letter written about the TLP program from CH:

“I’m writing this because the TLP has made a huge difference in my life and I know it can do the same for others. It’s more than just a place to stay. The TLP provides opportunity. I moved in and they helped me figure out how to get food stamps, how to get health insurance, how to get new copies of important documents, and anything else that I needed. I was able to find a job at Ross, and I just got employed at Towne Pump which is going to be close to full time. The TLP helped prepare me to be on my own. It is a fantastic program and I am very thankful to have had the opportunity to stay here.”

While not all youth who enter the Transitional Living Program are successful, the majority are improving their lives and are living with hope. Establishing a permanent facility for transitional living for these youth would likely have not been possible without support from the CDBG program. We have been able to leverage the city’s commitment and secure over \$ 100,000 in grants and donations to purchase the house from the owner and will close on the sale at the end of the month.

**MAYOR'S APPOINTMENTS
JANUARY 2015**

Standing Council Committees – Rotating Chairs

Administrative Services Committee	Hal Brauner, Barbara Bull, Joel Hirsch
Human Services Committee	Mike Beilstein, Bill Glassmire, Frank Hann
Urban Services Committee	Zach Baker, Roen Hogg, Penny York

<u>Chairs</u>	<u>ASC</u>	<u>HSC</u>	<u>USC</u>
Jan - Apr 2015/2016	Joel Hirsch	Mike Beilstein	Roen Hogg
May - Aug 2015/2016	Hal Brauner	Frank Hann	Penny York
Sep - Dec 2015/2016	Barbara Bull	Bill Glassmire	Zach Baker

COUNCIL LIAISON APPOINTMENTS

City Advisory Boards, Commissions, and Committees

<u>Committee</u>	<u>Meeting Schedule</u>	<u>Liaison</u>
Airport Advisory Board	1st Tuesday, 7:00 am	Zach Baker
Arts and Culture Advisory Board	3rd Wednesday, 5:30 pm	Frank Hann
Bicycle and Pedestrian Advisory Board	1st Friday, 7:00 am	Mike Beilstein
Board of Appeals	on call	Penny York
Capital Improvement Program (CIP) Advisory Board	on call	Penny York
City Legislative Committee	on call	Roen Hogg Bill Glassmire Hal Brauner
Community Involvement and Diversity Advisory Board	TBD	Penny York
Community Police Review Advisory Board	on call, but at least quarterly	Mike Beilstein
Community Relations Advisory Board	TBD	Roen Hogg

<u>Committee</u>	<u>Meeting Schedule</u>	<u>Liaison</u>
Downtown Advisory Board	2nd Wednesday, 5:30 pm	Roen Hogg
Downtown Parking Committee	1st Tuesday, 4:00 pm	Frank Hann
Economic Development Advisory Board	2nd Monday, 3:00 pm	Frank Hann
Historic Resources Commission	2nd Tuesday, 6:00 pm	Barbara Bull
Housing and Community Development Advisory Board	3rd Wednesday, 12:00 pm	Bill Glassmire
King Legacy Advisory Board	4th Tuesday, 5:00 pm	Barbara Bull
Library Advisory Board	1st Wednesday, 7:30 pm	Mike Beilstein
Parks, Natural Areas, and Recreation Advisory Board	3rd Thursday, 6:30 pm	Joel Hirsch
Planning Commission	1st and 3rd Wednesday, 7:00 pm	Penny York
Transit Advisory Board	2nd Wednesday, 8:20 am	Zach Baker
Watershed Management Advisory Board	4th Wednesday, 5:00 pm	Joel Hirsch

Community Advisory Bodies

<u>Committee</u>	<u>Meeting Schedule</u>	<u>Liaison</u>
Arts Center	2nd Wednesday, 5:30 pm	deferred pending Council action
Associated Students of Oregon State University	various days/times for each task force	deferred pending Council action
Business Enterprise Center	4th Monday, 5:30 pm	deferred pending Council action
Cascades West Area Commission on Transportation	4th Tuesday of odd-numbered months, 5:00 pm	Zach Baker
Cascades West Council of Governments Board of Directors	3rd Thursday of odd-numbered months, 2:00 pm	Biff Traber
Channel 29 Oversight Committee	on call	deferred pending Council action
Community Alliance for Diversity	2nd Monday, 4:00 pm	deferred pending Council action
Community Policing Forum	varies	now a department advisory committee
Corvallis Area Metropolitan Planning Organization	2nd Wednesday, 5:00 pm	Hal Brauner
Corvallis Chamber of Commerce	4th Thursday, 3:30 pm	Frank Hann
Corvallis Housing First - Shelter Steering Committee	Weekly, Monday 2:30 pm	deferred pending Council action
Corvallis Sister Cities Association	Gondar: 3rd Monday, 6:00 pm Uzhgorod: varies	deferred pending Council action
Corvallis Sustainability Coalition	2nd Tuesday, 12:00 pm	Bill Glassmire
daVinci Days	3rd Monday, 5:30 pm	deferred pending Council action

<u>Committee</u>	<u>Meeting Schedule</u>	<u>Liaison</u>
Downtown Corvallis Association	Board - 2nd Wednesday, 8:15 am Membership - 3rd Wednesday, 8:00 am	deferred pending Council action
Economic Vitality Partnership	last Monday of first month of calendar quarter, 5:30 pm	deferred pending Council action
Enterprise Zone Committee	varies	Biff Traber Frank Hann
Homeless Oversight Committee	4th Wed, 1:30 pm	Biff Traber
Linn-Benton Loop Commission	2nd Friday of even-numbered months, 1:30 pm	no longer active
Madison Avenue Task Force	1st Tuesday, 4:00 pm	deferred pending Council action <i>HSC</i>
OSU/City Collaboration Project Steering Committee	varies	deferred pending Council action
Transportation System Plan Steering Committee	TBD	Hal Brauner
Visit Corvallis	3rd Thursday, 8:00 am	Joel Hirsch
United Way Granting Committee	varies	assigned by HSC
Willamette Criminal Justice Council	3rd Wednesday 2:00 pm (lay) 3:00 pm (Council)	Mike Beilstein
Willamette Neighborhood Housing Services	4th Tuesday, 6:00 pm	deferred pending Council action