CITY OF CORVALLIS
COUNCIL ACTION MINUTES
December 21, 2015

SUMMARY OF DISCUSSION

Agenda Item	Information Only	Held for Further Review	Decisions/Recommendations
Executive Session 1. Status of pending litigation (Coronado) 2. Status of pending litigation (Timberhill violations) Pages 486, 495	 Yes Yes		
Action from Executive Session 1. Status of pending litigation 2. Status of pending litigation Pages 486-487, 495			• Petition Oregon Supreme Court to review denial of Coronado land use application passed U • Approved settlement agreement with GPA1, LLC concerning Timberhill violations
Proclamation 1. Proclamation of National Homeless Persons' Memorial Day – December 21 Page 487	Yes		
Visitors' Propositions 1. VAP (Blackstone) 2. OSU-Related Plan Review Task Force (Hess) 3. CRAG (Jensen) Page 487	 Yes Yes Yes		
Consent Agenda Page 488			• Amended Consent Agenda passed U
Items Removed from Consent Agenda 1. Approval of amendment to AIPDP 2. Long-term public ROW closure permit at 115 SW Washington Avenue Pages 488-489			• Approved amendment passed U • Approved permit passed U
Unfinished Business 1. OSU Intergovernmental Agreement Framework Pages 489-490			• Draft agreement for Council review by consensus
Other Related Matters 1. Ordinance amending CMC Section 5.01.110, "Alcoholic Beverages in Parks" 2. Resolution accepting and appropriating a PEG donation from Benton County 3. Resolution modifying the VAPTF Pages 490, 492			• ORDINANCE 2015-24 passed U • RESOLUTION 2015-35 passed 5 to 1 • RESOLUTION 2015-36 passed U

Agenda Item	Information Only	Held for Further Review	Decisions/Recommendations
Public Hearing 1. CDBG/HOME Action Plan for FY 2016-17 Pages 491-492	Yes		
Legislative Committee – December 7, 2015 Page 492	Yes		
Mayor's Reports 1. Update on Homelessness from 12/3 CCWS Pages 492-493	Yes		
Council Reports 1. Climate Action Task Force (Baker) 2. Housing Development Task Force (Beilstein) 3. Sustainable Budget Task Force (Bull) 4. Vision and Action Plan Task Force (York) 5. Resolution stating a welcoming attitude toward minorities, specifically Muslims, CCAT meeting (Glassmire) 6. Preschool Story Time (York) 7. KLAB inquiry regarding VAP Steering Committee (Bull) 8. Recognition of Councilor York (Baker) Pages 493-494	Yes Yes Yes Yes Yes Yes Yes Yes		
Staff Reports 1. CM Report – November 2015 2. Apology regarding lack of public notice in advance of explosives training (Shepard) Pages 494-495	Yes Yes		

Glossary of Terms

AIPDP	Airport Industrial Park Development Plan
CCAT	Corvallis Community Access Television
CCWS	City Council Work Session
CDBG	Community Development Block Grant
CM	City Manager
CMC	Corvallis Municipal Code
CRAG	Community Relations Advisory Group
FY	Fiscal Year
KLAB	King Legacy Advisory Board
OSU	Oregon State University
PEG	Public, Education, and Government
ROW	Right-of-Way
VAPTF	Vision and Action Plan Task Force
VAP	Vision and Action Plan
U	Unanimous

CITY OF CORVALLIS
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Mayor Traber read a statement, based upon Oregon law regarding executive sessions. The statement indicated that only representatives of the news media, designated staff, and other Council-designated persons were allowed to attend the executive session. News media representatives were directed not to report on any executive session discussions, except to state the general subject of the discussion, as previously announced. No decisions would be made during the executive session. He reminded Council members and staff that the confidential executive session discussions belong to the Council as a body and should only be disclosed if the Council, as a body, approved disclosure. He suggested that any Council or staff member who may not be able to maintain the Council's confidences should leave the meeting room.

Council entered executive session at 5:31 pm under ORS 192.660(2)(h) (status of pending litigation or litigation likely to be filed) and adjourned at 6:20 pm.

PRESENT: Mayor Traber; Councilors Baker, Beilstein (5:53 pm), Bull, Glassmire, Hirsch, York

ABSENT: Councilors Brauner, Hogg, Hann (all excused)

I. CALL TO ORDER

The regular meeting of the City Council of the City of Corvallis, Oregon was called to order at 6:31 pm on December 21, 2015 in the Downtown Fire Station, 400 NW Harrison Boulevard, Corvallis, Oregon, with Mayor Traber presiding.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

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

ABSENT: Councilors Brauner, Hogg, Hann (all excused)

Items at Councilors' places included a corrected paragraph from page 37 of the Airport Industrial Park Development Plan (Attachment A) and written testimony from Rana Foster related to the CDBG/HOME Action Plan for Fiscal Year 2016-17 public hearing (Attachment B).

XIV. POSSIBLE ACTION FROM EXECUTIVE SESSION DISCUSSION

A. ORS 192.660(2)(h) (status of pending litigation or litigation likely to be filed)

Councilors Hirsch and York, respectively, moved and seconded to appeal the case. (*A motion to direct the City Attorney to Petition the Oregon Supreme Court to Review the State Court of Appeals decision concerning the Council's denial of Group B, LLC land use application*).

Councilor York said circumstances had not changed since the Coronado case was appealed to the Court of Appeals and the matter was one of local control. The Council

believed it was correctly interpreting the City's Land Development Code, and the outcome had serious repercussions for future land use applications in Corvallis.

Councilor Hirsch said the merits of the case also affected other Oregon jurisdictions.

The motion passed unanimously.

IV. PROCLAMATION/PRESENTATION/RECOGNITION

A. Proclamation of National Homeless Persons' Memorial Day – December 21, 2015

Mayor Traber read the proclamation earlier in the day during at the Corvallis' Homeless Persons' Memorial Day event. The item was for information only.

V. VISITORS' PROPOSITIONS

Vanessa Blackstone spoke from prepared testimony concerning creation of a new Vision and Action Plan (Plan) for Corvallis (Attachment C). She wanted to ensure that the Plan would build on the importance and benefits of natural areas in the community. Councilors encouraged Ms. Blackstone to share specifics of her ideas at a future Council meeting.

Jeff Hess spoke about the Oregon State University (OSU)-Related Plan Review Task Force recommendations that were recently presented to the Council. He said the recommendations lacked a narrative, and that shaped the open-ended response it provided. As an example, he said most of the community had understood infill development to be a process to fill in vacant pockets of developable parcels. Instead, it had become a pattern of demolishing established neighborhoods with single-family homes and replacing them with high-end student housing, resulting in a loss of affordable housing. Developers had the financial resources to out-bid families. He believed that example provided a narrative that spoke to the critical issue of how growth in OSU student enrollment impacted neighborhoods and housing. The OSU Master Plan directed that a review was to be conducted if any of it elements changed significantly. Such a review did not occur and he believed that was a factor in the large student population increase. He believed a narrative could have been helpful in that circumstance. Councilor Bull shared many of Mr. Hess' concerns and noted how the Housing Task Force's work would be applicable. She said staff was directed to synthesize Councilor comments from the November 12, 2015 Council work session into the Task Force recommendations that would be forwarded to the Planning Commission.

Tom Jensen said when he attended a recent Community Relations Advisory Group (CRAG) meeting, he asked that Corvallis move forward independently on its livability strategies and not wait for OSU. He took exception with Councilor Hogg appointing Jonathan Stoll, OSU's Director of Community Outreach, to research what other cities were doing to address livability issues. He did not believe it was appropriate for an OSU representative to be charged with researching and advising possible approaches for Corvallis. He said a Corvallis resident, independent of OSU, should be appointed to provide, from a non-student perspective, suggestions to CRAG and the Council how Corvallis could address livability issues. He said such a person should be given the same time and consideration as Mr. Stoll. In response to Councilor Beilstein's inquiry, Mr. Jensen said decisions about what Corvallis does to address livability should be decided by Corvallis citizens, not OSU staff.

VI. CONSENT AGENDA

Councilors Hirsch and York, respectively, moved and seconded to adopt the Consent Agenda as follows:

A. Reading of Minutes
   1. City Council Work Session – December 3, 2015
   2. City Council Meeting – December 7, 2015
   3. For Information and Filing (Draft minutes may return if changes are made by the Board or Commission)
      a. Housing and Community Development Advisory Board – November 18, 2015
      b. Parks, Natural Areas, and Recreation Advisory Board – November 19, 2015
      c. Planning Commission approved minutes – November 18 and December 2, 2015

B. Confirmation of appointments to advisory boards (Arts and Culture Advisory Board – Little; Downtown Advisory Board – Davidson; Library Board – Clevering; Cascades West Area Commission on Transportation – Baker, Steckel)

C. Announcement of vacancies on the Housing and Community Development Advisory Board (Perrone) and the Parks, Natural Areas, and Recreation Advisory Board (Alig)

D. Acknowledgement of changes of Oregon State University Panhellenic and InterFraternity Council representatives on Community Relations Advisory Group (Petersen, Perez)

E. Schedule a public hearing for January 4, 2016 to consider an appeal of a Planning Commission decision denying an application to extend Kings Boulevard

F. Approval of a permit to occupy the public right-of-way (2200 NW Ninth Street)

The motion passed unanimously.

VII. ITEMS REMOVED FROM CONSENT AGENDA

Councilor York requested removal of approval of an amendment to the Airport Industrial Park Development Plan from the Consent Agenda (Item H).

H. Approval of an amendment to the Airport Industrial Park Development Plan (AIPDP)

Councilor York said the Public Participation Task Force provided recommendations about naming conventions for boards, commissions, and committees; however, it did not include a recommendation concerning renaming the Project Review Committee (PRC). She noted staff provided Attachment A at Councilors' places to change the name of the PRC to the Airport Industrial Park Project Review Department Advisory Committee to ensure consistency with how other department advisory committees were named. City Manager Shepard said staff would update the name throughout the AIPDP document.

Councilors York and Hirsch, respectively, moved and seconded to approve an amendment to the Airport Industrial Park Development Plan as corrected by staff in Attachment A and as described by City Manager Shepard. The motion passed unanimously.

Councilor Glassmire requested removal of the authorization for the City Manager to approve a long-term public right-of-way closure permit (115 SW Washington Avenue) (Item G).

G. Authorization for the City Manager to approve a long-term public right-of-way closure permit (115 SW Washington Avenue)

In response to Councilor Glassmire's inquiry, Public Works Director Steckel said the proposed permits did not include a long-term closure of the Riverfront Commemorative Park's multi-use path; however, she could not guarantee there would never be an impact to the path during the project.

Councilors Glassmire and Hirsch, respectively, moved and seconded to approve the long-term public right-of-way closure permit at 115 SW Washington Avenue. The motion passed unanimously.

VIII. UNFINISHED BUSINESS

A. OSU Intergovernmental Agreement (IGA) framework

Councilor Glassmire preferred that the second bullet point of the recitals include the words *livability*, *local economy*, and *climate change* to make them more prominent. Councilor York said those areas were sub-categories of growth, and that was why they were listed in a separate bullet point on the list of recitals. Councilor Glassmire supported the ideas independent of whether OSU was growing or not.

In response to Councilor Baker's inquiry, Mr. Shepard said meetings were proposed to be between leadership from the City and OSU, and not open to the public. The group would not make decisions. Rather, its role would be advisory to staff, who would then seek Council direction and approval during public meetings.

Councilor York said last year, when the proposed renewal of the prior IGA with OSU was placed before the Council, she did not support its continuation. She did not believe the Steering Committee (SC) was effective and a different structure was needed. She noted that the SC met in public and forwarded work group recommendations to the Council, often without any discussion. The SC did not have the frank conversations that the City and OSU have had so far this year. She said the City had effectively used the same model when meeting with Benton County and Corvallis School District 509J, and it had worked well. All decisions were still made by the full Council in public meetings where matters were openly discussed.

In response to Councilor Bull's inquiry, Mr. Shepard said the agreement would formalize the working relationship between the two bodies, it did not obligate the City to commit financial resources, and the Council would decide about the level of City participation.

In response to Councilor Beilstein's inquiry, Mr. Shepard said proposed updates to the Interim Development Agreement, which addressed land use issues, would be coming to Council in January for review. The IGA being presented to Council now focused on a basic structure for working together.

Councilor Baker was not comfortable with the meetings not being open to the public. He noted that items 7 and 8 in the Authority of the Joint Advisory Committee section was

clear that use of resources remained with each of the bodies. He requested adding a statement that the City did not cede its regulatory authority related to land use decisions or other regulatory issues that may arise.

Councilor Bull was concerned that decisions to not pursue an idea would not come to the Council for discussion.

Councilor Hirsch understood Councilors' concerns and suggestions; however, he believed the proposed framework was balanced between the City and OSU.

Councilors agreed staff should move forward with drafting the agreement for Council's review.

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

B. Other Related Matters

1. An ordinance repealing Ordinance 2015-21, Alcoholic Beverages in Parks, and declaring an emergency

Mr. Brewer explained that the ordinance that was placed before the Council and signed by the Mayor at the December 7 Council meeting inadvertently included language related to general liability insurance. Council intended to discuss that component separately at a future Council meeting.

City Attorney Brewer read the ordinance.

ORDINANCE 2015-24 passed unanimously.

2. A resolution accepting and appropriating a donation for the purpose of upgrading equipment and facilities related to Corvallis Government Television Channel 21 and Corvallis Community Access Television (CCAT) Channel 29

Mr. Brewer read the resolution.

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

In response to Councilor Glassmire's comments about the items listed in the donation application, City Recorder Holzworth said the City would be bound to purchase those items since they were requested in the application.

Councilor Beilstein said that CCAT was still seeking a permanent location after June 30, 2016.

Mr. Shepard said CCAT requested the equipment listed in the application.

RESOLUTION 2015-35 passed 5 to 1, with Councilor Glassmire opposing.

Mayor Traber recessed the meeting from 7:30 to 7:35 pm.

XII. PUBLIC HEARINGS

A. CDBG/HOME Action Plan for Fiscal Year 2016-17

Mayor Traber opened the public hearing at 7:35 pm.

Interim Community Development Director Weiss reviewed the staff report included in the Council meeting packet.

Julie Blair spoke from prepared testimony opposing funding for Corvallis Housing First (CHF) (Attachment D).

Paul Cauthorn referred to a draft Proposal for Temporary Use Waiver from CHF (Attachment E), which he said showed a lack of CHF's professionalism. He opposed providing funding to CHF and cited examples of littering at the Men's Cold Weather Shelter and surrounding properties.

Catherine Mater opposed funding for the Men's Shelter. She said, per to Section 106 of the National Historic Preservation Act, the Shelter would be subject to an additional investigation and review at the Federal level; Citizens for Protecting Corvallis planned to request such a review. Section 106 covers a broad range of projects, including construction, repair, renovation, repair, rehabilitation, ground disturbances, and changes in an area's visual characteristics. The Federal commission's review typically requires two to three months, depending on the complexity of the project. The commission looks for adverse impacts of their federal appropriations. Ms. Mater encouraged the Council to get a head start on the review considering the additional time that would be added to the project. In response to Councilor Bull's inquiry, Ms. Mater said Section 106 expanded the interpretation of adverse impacts beyond the immediate area to also include contiguous areas. As such, introducing incompatible visual impacts or audible elements that impact the use and function as those areas deemed to be National Historic sites would be considered an adverse impact.

Jim Moorefield read from prepared testimony in support of the Community Development Block Grant (CDBG)/HOME program (Attachment F). In response to Councilor Glassmire's inquiry about how to support housing efforts, Mr. Moorefield said there were a number of housing-related bills coming up in the short Legislative session, which included inclusionary zoning. In response to Councilor Bull's inquiry, Mr. Moorefield said the housing crisis was due to national public policy that was established several years ago. He suggested that, similar to climate change efforts, acting locally was one way to help address the housing problem.

Jeff Hess suggested that preserving existing homes and increasing dorm-type housing was one way to improve housing locally. He said OSU students were driving rents upward, thereby removing affordable housing stock. He supported better planning for student-related growth.

Mike Wells agreed with Mr. Hess' comments and supported higher density residential developments closer to the OSU campus to reduce demolition of single-family homes. He referenced Housing and Community Development Advisory Board guideline #2 as described in the staff report: *To the greatest and most practical extent possible, funds*

should be allocated to uses from which they will return to the City to be recycled to meet future demands. He said CHF was a nuisance property that actually cost the City money. He said allocating funds would represent giving money to an unqualified organization. He asked the Council to support organizations that would benefit both the City and homeless people.

Mayor Traber closed the public hearing at 8:08 pm. The item was for information only.

IX. STANDING COMMITTEE REPORTS, ORDINANCES, RESOLUTIONS, AND MOTIONS, Continued

B. Other Related Matters

3. A resolution modifying the Vision and Action Plan Task Force

Mr. Brewer read the resolution.

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

RESOLUTION 2015-36 passed unanimously.

A. City Legislative Committee – December 7, 2015

Mayor Traber said after the December 7 meeting, he met with Senator Gelser and Representative Rayfield. Inclusionary zoning and permit fees were discussed, and the Oregon House of Representatives was supportive of acting on housing initiatives. The House's omnibus bill was expected to move forward; however, the Senate did not appear to have sufficient votes. No property tax and Public Employees Retirement System (PERS) reforms were expected in the Short Session, except for a possible initiative for a revenue tax on businesses. A carbon reduction cap and fee proposal was expected to move forward. Leadership priorities in the House appeared to be minimum wage, housing and carbon reduction. In the Senate, leadership appeared to be focused on dealing with the minimum wage and revenue tax initiatives in a manner that was more protective than what was expected in the November 2016 election.

The item was for information only.

X. MAYOR, COUNCIL, AND STAFF REPORTS

A. Mayor's Reports

1. Update from December 3 Council work session on Homelessness

Mayor Traber summarized outcomes of the work session:

* *A need to develop a cohesive and coherent plan to deal with homelessness, including developing a related community conversation.* Mayor Traber suggested looking to the Homeless Oversight Committee (HOC) to develop an updated strategic plan. The HOC was restructuring itself to move in that direction, including developing a more formal decision-making structure and project management. At

the last HOC meeting, several agencies serving the homeless were supportive of coordinating a community conversation about creating a strategic plan. Mayor Traber and Benton County Commissioner Schuster have been seeking ways to identify assistance with developing the plan.

* *Increased emphasis on housing development*. The Housing Development Task Force was continuing its work on the Council goal concerning Housing Development.

* *Address the men's cold weather shelter in both the short- and mid- to long-term*. As part of identifying ways to mitigate impacts to the community, Mayor Traber, Police Chief Sassaman, and Mr. Shepard met with CHF representatives. Discussion included how CHF could work more closely with Corvallis Police's community officers and possible use of the Police's drug canine at the shelter. The group also talked about the need for CHF to follow-up with solutions to problems that have impacted properties beyond the shelter property itself. Another meeting would be scheduled to discuss such proposed solutions. Mid-term strategies included consideration of alternative sites for a shelter. Following discussions with Councilor Hogg and Mayor Traber, Community Outreach, Inc. representatives expressed some interest in the possibility of managing the shelter. Mayor Traber is checking with the City of Portland about the details of its housing emergency declaration, including details about its ability to waive certain land use requirements. Long-term, strategies for regulatory activities, including rezoning, could be included in the Vision and Action Plan goal's framework.

The item was for information only.

B. Council Reports

1. Climate Action Task Force (CATF)

Councilor Baker reported at the last CATF meeting, members discussed the overall Climate Action Plan framework. Six organizational areas were identified: buildings and energy; land use and transportation; consumption and waste; urban natural resources; food and agriculture; and health and social services. The next CATF meeting was scheduled for January 26 and he encouraged people to get involved. Preliminary reports showed the community had thus far saved about $2 million as part of the Take Charge Corvallis energy competition. The $5,000 the City provided for assisting with the competition provided leverage to raise another $30,000. The item was for information only.

Mayor Traber referred to the adoption of Resolution 2015-36 earlier in the meeting to change the Vision and Action Plan Task Force into a Steering Committee. He noted that a similar resolution would be needed for the planning and implementation phases of the other Council Goals task forces. The Council Goals Task Force Chairs were scheduled to meet on January 12 and he asked Task Force Chairs to review Resolution 2015-10 and provide suggested language for the new resolution. The item was for information only.

2. Housing Development Task Force (HDTF)

Councilor Beilstein said HDTF continued to gather information and its next meeting was scheduled for January 13. The item was for information only.

3. Sustainable Budget Task Force (SBTF)

Councilor Bull said PERS costs were discussed, as well as communicating with the community about the associated challenges. The item was for information only.

4. Vision and Action Plan Task Force (VAPTF)

Councilor York said the next meeting was scheduled for January 21. Anticipated topics included drafts of focus areas of the Vision and Action Plan and the community engagement plan. The item was for information only.

5. Other Council Reports

Councilor Glassmire proposed that the Council consider adopting a resolution stating a welcoming attitude toward minorities, specifically Muslims. Councilor Hirsch said he considered visiting the mosque in Corvallis and appreciated the suggestion to reach out. In response to Councilor Beilstein's suggestion, Councilor Glassmire agreed to draft a resolution for Council's consideration.

Councilor York encouraged people with preschoolers to attend the Library's preschool story time. The item was for information only.

Councilor Glassmire attended a recent CCAT meeting where attendees discussed planning for their transition to a new location. He distributed a handout about a Storyscaping class (Attachment G). The item was for information only.

Councilor Bull said at a recent King Legacy Advisory Board (KLAB) meeting, members inquired about the composition of the Vision and Action Plan Steering Committee. Councilor York said she was scheduled to meet with KLAB in January and she encouraged anyone with questions to email her. The item was for information only.

Councilor Baker recognized Councilor York for visiting advisory boards and commissions to inform them about the Vision and Action Plan process. The item was for information only.

C. Staff Reports

1. City Manager's Report – November 2015

The item was for information only.

2. Other

Mr. Shepard apologized for not providing public notice in advance of the December 17 cross-agency training concerning explosives. The item was for information only.

Mayor Traber recessed the meeting from 8:40 to 8:45 pm, and then convened an Executive Session.

XIII. RECESS TO EXECUTIVE SESSION

A. ORS 192.660(2)(h) (status of pending litigation or litigation likely to be filed)

Council met in Executive Session from 8:45 to 9:09 pm to discuss the status of a litigation matter.

XIV. ACTION FROM EXECUTIVE SESSION DISCUSSION

A. ORS 192.660(2)(h) (status of pending litigation or litigation likely to be filed)

Councilors Hirsch and York, respectively, moved and seconded for Council to approve the settlement agreement with GPA1, LLC, settling the Timberhill violation matters and the lawsuit GPA1, LLC filed in Benton County Circuit Court. The motion acknowledges the corrective action plan and irrevocable license incorporated into the settlement agreement and includes authority for the City Manager to execute the settlement agreement and to accept the irrevocable license.

The motion passed unanimously.

Mr. Shepard said prior to use of any settlement funds, staff would provide a report to Council.

XIII. ADJOURNMENT

The meeting adjourned at 9:12 pm.

APPROVED:

Biff Traber

MAYOR

ATTEST:

Carla Hogeweth

CITY RECORDER

V. Project Evaluation Process

The Airport Industrial Park Project Review Department Advisory Committee is responsible for reviewing proposals for development in the Airport Industrial Park. Their review shall include an evaluation of the proposal's consistency with the goals and standards in this document, and compliance with City Council Policy 97-7.13 – Municipal Airport and Industrial Park Leases.

The Airport Industrial Park Project Review Department Advisory Committee shall ~~be appointed by the City of Corvallis Mayor, and shall~~ include representation from ~~by two active members of~~ the Airport ~~Commission~~ Advisory Board and the Economic Development Advisory Board.

Dec 21, 2015
Corvallis City Council
CDBG and HOME program funding allocation for FY 2016-17

Dear City Council,

I am interested in this topic since Corvallis is a diverse and rich community of citizens.

Wondering if this FY16-17 CDBG and HOME Federal funding is able to look at: number of people working in Corvallis who drive from surrounding communities to work here?

Who are these commuter's and why are they forced to contribute tons and tons of carbon to the atmosphere? City of Corvallis is directly supporting global warming by forcing so many people to have to commune to work using fossil fuel.

Does this figure of who and where they are community from, figures that are generated by CAMPO, suggest there are problems with supply and cost of single family housing in Corvallis, show findings for possibly recent trend towards decreasing supply of affordable homes to buy and or to rent as family and student housing?

Did FY 14/15 CDBG and HOME funds keep single family homes from being demolished if this funding stream could be applied to support conservation of single family homes which are affordable rather then purchased, but as single family rentals?

If a known number of single family dwellings are being demolished how is this helping the City of Corvallis house single families and students?

Can the committee who formed to look at prior and future use of these two free money for housing funds, please show a report on ways to provide affordable new homes for families specifically, in developments which are zoned for single family residential?

City Staff and the public are asked in various public processes over time, to consider their city taxes and city fees use, annexation vote's and public comments to the record, in support of commercial student housing LLC's who build for students who have the ability to afford high end and very high end, student
leased new apartments and student rented- single family dwellings(cottages).

Developers who only develop for students are able to take financial advantage of single family residential zone definition. Single family residential zone, totals, could be decreasing because of this lack of specific focused definition in LDC, over the

application of RS zone for single family housing.

Should funding be spent on editing the LDC, if this has not already been done, to better define and control how single family residential is applied if there may be no legal control over developments for student housing in zoning, single family residential? I assume, this process of development for students, within a single family residential zone could be taking away total single family residential homes from these 3 professional student living community developers who will be able to under current zoning, to take away huge amounts of space for high priced, leased, student housing in the single family residential zone.

Can the new advisory committee take a look at statistics for rental firms, real estate firms doing private property management as rentals and share these numbers with the community?

How far off are these statistics which report the number of rentals these types of LLC own and invest in?

Do these property management llc's drive the way rent is charged and will the three Corporate Student Housing Firms coming to Corvallis force these property mg. Firms and real estate corporations who have high end rentals to increase rental rates?

Rental rate increases will force even more people and students to have to live and drive thousands of miles a year to work and go to school in Corvallis, fewer and families will live in Corvallis and contribute to Corvallis in taxes, and create and participate in Heart of the Valley owned- community livability.

Can the CDBG and HOME funds able to be spent to protect single family homes from being removed from Corvallis's home stock, and to try to work yearly to keeping rental rates affordable for everyone, students, the elderly, physically challenged, and working class families? Can funds be used to keep land zoned for family housing able to support housing families and not being used for high end student only housing developments.

Currently possibly, everyone who must live outside Corvallis, but has a job in Corvallis may not be able to afford to live in Corvallis. Affordablityand availability of housing stock as single family residences, may both contribute to this reality.

Rental rates should be capped, or better controlled to keep people housed and not force low income residents to have to move away from Corvallis, their home and work place. Gentrification of rentals and apartments has misplaced a large number of renters and

hopefully this process is slowed some, to be able to sustain and retain affordable places to call home, and not add to area homeless totals.

Demolition of single family houses for condominiums may support or add to the increase in housing discrimination against a known number of community workforce, and students.

I heard of homeless work in exchange for housing I think in another city, can this type of program be funded by these funds?

Work on City Parks, Public Works, jobs in exchange for housing, food, utilities being paid by City? Can these funds be used to buy land and use these zones for affordable housing, or to relocate single family homes to a City owned area which is not wetland, and refurbish and fix up these homes to be used and lived in for another generation?

Possibly the work in exchange for housing type of program exist or is being tested already for housing homeless adults in Corvallis in exchange for work.

Thanks, Rana Foster Corvallis.

TO: City Council
FROM: Vanessa Blackstone,
RE: Visitor Propositions
December 21, 2015

As the Council moves forward with the Vision 2014 plan and switches gears to a steering committee, I ask you to build upon the importance and benefits of natural areas in our community that the Vision 2020 plan and North Corvallis Area Plan highlight.

Natural areas are a strong attractant to Corvallis; they increase livability and contribute to economic vitality by attracting skilled and competent people that would otherwise go elsewhere. A neighbor of mine has stated that "OSU faculty, postdocs, and graduate student candidates... can all command higher salaries/stipends elsewhere, but they are willing to come here because Corvallis is unique in this Open Space aspect. According to colleagues at Hewlett Packard, this is also true of HP employees and other large and small businesses so vital to our town." She is right! Later planning documents like the North Corvallis Area Plan pick up on this, focusing on clustered development with alternative transportation surrounded by green space.

I bring this to you because I have noticed that there are places where the natural features overlay comes into direct conflict with current zoning, likely an artifact of the Comprehensive Plans and Natural Resource Inventory happening concurrently. To remain flexible the Land Development Code allows for encroachment into natural resources. While any planning document needs to allow for flexibility to address unforeseen situations, it begs the question: ***how important*** are those natural features if they can be ignored? When you compare designated open space in Corvallis to the significant natural features from the Inventory, there are many sensitive areas that receive no permanent protection (see map). I encourage the Council to look at those natural features, connect them, and protect them for the good of our City and its residents – human, wildlife, and botanical. I encourage it for financial reasons as well. Studies by the Delaware Valley Regional Planning Commission in 2010 showed that ecological services provided by open space saved $132.5 million each year by controlling flooding, cleaning air, and filtering water. That doesn't even include how natural areas buffer against climate change, support biological diversity, and reduce the "heat island" effect of city pavement.

It has also been a decade since the Inventory was completed, and understanding of the fragility and rarity of many habitats in the Valley has grown. Oregon white oak woodlands, for example, are extremely rare and command high ecological value, yet there are white oak stands even within our City boundary that are not protected, and more lie in the Urban Growth Boundary.

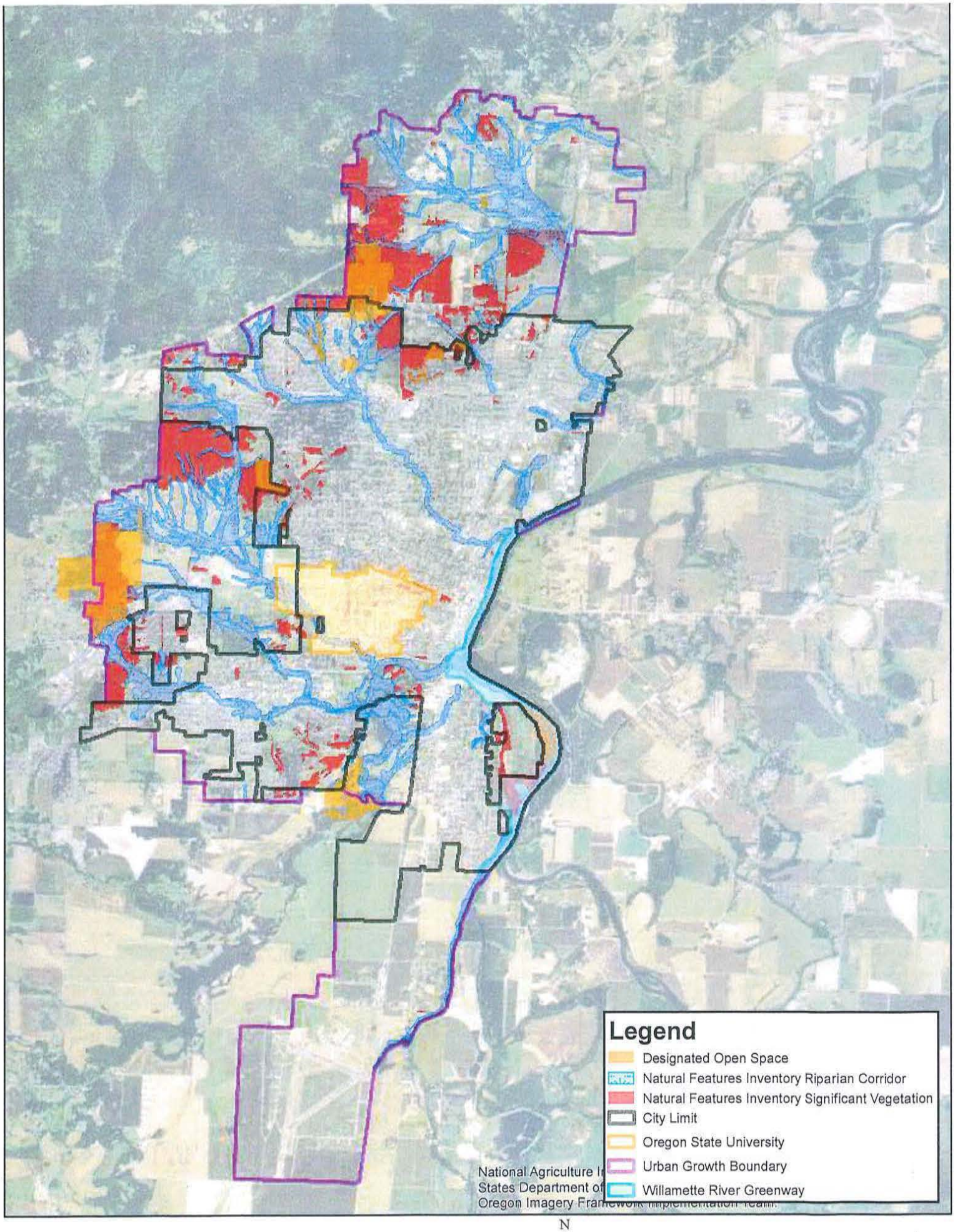
To address these concerns and values, I request that the Vision 2014 Steering Committee engage with experts on the ecology of the Willamette Valley, wildlife, climate change, and water quality to ensure these valued parts of our community remain, and to give voice to these areas that quietly disappear in the face of burgeoning growth. State goals require growth, with buildable land inventories and zoning to meet predicted needs; state goals also require resource protection, and it seems like when those two

things overlap, the resources always lose. But it doesn't have to be that way – sustainable growth of our City can happen, and it will be a better City if the very features that attracts its residents remain a valued and defended part of our landscape.

Thank you,

Vanessa Blackstone

Wildlife biologist
Timber Ridge Neighborhood Association President



N

6,700 3,350 0 6,700 Feet

Designated Open Space and Natural Features

December 20, 2015

Dear Mayor and Councilors:

I'm here tonight to encourage the council NOT to support any CDBG funding for Corvallis Housing First's (CHF) 4th St men's temporary shelter, and proposed mega-shelter when considering allocations. As you have heard from others, the impacts this location has on the historic neighborhood, downtown businesses, safety and nuisance concerns, property values and general livability are huge.

Your current guidelines call for these funds to be used to "expand or continue support for existing community programs," and that "programs should build upon organizational efficiencies and strengths, and consider these factors in determining overall program goals." CHF's damp shelter serves a small (10-13%) amount of the overall homeless population, the chronic homeless, many with drug/alcohol addictions, mental and/or physical disabilities, with a mostly volunteer staff. Studies have shown that to truly help this population the program must employ professionals. It must be located outside of residential neighborhoods and downtown business districts, such as light industrial zones. Basically, CHF has no efficiencies or strengths to build on. Their poorly run program addresses none of these concerns. This population would be better served by a program like Community Outreach, who has proven to be professional and competent and agrees that the 4th St location is unacceptable.

I would also refer to another portion of the guidelines which states that "program designs and project expenditures should consider both long term and short term benefits for both beneficiaries and the community as a whole." The 4th St location only intensifies the enabling process currently being executed by CHF, with the surrounding downtown and neighborhoods' livability discarded as collateral damage. They have been terrible neighbors whose clients are being served ineffectively by them.

I would encourage the forming of a task force, consisting of council members, professionals in the field and concerned citizens to look at this issue carefully and develop a holistic, short and long range plan that our community could be proud of. It would also be helpful for the city to consider updating/clarifying the zoning/LDC to reflect a clear definition of how to address the issues of shelters, while considering placing them in light industrial zones. This should be done sooner, rather than later. The current codes seem to be vague and outdated, considering this growing concern in our community.

Respectfully Submitted,

Julie Blair, Corvallis

Revised 10/22/2015 Anna Olson, Executive Director CHF

Proposal for Temporary Use Waiver

Requests:	Temporary Use Waiver Property to be used as the Corvallis Homeless Shelter Coalition Men's Winter Shelter:
	Premises description: 530 SW 4th. Corvallis OR

Applicant/Lessee:	Corvallis Homeless Shelter Coalition Inc. ~~DBA~~ CORVALLIS HOUSING FIRST
Owner:	Corvallis Homeless Shelter Coalition Inc.
Prepared by:	~~Gina Vee~~ GERRY OLSON, Executive Director Corvallis Homeless Shelter Coalition
Map/Tax Lot:	12502BA11000

The Corvallis Homeless Shelter Coalition was established in December 2005 to provide a Men's Winter Shelter. The Shelter was opened out of concern that community members who were homeless would not have a place to get out of the winter weather. The Corvallis Homeless Shelter Coalition had only recently formed and through an all-volunteer effort, located an unused fraternity house that needed much work to even meet the fire code. Operational costs were covered in part that first year by a $5,000 donation from Corvallis Police Department and local donations which enabled us to hire one full-time over-night employee with the rest of the supervision and oversight coming from local faith based organizations and community groups. The second year saw us moving again, only this time to a sorority complete with ornate chandeliers. Again, our team of volunteers carried out the necessary repairs and we were able to serve between 25-40 guests each night. During ~~our third year of operation we were able to~~ move the shelter to ~~our most recent location at~~ the Westside Community Church. We ~~have~~ had a rewarding relationship with the Westside Community Church for five years. They ~~recently~~ decided that ~~next year~~ they wished to lease their space for 12 months a year to a child care center. The Shelter is a winter shelter and will be open for five months November to March annually. We open at 7:00 PM and close at 7:00 ~~PM~~ AM daily. Our goal for the ~~2014-2015~~ 2015-2016 sheltering season is to be open for five months, November 1 ~~2014~~ 2015 to March 31, ~~2015~~ 2016.

our West Hills Drive

The Men's Winter Shelter benefits chronically homeless men. Guests must be ~~over~~ at least 18 years old. Some characteristics of the men served may include the following: unaccompanied individuals, homeless for a year or more or multiple times over a several year period, disabled by addiction, mental illness, chronic physical or disability or developmental disability, frequent, histories of hospitalization, unstable employment, and incarceration. Last year, during the four-month shelter season from Nov 15, 2012 through March 15th 2013 an estimated 160 individuals would benefit from the Cold Weather Shelter.

The Corvallis Homeless Coalition's Men's Winter Shelter program collaborates with a number of community partners. Eighteen faiths- based and secular organizations provide staffing for each

evening the Shelter is open. ~~The Corvallis Police Department is also a significant partner~~. The shelter program provides a safe over-night option for individuals needing shelter that the CPD may encounter throughout the evening. The Shelter works closely with the Benton County Health Department. The shelter receives support from BCHD to address TB Testing, Flu Vaccines and Hygiene/Skin disease issues. Appropriate referrals are made to COI, Albany Helping Hands and Love Inc. COI refers individuals who are not sober to us. We do collaborative training with COI and Love Inc. We continue to receive financial support from the Corvallis Police Department and this past year we also received grant funding from the City Social Services Fund, United Way and Meyer Memorial Trust.

Corvallis Homeless Shelter Coalition owns the property at ~~340 SW 3rd~~ 530 SW 4th st. St. Corvallis OR The property is 2724 sq. ft. for Institutional/gov, medical office building office and showroom

Open floor plan with 11x16' (8' high walls) office part. Accessible Rest Rooms, Ceiling is 9' high, some storage in separate locked room next to upstairs restroom. Storage closets on first floor for cleaning supplies across from bathrooms. There are Windows in the front and side doors. Off street parking in rear easy access, good visibility.

SITE PLAN REVIEW

ELECTICIAL

The units have overhead electric lighting.

HEATING

.Electric heating throughout.

Smoke Alarms CO Alarms

6 Battery Powered alarms each with a 10 year warranty, 2 in the downstairs sleeping rooms , 1 in the downstairs bathroom, 2 in the upstairs sleeping room and 1 in the upstairs bathroom. 2 Fire Extinguishers, exit signs, one at each exit

We do not use gas therefore we have no CO (carbon monoxide alarms

Restrooms

Plumbing works, fans work

Outside doors

Deadbolts will be removed from doors. We will install lever handles in all doors

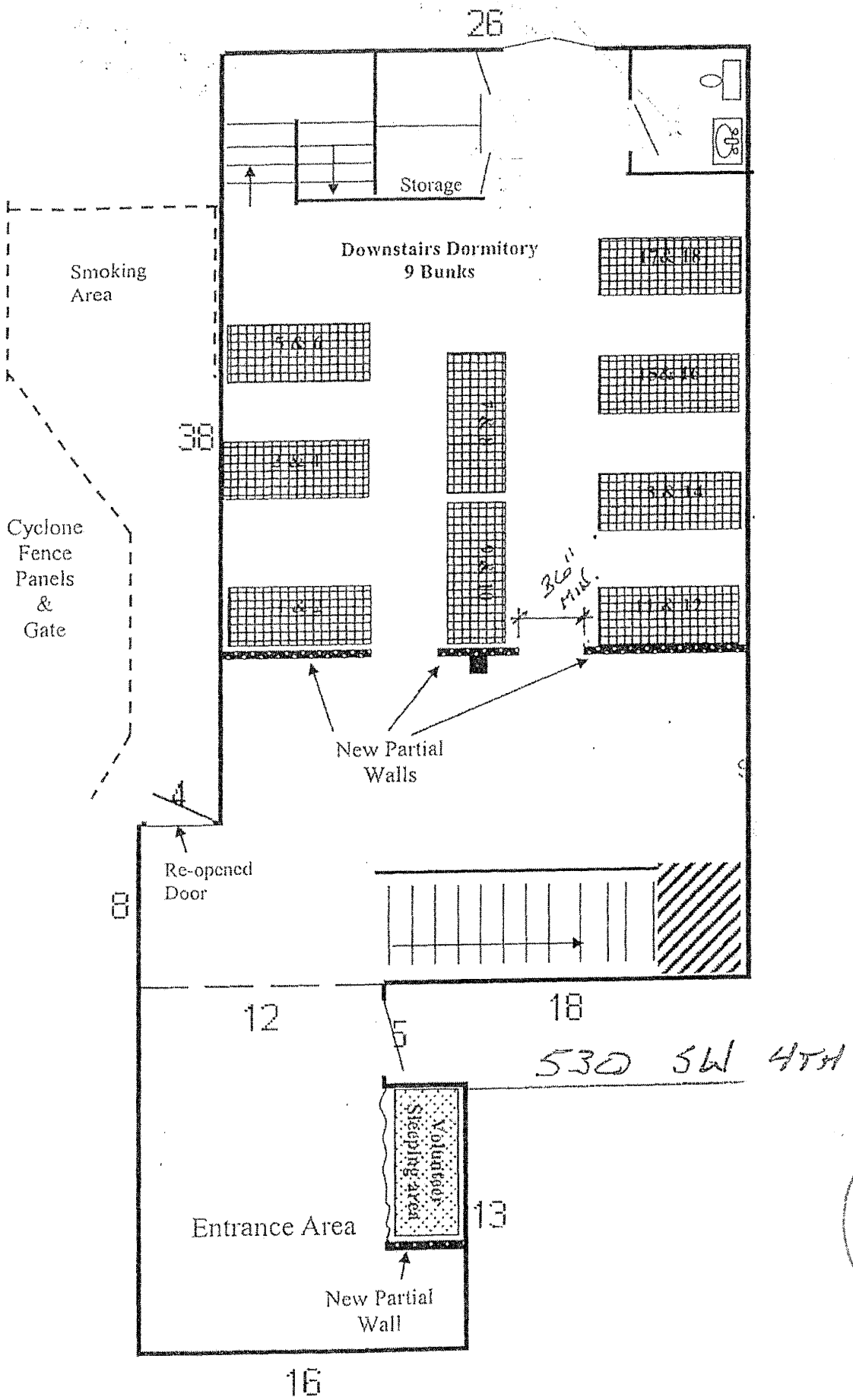
Smoking Area

Approved smoking receptacles will be provide in a designated smoking area the designated smoking area is near the side of the building

Outside

We will provide parking for Bicycles in a parking space.

DRAFT



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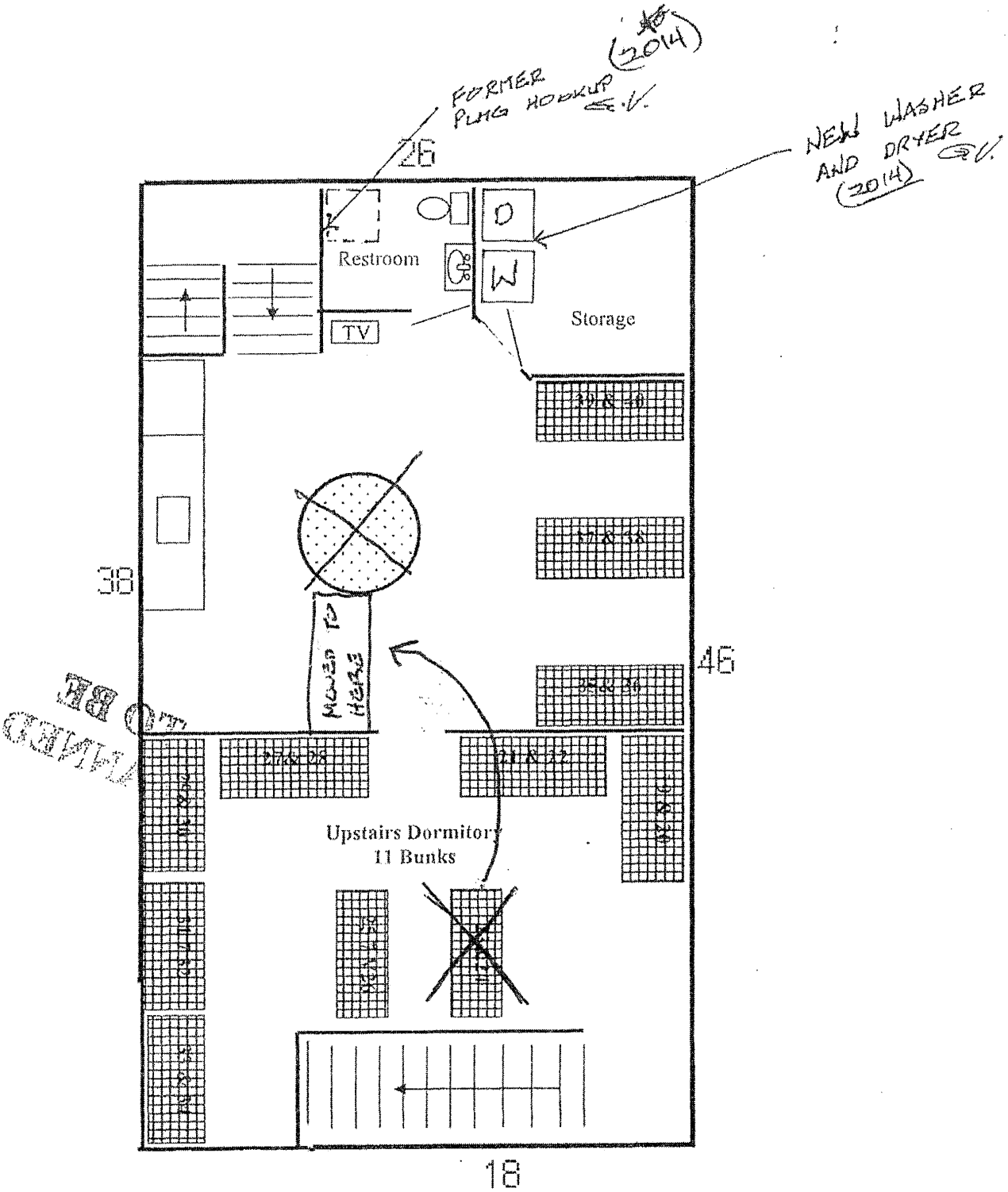
CITY OF CORVALLIS


FORMER PLUG HOOKUP
(2014)
NEW WASHER AND DRYER
(2014)
26
Restroom
D
W
TV
Storage
38
46
MOVED TO HERE
Upstairs Dormitory
11 Bunks
18

FIRE EMERGENCY PLAN

WHAT TO DO IF YOU DISCOVER A FIRE:

1. **ALERT OCCUPANTS** – With a calm but loud voice alert all occupants by saying **"Fire! Leave the building immediately!"**
2. **REPORT THE FIRE TO 911** –Dial, or have someone else dial 9-1-1 from a safe location.
3. **ATEMPT TO EXTINGUISH THE FIRE** – IF, and only IF, the fire is still small an d confined and you feel you can do so without risk to your personal safety. If initial attempt to extinguish fails back away from the fire, close the door to contain the fire and evacuate immediately.
4. **EVACUATE IMMEDIATELY** – Without further hesitation, evacuate by the nearest most direct exit. Continue to alert and evacuate others as you leave the building. **Proceed immediately to the outside assembly point, Benson's Interiors back parking lot. You must stay at least 50 feet away from the shelter and not be in any area that would block the traffic of emergency vehicles.**
5. **NEVER RE-ENTER THE BUILDING FOR ANY REASON.**

* *

WHAT TO DO WHEN YOU HEAR A FIRE ALERT

1. **TREAT EVERY FIRE ALERT AS THE REAL THING!!**
2. **EVACUATE IMMEDIATELY** – Do not hesitate or attempt to investigate the possible cause of the activation. Get out via your nearest most direct exit. Alert and evacuate others as you leave the building. **Go immediately for a safety check to the outside assembly point, BENSON INTERIOR'S BACK PARKING. You must stay at least 50 feet away from the shelter and not be in any area that would block the traffic of emergency vehicles.**
3. **NEVER RE-ENTER THE BUILDING FOR ANY REASON.**

Testimony submitted to the Corvallis City Council
CDBG-HOME Action Plan Public Hearing, December 21, 2015
Jim Moorefield, Willamette Neighborhood Housing Services

From 1979 to 1987 I worked at Community Outreach, then known as Sunflower House, first as a volunteer, then as a Program Director, and finally as the Executive Director. During my early years, we allowed single, homeless men to sleep on the front porch to allow them to escape the elements to some degree. Eventually we added onto the building in order to create indoor shelter space. It totaled seven or eight beds and was usually not full. Whether it was the porch or the new shelter, the numbers of single, homeless men on any given night could most often be counted on one hand.

Fast forward to 2015:

- The City of Corvallis' housing specialist, Bob Loewen, is quoted in the October 9 Gazette Times as saying the rental vacancy rate in town is at 1.2 percent.
- The December 10 Oregonian reports on new figures from the U.S. Census Bureau that determined Oregon's 2014 rental vacancy rate was 3.6 percent, the lowest vacancy rate in the country. With California in 2nd (3.9 percent), and Washington in 5th place (4.2 percent), the entire west coast is clearly in terrible shape in terms of housing supply and prices.
- The annual "point in time" count of homeless people conducted last January counted 3,091 homeless people in the six county area of central and southern Willamette Valley, including 127 in Benton County and 222 in Linn County.
- This fall, the Mayors of Eugene and Portland declared a housing and homelessness crisis, and mayors from five west coast cities announced creation of an "Alliance of West Coast Mayors" united in addressing the growing crisis of homelessness.

Why in the 1980s could I count the number of homeless men on one hand, but now they seem to be everywhere, so much so that we're fighting one another about what or what not to do? It's because, starting in the 1980s, the federal government reversed decades of commitment to housing all our citizens. And when that happened, homelessness began to rise.

While there's always been some degree of homelessness, people that, in the past, would have lived in some sort of housing (including people with a mental illness or alcohol or drug problem or both), now find themselves locked out because of supply, prices, and loss of subsidy.

In other words, this increase in homelessness didn't suddenly appear for no reason. Instead, homelessness is the direct result of public policy decisions made over the past 30+ years to disinvest in programs that made sure most Americans have a place to live. And that disinvestment is continuing. For example, a key source of federal housing development support, the HOME Investment Partnership Program, has been cut 50% since 2010.

The need to house everyone, with decent and affordable housing, is a national problem that impacts us at the most local of levels: in our very homes. But it's clear we don't possess the resources to solve the problem at the local level alone, or even at the state level. It's equally clear the will does not exist at the federal level - at least not yet. In any case, the days are over of addressing national problems like this through the intervention of the federal government alone.

What can we do? First of all, I encourage you to continue doing what you're already doing: exploring and hopefully adopting ways to ease the burden, increase supply, and lower costs here in Corvallis. Just as important, join the rising chorus of voices saying we have a crisis on our hands, and that it's time for government at every level to work together and in partnership with the private sector, to address the challenge and make housing a priority. Failure to do so means we'll continue having people live on our streets.

Solve the housing crisis and the crisis of homelessness will go away.

Solve the housing crisis and fewer children will go to bed hungry because their family is able to make ends meet.

Solve the housing crisis and one day we'll be able to say that all Americans again have a place to call home.

Storyscaping

Using Digital Media Arts to Tell Your Stories

Sat., Jan16 ~ 10am-3pm ~ Sun. Jan. 17

Storyscaping -- Enhance your skills to create storytelling that will enchant your audiences; this hands-on workshop explores the vocabulary and techniques of multi-media production.

Instructor: **Kate Hickok Feldman**

iVideo -- The best video camera for any story may be the one already in your pocket. This class demonstrates how to use iPhones and iPads to create video productions.

Instructor: **John Friedlander**

Classes are $75 each, or $125 for both

Some cameras are available for participants; or, bring your own iPad, camera/camcorder with digital storage card

To sign up: email **manager@ccat29.org** OR call Amy at CCAT-TV

* Corvallis High School Room T--14, 1400 NW Buchanan St. Corvallis * 541-757--5756