

Board of Directors Meeting
School District 4J, Lane County
Hybrid Meeting (virtual and
in-person)
200 North Monroe Street
Eugene, Oregon 97402
Wednesday, October 18, 2023

NOTICE: Executive Sessions are not open to the public. The regular board meeting at 7:00 p.m. will be open to the public to attend in person, via live broadcast on KRVM 1280-AM and 98.7 FM, on the internet at <https://icecast.4j.lane.edu/board> and via Zoom Webinar at <https://4J-lane-edu.zoom.us/j/91225128314>

School Board Meeting Request Forms:

Sign up to provide public comment: www.4j.lane.edu/board/publiccomment

The board will hear public testimony in person or via Zoom from community members who sign up in advance. Up to 10 people will be scheduled to provide public comment at each regular meeting. Priority will be given to residents who have not recently provided public comment in a board meeting. Requestors will be notified between Tuesday and noon on Wednesday, the date of the board meeting.

Requests to provide public comment must be submitted no later than 5 p.m. on the Monday before the meeting.

5:00 PM

5:00 Executive Session & 7:00 Regular Meeting

- I. **5:00 p.m. Executive Session**
 - 1. Call to Order, Roll Call
 - 2. Agenda Item Type: Action Item
The board will convene in executive session to consider records that are exempt by law from public inspection pursuant to ORS 192.660 (2)(f)
Executive Sessions are not open to the public. All matters discussed during executive sessions are confidential and shall not be disclosed by any representative of the news media without authorization by the school board.
 - 3. Adjourn Executive Session

- II. **7:00 p.m. Regular Board Meeting:**
- III. Call to Order, Roll Call, Flag Salute, Land Acknowledgement
- IV. Receive Introductions from High School Student Representatives
- V. Agenda Approval
- VI. Introduction of Guests and Superintendent's Report
- VII. Items Raised by the Audience
- VIII. Comments by Employee Groups
- IX. Comments and Committee Reports by Individual Board Members

- X. **Consent Group - Items for Action**

- XI. **Items for Information**
 - 1. Receive information on the Formation, Purpose and Progress of Student Affinity Groups
Presenter: Misael Flores Gutierrez, Director of Student Support Programs
15 Minutes

2.	Approve Postponement of Division 22 Requirements for Purchase of State-Adopted Instructional Materials Presenter: Jenna McCulley, Chief of Staff 15 Minutes	16
3.	Receive 2022-23 Division 22 Report Presenter: Jenna McCulley, Chief of Staff 20 Minutes	21
XII.	Items for Action	
1.	Board Meetings with Association Leadership Presenter: Maya Rabasa, Board Chair 15 Minutes	57
XIII.	Items for Action at a Future Meeting	
1.	City of Eugene Proposed Amendment to the Riverfront Urban Renewal Plan City of Eugene Presenters: Amanda D'Souza, Development Programs Manager; Anne Fifield, Economic Strategies Manager; Maurizio Bottalico, Senior Financial Analyst 20 Minutes	58
2.	Accepting Equity Committee Nomination for Appointment Presenter: Misael Flores Gutierrez, Student Support Program Director 10 Minutes	149
3.	Budget Committee Selection Process Presenter: Matt Brown, Director of Financial Services 10 Minutes	151
4.	Review Instructional Time and Consider Approval of Instructional Allowances (1st Read) Presenters: Oscar Loureiro, Director of Research and Planning; Dr. Kat Lange, Executive Director Youth and Family Support; Larry Williams, Executive Director for Educational Access and Advancement 20 Minutes	156
5.	2-Year Academic Calendar Presenter: Andy Dey, Superintendent 10 Minutes	170
6.	Approve Revisions to Board Policy BDDH—Public Comment at Board Meetings (First Read) Presenter: Jenna McCulley, Chief of Staff 15 Minutes	171
7.	Approve the Adoption of Board Policy BI—Board Legislative Program (1st Read) Presenter: Jenna McCulley, Chief of Staff 5 Minutes	175
XIV.	Suggestions by the Board for Consideration of Items at a Future Meeting	
XV.	Adjourn	

THIS MEETING WILL BE BROADCAST OVER KRVM-AM (1280)

INFORMATION FOR THE DEAF AND HARD OF HEARING:

Closed Captioning is available during Board meetings through a zoom live feed which is also displayed at in-person meetings.



ITEM FOR INFORMATION

Date of Meeting

October 18, 2023

Title

Information on the formation, purpose and progress of student affinity groups

Presenter

Misael Flores Gutierrez, Director of Student Support Programs

Background

In 2021 district level affinity group coordinators were hired to support systematic implementation of student affinity groups across our system.

Misael Flores Gutierrez, Director of Student Support Programs is prepared to present an overview of the program and its progress since inception.

Student Affinity Groups

Eugene School District 4J

October 18, 2023

Program Overview

Purpose

Affinity groups serve the purpose of creating a dedicated time and space for students who share common interests and backgrounds within our school communities. These groups provide an inclusive environment where students constitute the majority, offering opportunities for networking, fostering fellowship and friendships, nurturing personal identity, and promoting individual and collective growth.

How many groups?

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Within each school, a staff member (known as an advisor) facilitates the activities of the affinity groups, while district program coordinators provide support to these advisors. We currently recognize six student affinity groups.

- HS - all groups represented (4 x month)
- MS - all groups represented (2 x month)
- EL - multicultural focus (1 x month)

History & Goals



2021/22

- Hire district coordinators
- Stipends for advisors
- Budget



2022/23

- Strengthen supports
- Professional development
- Common activities
- Strengthen district leadership



2023/24

- Strengthen elementary groups
- Increase budget for stipends
- Strengthen district leadership

Evaluation

- Student pre/post surveys
- Staff (advisor) pre/post survey
- Climate survey
- Town Halls
- Student feedback

Get to know our district coordinators



Asian, Pacific Islander, Student Union

Program Coordinator

Mia Lu

Pronouns: she, her

Details

📄 300 students

Highlights

- HS AAPI assembly
- MS AAPI assembly



Black Student Union

Program Coordinator

Stefan Williams

Pronouns: he, him

Details

📄 385 students

Highlights

- Portland Art Museum
- G.R.I.O.T
- BSU Summit



Gender Sexuality Alliance

Program Coordinator

Lisa Kinser-Wehr

Pronouns: she, her

Details

📄 450 students

Highlights

- Tea Party
- GSA student leadership
- Increased community partnerships



Latinx Student Union

Program Coordinator

Josué Honorato

Pronouns: he, him, el

Details

📄 350 students

Highlights

- Cesar Chavez Leadership Conference
- Éxito Class



Native American Student Union

Program Coordinator

Placido Martinez Jr. “PJ”

Pronouns: him, his

Details

📄 120

Highlights

- United Nations
- Increased enrollment



Mind Body Divergence Alliance

Program Coordinator

Jené Conrad

Pronouns: she, her

Details

📄 100

Highlights

- Neurodivergence Festival
- Townhall



Community Liaison

Program Coordinator

Leon Lincoln

Pronouns: him, his

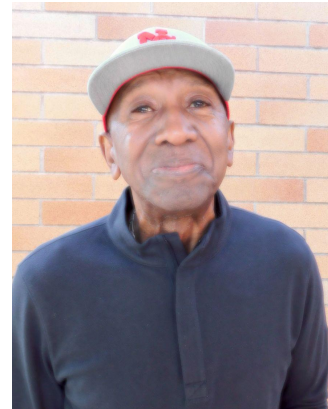
Details

- ☐ Focused on supporting historically underserved groups of students

Highlights

- Athletic mentorship
- Student mentorship

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ITEM FOR INFORMATION

Date of Meeting

October 18, 2023

Title

Approve Postponement of Division 22 Requirements for Purchase of State-Adopted Instructional Materials

Presenters

Jenna McCulley, Chief of Staff

Description

Annually, superintendents are required to report the district's status with respect to the Standards for Public Elementary and Secondary Schools from OAR Chapter 581, Division 22. One rule, "Postponement of Purchase of State-Adopted Instructional Materials" (OAR 581-022-2360) requires local school board approval of the application to seek to postpone the regular purchase of state-adopted materials a required by ORS 337-120.

This application seeks approval to postpone the purchase of secondary ELA (English Language Arts) instructional materials; Science instructional materials and K-10 Math instructional materials. The district is seeking a postponement due to resource limitations and timing with current curriculum adoption efforts. The district is currently implementing a new K-5 ELA curriculum, new secondary health curriculum, and is beginning the initiation process for K-10 Math adoption. Furthermore, secondary ELA is at the piloting phase of the adoption process, which means the adoption team will be prepared to present a recommendation to the 4J school board in spring 2024.

A chart of the current curriculum adoption and implementation plan for realigning to the state's proposed seven-year cycle across the required curricular areas is also included in the board packet.

Options and Alternatives

Without approval of this application for a postponement the district would be out of compliance with Division 22 requirements.

Board and Superintendent Goals

This recommendation supports the goal of educational excellence with equitable access and outcomes for every student by providing a thoughtful plan for realigning the district's curriculum with the state's seven-year curriculum adoption cycle across the required curricular areas, and ensuring 4J students have access to high quality instructional materials aligned to state standards.

Recommendation

The superintendent recommends approval of the application for postponement of the purchase of instructional materials in Math, Science and ELA.

February 2023

Instructional Materials Adoption Schedule

This table summarizes the current Instructional Materials Adoption Schedule approved by the Oregon State Board of Education in June 2018. The latest revision was approved in January 2023.



OREGON
DEPARTMENT OF
EDUCATION¹⁷

Oregon achieves . . . together!



Oregon

Kate Brown, Governor



OREGON
DEPARTMENT OF
EDUCATION

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Office of Teaching, Learning and Assessment

Current Instructional Materials Adoption Schedule

Content Area	Adoption Year	For use in classrooms by Fall:	Materials Must Be Adopted By Fall (Postponement Period Ends):
World Languages	2020	2021	2023
English Language Arts & English Language Proficiency	2021	2022	2024
Math	2022	2023	2025
Science	2023	2024	2026
Health	2024	2025	2027
Social Sciences	2025	2026	2028
World Languages, Health, Arts	2026	2027	2029
English Language Arts	2027	2028	2030

4J Current Instructional Materials Adoption Schedule

Content Area	ODE GUIDELINES FOR ADOPTION CYCLE			4J Adoption Cycle	
	Adoption Year	For use in classrooms by Fall:	Materials Must Be Adopted By Fall <small>(Postponement Period Ends):</small>	4J Current Status	Notes
World Language	2020	2021	2023	Secondary world language programs adopted new curricular materials in 2021 .	19 Our French program elected to maintain their current materials.
English Language Arts & ELP	2021	2022	2024	Elementary adopted the literacy suite Heggerty, Foundations, and Wit & Wisdom in 2021 . Materials were in use in fall of 2022 . Secondary is currently in the piloting phase of the adoption process and materials will be in buildings fall of 2024 .	Secondary was granted a waiver by ODE for the 2022 and 2023 school years.
Math	2022	2023	2025	The math adoption was postponed to allow teachers time to implement the new ELA curriculum. Elementary & secondary are currently in the adoption phase. Materials will be in buildings in fall of 2025 .	4J was granted a two year waiver by ODE. We will be in compliance with ODE's adoption cycle in fall of 2025.
Science	2023	2024	2026	Elementary adopted FOSS Science in 2017. Secondary adopted IQuest in 2017.	We are currently assessing our readiness and resources for this adoption cycle.
Health	2024	2025	2027	Elementary adopted The Great Body Shop in 2021 . Secondary adopted The Great Body Shop and Live Well in spring of 2023.	
Social Sciences	2025	2026	2028	4J completed an independent adoption of a district-selected instructional materials in 2023. Materials were in secondary classrooms in fall 2023 . Materials will be in Elementary classrooms in Winter/Spring of 2024 .	<i>The adopted materials are a collection of social studies texts rather than a core curriculum, meeting ethnic studies standards and social studies standards alike.</i>
FUTURE Years					
World Languages,	2026	2027	2029	<i>We will assess our readiness and resources for this adoption cycle in spring 2025.</i>	

Health, Arts					
English Lang. Arts	2027	2028	2030	<i>We will assess our readiness and resources for this adoption cycle in spring 2026.</i>	



ITEM FOR INFORMATION

Date of Meeting

October 18, 2023

Title

Receive a Report on the Division 22 Standards for Public Elementary and Secondary Schools 2022-23 Assurances

Presenter

Jenna McCulley, Chief of Staff

Background:

Each year, Oregon's school districts are required to review the Oregon Administrative Rules (OAR), located in Chapter 581, Division 22, related to Oregon's standards for public schools. Each district must assess whether the district is in compliance with those standards.

On or before November 1 of this school year, school district superintendents are to provide a Community Report to their local school board regarding the district's standing with respect to all Standards for Public Elementary and Secondary Schools as set forth in Oregon Administrative Rules 581-022-2305.

Districts are to post the Report to the Community on their district website by November 1, 2021. Following that report, districts will complete and submit to the Oregon Department of Education (ODE) the annual Elementary and Secondary Schools Assurance Form by November 15, 2021.

District Leadership took a comprehensive look at each of the 60 areas of Division 22 which included specific evidence collection and close internal tracking. Currently, the Eugene School District 4J is in compliance in 54 out of 60 areas required.

The six (6) areas where the district is not yet in compliance and is currently in the process of addressing are described here:

Human Sexuality Education (OAR 581-022-2050): The district completed a plan for K-12 compliance ([4J Division 22 Compliance Requirements](#)) which was approved in August 2023. By adopting a new elementary Health Curriculum in Spring 2022 and a new Secondary Health Curriculum in the Spring of 2023, we are now in compliance with ODE requirements regarding 581-022-2050: Human Sexuality Education. The secondary health adoption will be completed this year to complete the K-12 plan.

Alcohol and Drug Abuse Prevention Program (581-022-2045): The district completed a plan for K-12 compliance ([4J Division 22 Compliance Requirements](#)) which was approved in August 2023. The secondary health adoption ensured that we are now in compliance as our plan for alcohol and drug abuse prevention program emphasizes prevention strategies, availability of school/community

resources, management of peer pressure, responsible decision-making, positive health choices. Includes staff training on referral procedures and staff responsibilities.

Teacher Training Related to Dyslexia (581-022-2440): The district completed a plan for K-12 compliance ([4J Division 22 Compliance Requirements](#)) which was approved in August 2023. Through Offering the Opportunity to participate in LETRS training throughout our district, Eugene 4j now has at least 1 licensed staff member in every school that will be trained by a Dyslexia approved Foundational Literacy Skills Program.

Physical Education Requirements in Middle School (581-022-2263): The district has received an approved extension from ODE of the deadline for middle school.

Instructional Materials Adoption (581-022-2355): The district has postponed the math adoption for K-5 and 6-12, as we just launched this adoption process and materials will be in K-10 classrooms in fall of 2025. The district has a waiver from ODE and are in compliance in all other subject areas. The district is out of compliance for secondary English Language Arts (ELA) as we are currently in the Pilot phase of our adoption process and will be making a recommendation to the board Spring 2024.

Postponement of Purchase of State-Adopted Instructional Materials (581-022-2360): The district is out of cycle/compliance of K-10 Math and Secondary ELA. The district plans to be in compliance for secondary ELA by fall '24 and K-10 math fall'25 after each adoption process is completed.

The Division 22 Community Report included in the board packet will be posted on the [Public Reporting](#) page on the district website by November 1st.

Eugene School District 4J

Report on Compliance with Public School Standards

2022-23 School Year

By November 1 of each year, school district superintendents are required by [OAR 581-022-2305: District Assurances of Compliance with Public School Standards](#) to report to their community on the district’s status with respect to all of the Standards for Public Elementary and Secondary Schools. The Standards are adopted by the State Board of Education and set out in Oregon Administrative Rules Chapter 581, Division 22.

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The table below contains a summary of **Eugene School District 4J’s** compliance with each of the requirements of Oregon’s administrative rules found in [DIVISION 22 - STANDARDS FOR PUBLIC ELEMENTARY AND SECONDARY SCHOOLS](#) during the 2022-23 school year. For each rule reported as out of compliance, **Eugene School District 4J** has provided an explanation of why the school district was out of compliance and the school district’s proposed corrective action plan to come into compliance. The corrective action must be approved by ODE and completed by the district by the beginning of the 2024-25 school year.

What are the requirements of the standards? For a general overview of what each rule/standard requires, consult this high-level [Rules at a Glance summary](#). For specific, comprehensive requirements, use the links below for each individual rule.

Category: Teaching & Learning

Subcategory: Curriculum & Instruction

Rule # and Title	Status	Explanation/Evidence	Corrective Action Plan & Timeline
581-022-2030 District Curriculum	In compliance	The district has met all of the requirements for this rule. 4J ACT 2022 IG Board Update 01.18.23 Eugene 4J Learning Hub District Goals shared at the Board Meeting on February 15, 2023	Not applicable

Rule # and Title	Status	Explanation/Evidence	Corrective Action Plan & Timeline
581-022-2045- Prevention Education in Drugs and Alcohol	Implementing approved corrective action	<p>The district has met all of the requirements for this rule. The district completed a plan for K-12 compliance (4J Division 22 Compliance Requirements) which was approved in August 2023. The secondary health adoption ensured that the district is now in compliance by ensuring that our plan for alcohol and drug abuse prevention program emphasizes prevention strategies, availability of school/community resources management of peer pressure, responsible decision-making, positive health choices. Includes staff training on referral procedures and staff responsibilities.</p>	<p>The secondary health adoption ensured that the district is now in compliance by ensuring that our plan for alcohol and drug abuse prevention program emphasizes prevention strategies, availability of school/community resources management of peer pressure, responsible decision-making, positive health choices. Includes staff training on referral procedures and staff responsibilities.</p>
581-022-2050 Human Sexuality Education	Implementing approved corrective action	<p>The district has met all of the requirements for this rule. The district completed a plan for K-12 compliance (4J Division 22 Compliance Requirements) which was approved in August 2023. The secondary health adoption ensured that the district is now in compliance we are now in compliance with ODE requirements regarding 581-022-2050: Human Sexuality Education.</p>	<p>The secondary health adoption ensured that the district is now in compliance we are now in compliance with ODE requirements regarding 581-022-2050: Human Sexuality Education.</p>
581-022-2055 Career Education	In compliance	<p>The district has met all of the requirements for this rule. 4J School Counseling Program 4J Career Technical Education</p>	Not applicable

Rule # and Title	Status	Explanation/Evidence	Corrective Action Plan & Timeline
581-022-2060 Comprehensive School Counseling	In compliance	The district has met all of the requirements for this rule. The 4J Comprehensive Counseling Program is a collaborative model, comprehensive in scope, preventative and proactive in design, developmental in nature, and sequential in delivery. Value is placed on individual uniqueness, multicultural diversity, student ownership of learning and the maximum development of each student's dreams and potential.	Not applicable
581-022-2263 Physical Education Requirements *Elementary Grades	In compliance	The district has met all of the requirements for this rule. The district is in compliance with Physical Education Requirements for Elementary Grades	Not applicable
581-022-2263 Physical Education Requirements *Middle Grades	In Compliance with both 2022-23 requirements (225/week) and revised requirements (150/week average)	Implementing corrective action From ODE the district has received an approved extension of the deadline for middle school.	Implementing corrective action for 6-8 PE requirements
581-022-2320 Required Instructional Time	In compliance	The district has met all of the requirements for this rule. The district is in compliance with required instructional time as approved by the 4J Board of Directors at their meetings on: 4J School Board Meeting – May 4, 2022	Not applicable

Rule # and Title	Status	Explanation/Evidence	Corrective Action Plan & Timeline
		4J School Board Meeting – June 22, 2022	
581-022-2340 Media Programs	In compliance	The district has met all of the requirements for this rule. The 4J Library Services vision is for libraries to be the heart of every school inspiring reading, critical inquiry, curiosity, trans literacy, collaboration, adaptability, and innovation.	Not applicable
581-022-2500 Programs and Services for TAG Students	In compliance	The district has met all of the requirements for this rule. The Eugene School District 4J TAG Plan that covers all components including identification process, services, district philosophy and goals, descriptions of services to met goals and evaluation plan.	Not applicable
581-022-2350 Independent Adoptions of Instructional Materials	In compliance	The district has met all of the requirements for this rule. The 4J Board of Directors believes that the district's instructional materials should represent the highest quality materials available to students and should align with current state, national and/or curricular area standards. It is the expectation of the Board that adopted materials are implemented consistently with fidelity throughout the district. Board Policy IIA-Instructional Resources/Instructional Materials Administrative Rule IIA-Instructional Materials Selection	Not applicable

Rule # and Title	Status	Explanation/Evidence	Corrective Action Plan & Timeline
581-022-2355 Instructional Materials Adoption	Out of compliance	Elementary Evidence: We have postponed the math adoption with materials in classrooms in 2025. We have a waiver from the state and are in compliance in all other subject areas.	Secondary Evidence: We are out of compliance for Sec ELA as we are currently in the Pilot phase of our adoption, and we will be making a recommendation to the board Spring 2024. However we have postponement approval from ODE. We are in compliance in all other subject areas.
581-022-2360 Postponement of Purchase of State-Adopted Instructional Materials	Implementing approved corrective action	The district is out of cycle/compliance of K-10 Math and Sec ELA.	The district plans to be in compliance for sec ELA by fall '24 and K-10 math fall '25 - after each adoption process is completed.

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Subcategory: Assessment & Reporting

Rule # and Title	Status	Explanation/Evidence	Corrective Action Plan & Timeline
581-022-2100 Administration of State Assessments	In compliance	The district has met all of the requirements for this rule. Board Policy ILA-Information About Statewide Testing	Not applicable
581-022-2110 Exception of Students with Disabilities from State Assessments	In compliance	The district has met all of the requirements for this rule. Eugene School District Website Page on Opting Out and Requesting Exception SY 22 Guidance on Opt-Out and Exemptions	Not applicable
581-022-2115 Assessment of Essential Skills: Diploma Requirements	Waived for 2022-23 school year	Not applicable The Essential Skills graduation requirements established by Sections 3, 4, and 5 of this rule are waived for	Not applicable

Rule # and Title	Status	Explanation/Evidence	Corrective Action Plan & Timeline
		students graduating in the 2021-2022, 2022-2023, and 2023-2024 school years.	
581-022-2115(2) Assessment of Essential Skills: Local Performance Assessment Requirement	In compliance	The district has met all of the requirements for this rule.	Not applicable
581-022-2120 Essential Skill Assessments for English Language Learners	In compliance	The district has met all of the requirements for this rule. The essential skills graduation requirement was suspended in 2022-23. Data system for ELL records.	Not applicable
581-022-2270 Individual Student Assessment, Recordkeeping and Reporting	In compliance	The district has met all of the requirements for this rule. Board Policy IK-Academic Achievement The District uses the following systems for record keeping and reporting: Synergy ; Hoonuit; EasyCBM; OSAS; CANVAS	Not applicable
581-022-2445 Universal Screenings for Risk Factors of Dyslexia	In compliance	The district has met all of the requirements for this rule. easyCBM Testing Schedule	Not applicable

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Subcategory: Program & Service Requirements

Rule # and Title	Status	Explanation/Evidence	Corrective Action Plan & Timeline
581-022-2315 Special Education for Children with Disabilities	In compliance	The district has met all of the requirements for this rule. Board Policy IGBAJ- Special Education-Free Appropriate Public Education (FAPE)	Not applicable
581-022-2325 Identification of Academically Talented and Intellectually Gifted Students	In compliance	The district has met all of the requirements for this rule. Board Policy IGBBA- Identification-Talented and Gifted Students.	Not applicable
581-022-2330 Rights of Parents of TAG Students	In compliance	The district has met all of the requirements for this rule. See link to parent referral consent form, which details out the parent rights, opportunity to provide input, and parent choice to opt out at any time: Eugene School District 4J Plan for Talented and Gifted Education	Not applicable
581-022-2505 Alternative Education Programs	In compliance	The district has met all of the requirements for this rule. Please see the Following Board Policies for Alternative Education programs in 4J: Board Policy IGBHA- Alternative Education Programs Board Policy IGBHB- Establishment of Alternative Education Programs Board Policy IGBHC- Alternative Education Notification Board Policy IKF	Not applicable

Subcategory: High School Diploma

Rule # and Title	Status	Explanation/Evidence	Corrective Action Plan & Timeline
581-022-2000 Diploma Requirements	In compliance	The district has met all of the requirements for this rule. Board Policy IKF-Graduation Requirements	Not applicable
581-022-2005 Veterans Diploma	In compliance	The district has met all of the requirements for this rule. Board Policy IKF-Graduation Requirements	Not applicable
581-022-2010 Modified Diploma	In compliance	The district has met all of the requirements for this rule. Board Policy IKF-Graduation Requirements	Not applicable
581-022-2015 Extended Diploma	In compliance	The district has met all of the requirements for this rule. Board Policy IKF-Graduation Requirements	Not applicable
581-022-2020 Alternative Certificate	In compliance	The district has met all of the requirements for this rule. Board Policy IKF-Graduation Requirements	Not applicable
581-022-2025 Credit Options	In compliance	The district has met all of the requirements for this rule. Board Policy IKF-Graduation Requirements	Not applicable

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Category: Health & Safety

Subcategory: Policies & Practices

Rule # and Title	Status	Explanation/Evidence	Corrective Action Plan & Timeline
581-022-2205 Policies on Reporting of Child Abuse	In compliance	The district has met all of the requirements for this rule. Board Policy - JHFE/GBNAB-Suspected Abuse of a Child Reporting Requirements** JHFE-AR(1)-Reporting of Suspected Abuse of a Child JHFE-AR(2)-Child Abuse Investigations Conducted at School - Contact Log JHFE-AR(3)-Suspected Child Abuse Reporting Form	Not applicable
581-022-2220 Health Services	In compliance	The district has met all of the requirements for this rule. Board Policy JHC- Student Health Services and Requirements JHCC-AR- Communicable Diseases Board Policy JHCD/JHCDA- Medications JHCD/JHCDA- Medications AR Board Policy EBBA- First Aid Board Policy JHCA/JHCB- Immunization, Physical Exam, Vision and Dental Screening	Not applicable
581-022-2307 Educational Equity Advisory Committees	In compliance	The district has met all of the requirements for this rule. Eugene School District 4J is committed to eliminating gaps in opportunities and barriers to access which are highly predictable by a student's race, ethnicity, gender identity, disability, socioeconomic status, and geographic location. We share	Not applicable

Rule # and Title	Status	Explanation/Evidence	Corrective Action Plan & Timeline
		<p>the goal of improving outcomes for each and every student.</p> <p>Meeting Dates Meeting Minutes Recruitment Letter Inclusive Language Brochure</p>	
581-022-2310 Equal Education Opportunities	<p>In compliance</p>	<p>The district has met all of the requirements for this rule.</p> <p>Board Policy GBA-Equal Employment Opportunity Board Policy JB-Equal Educational Opportunity Board Policy-GBN/JBA-Sexual Harassment Board Policy ACC-Racial Harassment Board Policy JFCF-Harassment, Intimidation, Bullying, Cyberbullying, Hazing, Teen Dating Violence and Domestic Violence – Student Board Policy ACB-Hate Symbols and Bias Incidents Board Policy AC-Nondiscrimination Board Policy JBC-Transgender and Gender Nonconforming Students Board Policy JFCM-Threats of Violence</p>	<p>Not applicable</p>
581-022-2312 Every Student Belongs	<p>In compliance</p>	<p>The district has met all of the requirements for this rule.</p> <p>Policy ACB-Hate Symbols and Bias Incidents</p>	<p>Not applicable</p>
581-022-2345 Auxiliary Services	<p>In compliance</p>	<p>The district has met all of the requirements for this rule.</p> <p>Bus Safety and Rules Transportation Services Webpage Board Policy EEA-AR-Transportation Services</p>	<p>Not applicable</p>

Rule # and Title	Status	Explanation/Evidence	Corrective Action Plan & Timeline
		Board Policy EEAC-School Bus Safety Program Board Policy EEACC-Student Conduct on School Buses Board Policy EEACD-Under Use of Activity Vehicles for Student Transportation Board Policy ING-Animals in District Facilities Board Policy JECB-Admission of Nonresident Students Board Policy JECC-Intradistrict School Choice	

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Subcategory: Plans & Reports

Rule # and Title	Status	Explanation/Evidence	Corrective Action Plan & Timeline
581-022-0107 Operational Plans for the 2022-23 School Year	In compliance	The district has met all of the requirements for this rule. 4J Communicable Disease Management Plans	Not applicable
581-022-2223 Healthy and Safe Schools Plan	In compliance	The district has met all of the requirements for this rule. Safe & Healthy School Facilities	Not applicable

Rule # and Title	Status	Explanation/Evidence	Corrective Action Plan & Timeline
581-022-2225 Emergency Plans and Safety Programs	In compliance	<p>The district has met all of the requirements for this rule. Board Policy EBC/EBCA-Emergency Procedures and Disaster Plan. The district has a current Emergency Operations Plan (EOP). Certain sections of the EOP can be shared publicly, while other sections related to student and staff safety will remain confidential. The School Safety and Emergency Management department is a vibrant and essential team in Eugene School District 4J</p>	Not applicable
581-022-2230 Asbestos Management Plans	In compliance	<p>The district has met all of the requirements for this rule. Safe & Healthy School Facilities</p>	Not applicable
581-022-2267 Annual Report on Restraint and Seclusion	In compliance	<p>The district has met all of the requirements for this rule. Public Reporting</p>	Not applicable
581-022-2510 Suicide Prevention Plan	In compliance	<p>The district has met all of the requirements for this rule. Suicide Prevention Plan Suicide Prevention Resources Suicide Prevention & Intervention</p>	Not applicable

Subcategory: Athletics & Interscholastic Activities

Rule # and Title	Status	Explanation/Evidence	Corrective Action Plan & Timeline
581-022-2210 Anabolic Steroids and Performance Enhancing Substances	In compliance	The district has met all of the requirements for this rule. Board Policy IGDJ-Interscholastic Activities The district follows guidance from OSAA	Not applicable
581-022-2215 Safety of School Sports – Concussions	In compliance	The district has met all of the requirements for this rule. Mandatory Training for All Staff	Not applicable
581-022-2308 Agreements Entered Into with Voluntary Organizations	In compliance	The district has met all of the requirements for this rule. Board Policy IGDJ-Interscholastic Activities	Not applicable

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Category: District Performance & Accountability

Rule # and Title	Status	Explanation/Evidence	Corrective Action Plan & Timeline
581-022-2250 District Improvement Plan	In compliance	The district has met all of the requirements for this rule. District Continuous Improvement Plan	Not applicable
581-022-2255 School and District Performance Report Criteria	In compliance	The district has met all of the requirements for this rule.	Not applicable

Rule # and Title	Status	Explanation/Evidence	Corrective Action Plan & Timeline
581-022-2260- Records and Reports	In compliance	The district has met all of the requirements for this rule.	Not applicable
581-022-2265 Report on PE Data	Waived for 2022-23 school year	Not applicable	Not applicable
581-022-2300 Standardization	In compliance	The district has met all of the requirements for this rule.	Not applicable
581-022-2305 District Assurances of Compliance with Public School Standards	In compliance	The district has met all of the requirements for this rule. Public Reporting	Not applicable
581-022-2370 Complaint Procedures	In compliance	The district has met all of the requirements for this rule. Board Policy KL-Public Complaints KL-AR-Uniform Complaint Procedure	Not applicable

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Category: Human Resources/Staffing

Rule # and Title	Status	Explanation/Evidence	Corrective Action Plan & Timeline
581-022-2335 Daily Class Size	In compliance	The district has met all of the requirements for this rule.	Not applicable
581-022-2400 Personnel	In compliance	The district has met all of the requirements for this rule.	Not applicable

Rule # and Title	Status	Explanation/Evidence	Corrective Action Plan & Timeline
581-022-2405 Personnel Policies	In compliance	The district has met all of the requirements for this rule. Board Policies Employee Information Employee Relations	Not applicable
581-022-2410 Teacher and Administrator Evaluation and Support	In compliance	The district has met all of the requirements for this rule.	Not applicable
581-022-2415 Core Teaching Standards	In compliance	The district has met all of the requirements for this rule. Model Core Teaching Standards	Not applicable
581-022-2420 Educational Leadership - Administrator Standards	In compliance	The district has met all of the requirements for this rule. Instructional Administrators Instructional Administrator Performance Standards	Not applicable
581-022-2430 Fingerprinting of Subject Individuals in Positions Not Requiring Licensure as Teachers, Administrators, Personnel Specialists, School Nurses	In compliance	The district has met all of the requirements for this rule. Board Policy GCDA/GDDA-Criminal Records Checks and Fingerprinting	Not applicable
581-022-2440 Teacher Training Related to Dyslexia	Implementing approved corrective action	The district has met all of the requirements for this rule. The district completed a plan for K-12 compliance (4J Division 22 Compliance Requirements) which was approved in August 2023.	Through Offering the Opportunity to participate in LETRS training throughout our district, Eugene 4j now has at least 1 licensed staff member in every school that will be trained by a Dyslexia approved Foundational Literacy Skills Program (LETRS) by June 2024

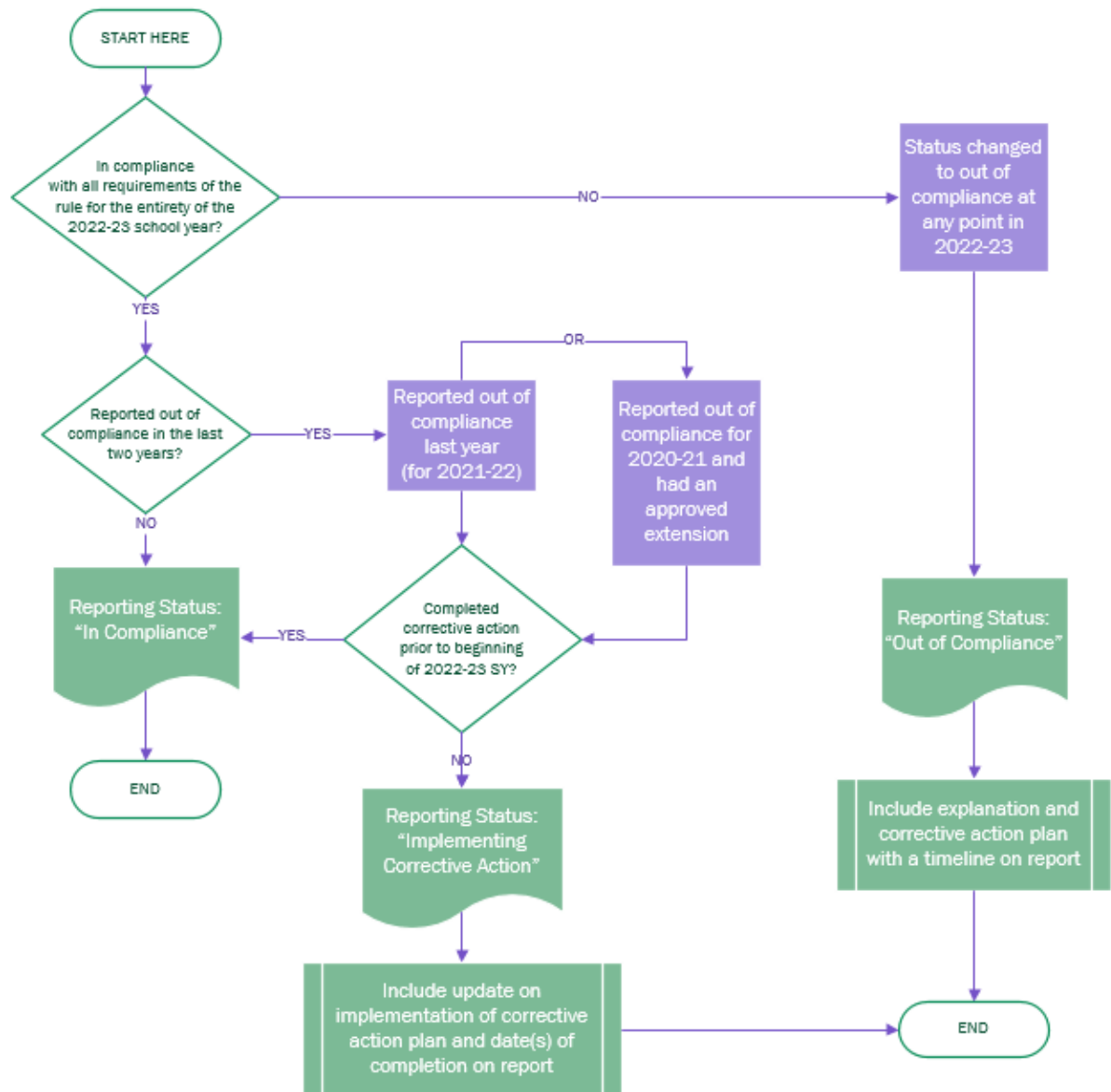
Status Choices for the 2023 Division 22 Standards Assurances

There are three choices for reporting a district's compliance status for the previous year (2022-23):

- In compliance
- Out of compliance
- Implementing approved corrective action

Use the flowchart below to determine which status is appropriate for your district's situation.

Reporting Scenarios to Determine Nov 2023 Status





Division 22 Standards Assurances for the 2022-23 School Year

October 18, 2023

Jenna McCulley, Chief of Staff

Overview

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What are the Division 22 Standards?



- All Oregon administrative rules (OARs) set out in Chapter 581, Division 22, Standards for Public Elementary and Secondary Schools.

Example: 581 - 022 - 0102 Definitions
Ch. Div. Rule Title

- The standards that the Oregon legislature or the State Board has determined must be met in order to be a standard school district. 42
- Compliance with these rules ensures a baseline level of service across the state.

Division 22 Standards & Assurances of Compliance

“Our Why”

- Signals our commitment to providing a high quality educational experience and equitable opportunities for all students.
- Division 22 standards articulate the floor of the education to be provided to students, not the ceiling.
- Assurances process offers an opportunity for districts not in compliance to reflect on areas in need of attention and receive technical assistance.



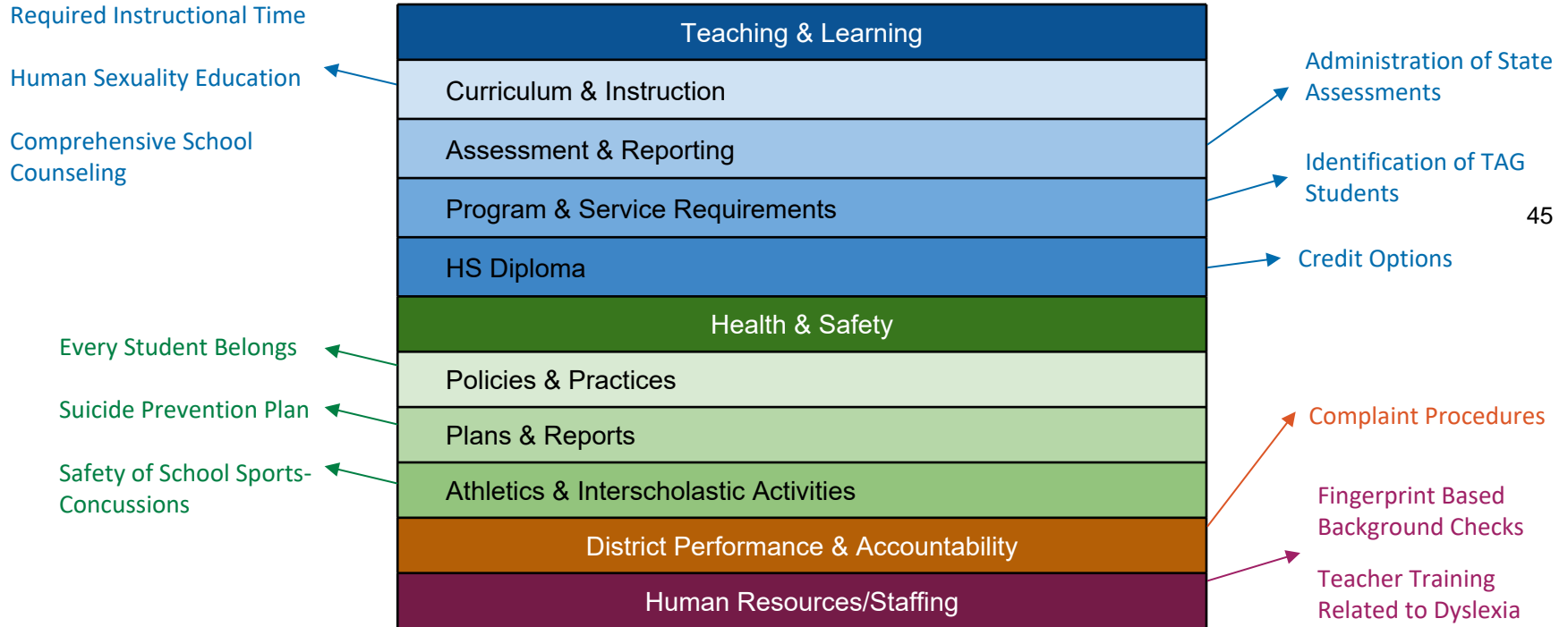
Division 22 Rule Categories

Division 22 standards include over 50 rules.

Teaching & Learning
Curriculum & Instruction
Assessment & Reporting
Program & Service Requirements
HS Diploma
Health & Safety
Policies & Practices
Plans & Reports
Athletics & Interscholastic Activities
District Performance & Accountability
Human Resources/Staffing

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Snapshot: Division 22 Rules



What are the Division 22 Standards Assurances?

Combined Accountability Model

Districts report annually on compliance with each of the standards, and include an explanation and corrective action plan for any rule with which the district is out of compliance.

Local Accountability

Districts must:

- report to their local school board by Nov 1
- make a report available on the district website by Nov 1



State Accountability

- Districts must submit assurances to ODE by Nov 15⁴⁶
- ODE reviews all submissions and follows up with districts that have self-reported as being out of compliance



What happens if the district is out of compliance?



- ODE reviews the district's proposed corrective action plan and either approves or rejects it
- If the plan is not approved as submitted, ODE contacts the district and provides technical assistance and support
- Once the district has an approved plan in place, ODE specialists may continue to provide support, as needed
- The corrective action must be complete by the beginning of the next school year
- If a district fails to come back into compliance after an opportunity for corrective action, ODE may withhold a portion of the district's State School Fund monies

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Report for the 2022-23 School Year

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Division 22 Waivers for 2022-23

- [581-022-2115\(3\) Assessment of Essential Skills:](#)
 - **Essential Skills Graduation Requirements** are waived for students graduating in the 2022-2023 and 2023-2024 school years.
 - Note: Local Performance Assessment requirement in Section (2) remains in effect.
- [OAR 581-022-2265](#) Report on PE Data
 - **PE Data collections** were suspended last year. Districts will be required to submit data for the upcoming 2023-24 SY.



Changes: PE Requirements for Grades 6-8



Physical Education Requirements in Middle School (581-022-2263):

The district has received an approved extension from ODE of the deadline for middle school physical education requirements.

District Report on Compliance with Division 22 Standards

District Leadership took a comprehensive look at each of the 60 areas of Division 22 which included specific evidence collection and close internal tracking. Currently, the Eugene School District 4J is in compliance in 54 out of 60 areas required.

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Corrective Action Plan and Timeline

The six (6) areas where the district is not yet in compliance and is currently in the process of addressing are described here:

Human Sexuality Education (OAR 581-022-2050): The district completed a plan for K-12 compliance which was approved by ODE in August 2023. By adopting a new elementary Health Curriculum in Spring 2022 and a new Secondary Health Curriculum in the Spring of 2023, we are now in compliance with ODE requirements regarding 581-022-2050.

Alcohol and Drug Abuse Prevention Program (581-022-2045): The district completed a plan for K-12 compliance which was approved by ODE in August 2023. The secondary health adoption ensured that we are now in compliance as our plan for alcohol and drug abuse prevention program.

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Teacher Training Related to Dyslexia (581-022-2440): The district completed a plan for K-12 compliance which was approved by ODE in August 2023. The district now has at least 1 licensed staff member in every school trained by a Dyslexia approved Foundational Literacy Skills Program.

Instructional Materials Adoption (581-022-2355): The district has postponed the math adoption with materials in elementary classrooms in 2024. The district has a waiver from ODE and are in compliance in all other subject areas.

Physical Education Requirements in Middle School (581-022-2263): The district has received an approved extension from ODE of the deadline for middle school.

Postponement of Purchase of State-Adopted Instructional Materials (581-022-2360): The district is out of cycle/compliance of K-10 Math and Secondary ELA. The district plans to be in compliance for secondary ELA by fall '24 and K-10 math fall '25.

Looking Ahead: Compliance for the 2023-24 SY

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New/Revised Rules & Requirements



OAR 581-022-2263 Physical Education Requirements

[HB 3199](#), which reduces the total number of physical education instructional minutes required in grades 6-8, was passed just before the close of the 2023 legislative session. The bill revises ORS 329.496 to include two significant changes:

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1. The weekly time requirement was reduced from 225 minutes every week of the year.
2. The new weekly minimum of 150 minutes is calculated as an average over the duration of the school year.

This provision went into effect on July 1, 2023

New/Revised Rules & Requirements

OAR 581-022-2220 Health Services

Last revised in 1996, much of the rule's language has been updated to reflect learning from the last three years of school operations and to bring the rule into alignment with current statutes and rules.

The revised rule will be in effect for the 2023-2024 academic year. Districts will first report on their compliance with the revised rule as part of [Division 22 Standards annual assurances](#) in November of 2024.



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Potential Rule Changes



The following changes are being considered by the State Board of Education and may be adopted at the September 21st meeting:

- **Assessment of Essential Skills graduation requirement:** proposed extension of the suspension of this requirement through the 2027-28 school year
- **Menstrual Dignity for Students:** links requirements of the [Menstrual Dignity for Students](#) rules (OAR 581-021-0587 through OAR 581-021-0596) to Division 22



ITEM FOR ACTION

Date of Meeting

October 18, 2023

Title

Board meetings with association leadership

Presenter

Maya Rabasa, Board Chair

Background

Leaders from the districts classified and certified associations have interest in monthly meetings with board leadership and a rotating board member.

Recommendation

It is recommended that the school board determine whether it is in agreement that monthly meetings between board leadership and association leadership be scheduled.



ITEM FOR ACTION AT A FUTURE MEETING

Date of Meeting

October 18, 2023

Title

City of Eugene — Proposal for Amendment to the Riverfront Urban Renewal Plan

City of Eugene Presenters

Amanda D'Souza, Development Programs Manager

Anne Fifield, Economic Strategies Manager

Maurizio Bottalico, Senior Financial Analyst

Description

After presenting and answering questions at the [October 18](#) board meeting, the City would like to bring the proposed amendment back to be voted on at the [November 1](#) board meeting as an action item.

Summary of the Proposed Amendment to the Riverfront Urban Renewal Plan

The Riverfront Urban Renewal District (Riverfront District) runs from the heart of downtown to I-5, encompassing some of Eugene’s most urban blocks, the transforming Downtown Riverfront neighborhood, the University of Oregon’s North Campus area, and the streets, sidewalks, paths, and parks that connect them. On September 13, 2023, the Eugene City Council/Urban Renewal Agency Board initiated a process to consider an amendment to the Eugene Riverfront Urban Renewal Plan that would increase the spending limit in the Plan and allow the use of urban renewal funds on certain projects, described below.

Proposed Riverfront Project Areas

A. Existing Projects

The proposed Plan amendment includes continuation of two existing activities:

Steam Plant

The Steam Plant is part of the Downtown Riverfront property that the Agency purchased from EWEB in April 2018. Preservation and adaptive re-use of the historic building has long been a community-wide goal. Following a competitive selection process, the Agency Board chose to move forward with a local development team. The team’s proposal includes a ground floor open to the community and a hotel on the upper floors that provide the fiscal foundation for the project.

Adaptive re-use of the building is ambitious, facing extraordinary challenges that include environmental, seismic, and financial obstacles. The Agency Board approved terms for the disposition and redevelopment of the Steam Plant in 2022, allocating \$1.5 million to support the project. The development team estimates that even after accounting for the Urban Renewal funds and their other investment funds, the planned preservation and redevelopment has a remaining financial gap, estimated at \$6.3 million.

If the Plan amendment is approved and the Agency Board would like to allocate additional funds to the Steam Plant redevelopment, they will need to approve revised redevelopment agreement terms. Staff estimates revised terms could be ready by early 2024.

Downtown Riverfront Affordable Housing

The Downtown Riverfront lot reserved for Affordable Housing is on the northwest corner of Mill Street and 4th Avenue. The terms approved by the Agency Board in May 2020 for redevelopment of the Downtown Riverfront call for the Affordable Housing project to consist of not less than 75 units of housing rented to households with income at or below 60% of area median income.

The project will need substantial public contribution to compensate for the low rents and to make it financially viable. Affordable Housing subsidies often come from a combination of federal, state, and local financial sources and the financial packages are complex. The neighborhood character of the Downtown Riverfront, first articulated in the EWEB Master Plan and continued in subsequent City policies, includes high-quality, urban architecture. These denser, more durable buildings are a more expensive type of construction and higher cost-per-

square-foot than more suburban “garden-style” apartments. All of these factors lead to high development costs.

With rising construction costs, site constraints, the desire for the building to be responsive to the urban design context of the Downtown Riverfront while keeping rents affordable, it is expected there will be a need for significant subsidy to make a project feasible – likely about \$5 million.

If the Plan amendment is approved, the Agency would consider a disposition process for the site including a possible Request for Proposals, project criteria, and financial assistance. Staff estimates this project could be brought to the Agency Board in the spring of 2024.

B. Housing

The creation of new housing across Eugene is a priority for the City Council. New housing will enhance the Riverfront District’s vibrancy and safety and will strengthen the connection between the downtown core and the Willamette River. It will also help to address the community-wide need to increase the supply of housing and reduce Eugene’s per capita carbon emissions on an ongoing basis. In order to support the creation of new housing (in addition to the Downtown Riverfront Affordable Housing above) in the Riverfront Urban Renewal District, the proposed 2023 Plan Amendment adds two eligible activities:

Development Fee Assistance

Urban Renewal funds would be used to pay for development fees that result in the creation of new housing. Development fees paid by the Agency may include System Development Charges (SDCs), permit fees, and other government-imposed development fees. Eligible projects would include new housing either in new construction or redevelopment of existing buildings.

This activity is included in the 2023 Amendment to the Downtown Urban Renewal Plan and staff is currently working on drafting a program for the Agency Board’s consideration. S

Real Property Acquisition

Urban Renewal funds could be used to acquire real property to support the creation of new housing in the Plan Area. Offering real property for reduced or no cost can help offset construction costs and make projects financially feasible. In addition, targeting underutilized properties in the Plan Area would support efforts to revitalize the Plan Area, including the eastern area of downtown.

If the Plan amendment is approved, staff would begin developing a strategy for this activity, including identifying a process and criteria for disposition of properties at reduced cost. Agency Board action is required before the acquisition or disposition of any real property in the Plan Area.

C. Physical Improvements to Address Safety and Comfort

Under this project area, the Agency would be able to use Urban Renewal funds to make physical improvements to the public right-of-way in the Plan Area to create safe, accessible, and welcoming spaces for users. Improvements could include street, curb, alley, and sidewalk improvements; streetscape projects; and pedestrian, bike, and multi-modal improvements.

Improvements to the public right-of-way benefit workers, visitors, and residents, as well as the community at large with safe and attractive connections between the downtown core, the Riverfront, and the University area. Improving the quality of the public right-of-way can accomplish other City goals related to public safety, low carbon transportation, local economic development, and events and culture.

If the Plan amendment is approved, right-of-way improvement projects would be implemented on an as-needed basis. Any project that costs more than \$250,000 would require Agency Board approval. Community Development staff would work with other City divisions and private partners to determine needs and priorities and to coordinate implementation.

D. Projects Directed or Initiated by the Agency Board

During public outreach conducted in the fall of 2022, the community identified a number of possible projects that could help with the revitalization of downtown. The projects included in this section are examples of possible projects that have been previously discussed by the Agency Board or City Council. The inclusion of the projects in the proposed amendment does not guarantee the projects will move forward. By including the projects in the amendment, the Agency Board will be able to allocate Urban Renewal funds to the projects should they wish to pursue them.

If the Plan amendment is approved, Agency Board direction is needed for any of the following projects to move forward. Further study would be needed to determine design, costs, priorities, feasibility, and timing.

Parking and Mobility

This focus area would allow for Urban Renewal funds to be used on the development of parking and mobility infrastructure in the Plan Area.

Transmission Lines Rerouting

This focus area would allow for Urban Renewal funds to be used to support EWEB in the effort to reroute the transmission lines that service the Willamette Substation and currently run from the electrical tower in the Riverfront Park.

Open Spaces

This focus area allows for the use of Urban Renewal funds for revitalization of open spaces and parks within the Plan Area. This could include improvements along the South Bank Bike Path or enhancement of other designated open space areas.

Development Support

To support development and commercial activities within the Plan Area, especially the revitalization of vacant storefronts and underutilized property, the Agency would be able to offer financial assistance for physical improvements to privately owned properties, such as renovating ground-floor storefronts or underutilized commercial spaces. Incentivizing improvements to buildings can lead to an enhanced experience for downtown residents, workers, and visitors. Updated commercial spaces could stimulate economic activity and bring positive ground-floor presence to the street.

Urban Renewal funds could be used to acquire real property to support commercial activity in the Plan Area. Offering real property for reduced or no cost can help offset construction costs and make projects financially feasible, which could catalyze investment and positive activity.

If the Plan is amended, staff would begin developing a strategy for these activities and bring a program scope for financial assistance to the Agency Board for consideration, feedback, and approval. If the Agency chooses to acquire and dispose of property for commercial redevelopment, staff could identify strategically located properties and conduct negotiations with the property owner. To dispose of properties at reduced costs, staff could identify a process and criteria to select qualified developers. Agency Board action is required before the acquisition or disposition of any real property in the Plan Area.

Other Public Facilities

The proposed Plan amendment continues to authorize the use of urban renewal funds to support the development of public facilities, such as City Hall or a fire station. These facilities will benefit the Plan Area by increasing public usage of the area, by enhancing protective services, and by stimulating additional public and private investment in the Plan Area.

Financial Impact

The Riverfront Urban Renewal District is set to sunset June 30, 2024 and the Urban Renewal Agency has nearly reached the current spending limit of \$34.8 million, with the bulk of that funding spent on property acquisition and infrastructure improvements to support the Riverfront Research Park, the Courthouse District, and the Downtown Riverfront.

The proposed Plan amendment includes three possible spending scenarios for Agency Board consideration, each with a different increase to the District’s total spending limit (i.e., maximum indebtedness). The table below shows each possible spending limit increase and the estimated number of years for the District to reach that new limit for the proposed scenarios.

Spending Scenario	Spending Limit Increase	Estimated extension
A	\$15 million	5 years (FY29)
B	\$25 million	8 years (FY32)
C	\$45 million	15 years (FY39)

Spending scenario A is focused on completion of two outstanding Downtown Riverfront projects: the Steam Plant redevelopment and the Downtown Riverfront Affordable Housing project. Scenario A estimates most of the increased spending limit will be allocated toward these projects, but does allow for the Agency Board to use any remaining funds on other Projects the Board chooses to initiate. Spending scenarios B and C include completion of the two outstanding Downtown Riverfront projects and also include projects in the following focus areas (the same focus areas that were included in the Downtown Urban Renewal Plan Amendment): Housing, Physical Improvements to Increase Safety and Comfort, and Projects Directed/Initiated by the Agency Board. These focus areas emerged from the Downtown Priorities and Projects public engagement effort from early 2023 and would contribute to improvements in and connections to the downtown core. The actual project funding allocations will depend on future Agency Board budgetary action and project implementation.

If the Plan amendment is approved, the Agency will continue to collect tax increment revenue within the Riverfront Urban Renewal District. The proposed amendment will not reduce the amount of tax revenue the overlapping taxing districts currently receive from within the Riverfront District boundary.

School District 4J Financial Impact

If the Riverfront District did not exist and did not collect tax increment, the estimated net impact to 4J would be a loss of about \$45,000 per year. This impact was estimated with assistance from Lane County Assessment & Taxation and takes into account the effects of Measure 5 compression and the State school funding formula. The analysis concludes that 4J is slightly better off financially if the Riverfront Urban Renewal District continues to collect tax increment funds than it would be if the tax increment financing were terminated. Below is an excerpt from pages 27-28 of the Riverfront Urban Renewal Report which describes the impact in detail:

The impact on K-12 schools from the division of tax calculation for urban renewal districts is largely an impact on the State's budget because schools are mainly funded on a per-pupil funding formula (rather than by the level of property tax dollars generated within their boundaries). The State determines how much money must be allocated for the education of each pupil across the state. If the money is not available from local property taxes, the State will make up the difference. If more funds are available through local school property taxes, the State would have additional dollars to allocate as it chooses. In other words, the State can choose to allocate any extra money to education or to some other budgetary priority. If the State chooses to keep the money in education, some of that money would return to schools and education service districts based on the applicable statewide school funding formula and the rest would be distributed to school and education service districts across Oregon.

The Lane County Assessor conducted an analysis of the impact of the Riverfront Urban Renewal District on School District 4J's local option levy, including the impacts of tax rate compression in FY23. The analysis, which is included as Table 16 in Exhibit G, shows that the Riverfront Urban Renewal District currently provides 4J an estimated net benefit of \$45,000 per year. Table 16 shows the impact of tax rate compression in the education category for an additional 143 properties that would occur if the Riverfront District were not collecting division of tax revenue.

This analysis concludes that 4J is better off financially if the Riverfront Urban Renewal District continues to collect tax increment funds than it would be if tax increment financing were terminated. The reason is that taxes that are currently counted under the "general government" category for Measure 5 tax rate limitations (i.e., the "school property tax dollars" that now go to urban renewal) would move into the "education" category. When that happens, the education category of taxes must be reduced for a number of individual properties within the City because schools are already collecting as much as they can under Measure 5 limits for those properties. State law says that local option levy proceeds are the first to be reduced in the event of compression.

In order to understand the Lane County Tax Assessor's analysis for 4J impact for FY23, there are two factors to consider:

- 1. Revenue from 4J's permanent levy would increase by approximately \$866,000, for a net gain of approximately \$26,000 after applying the State school funding formula. (4J receives about 3% of the total State-wide funding.) This is the best-case scenario that assumes all else is equal, and the State decides to provide more funding for schools as a result of having more property tax revenue available.*

- 4J would lose about \$71,000 of local option levy proceeds (after discounts and delinquencies) if the Riverfront District no longer collects tax increment funds because of compression. The State funding formula does not apply to local option levies, so the full impact of this reduction would be felt in 4J's budget. Both of these estimates are based on FY23 tax roll information and would vary in future years with changes in market conditions.

In summary, 4J would experience an ongoing loss in its budget of about \$45,000 annually as a result of terminating tax increment collections in the Riverfront District.

See below for a graphic representation of this explanation.

Estimated Financial Impact on 4J if Riverfront District Terminates Collection of Tax Increment¹

4J Property Tax Levy	Riverfront UR Division of Tax ²	Property Tax Compression ³	Property Tax Collection ⁴	State School Fund ⁵
Permanent Rate	\$971,941	\$906,586 +21 Accounts	\$866,000	\$26,000
Local Option Levy	\$0	(\$74,842) +143 Accounts	(\$71,000)	(\$71,000)
Net Impact	\$971,941	\$831,744	\$795,000	(\$45,000)

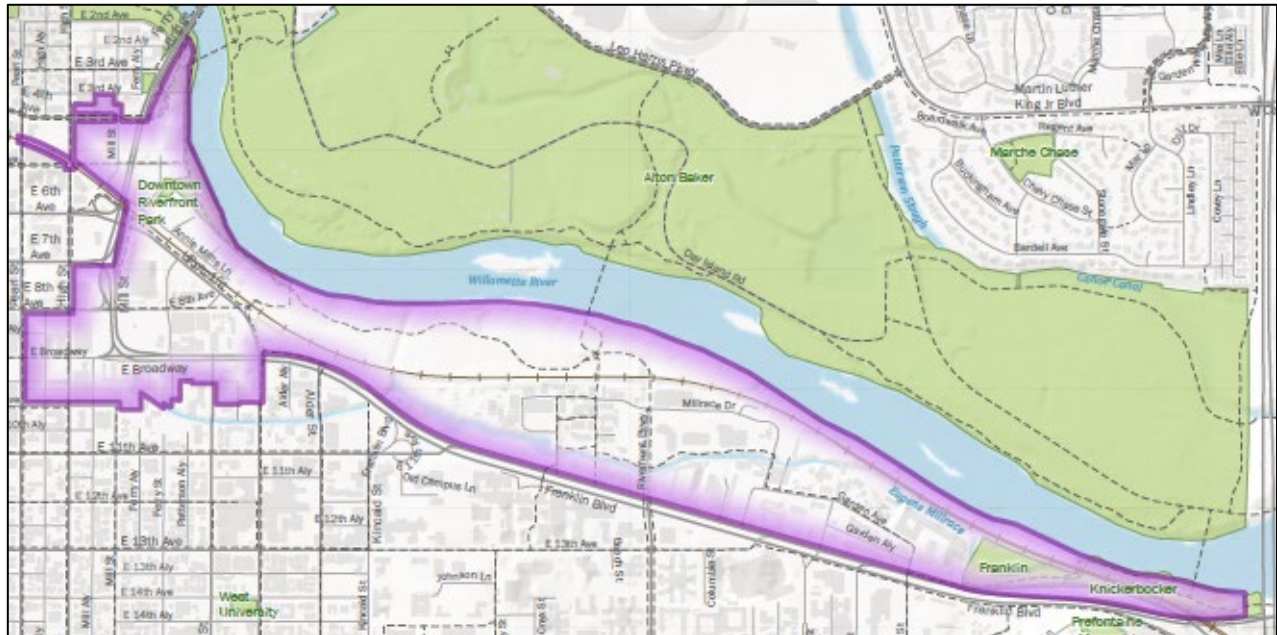
Notes:

- Estimates are annual figures based on fiscal year 2023 property tax data.
- Lane County Assessment & Taxation, Table 4e, Detail of Urban Renewal Plan Areas by Taxing District, Tax Year 2022-23.
- Calculated by Lane County Assessment & Taxation. Table also shows how many additional tax accounts would be in compression.
- Collection rate of 95.5% is applied and estimates are rounded to the nearest \$1,000.
- Permanent rate taxes are subject to the State School Fund, but not local option levy taxes. Assumes 4J receives 3% of State School Fund, rounded to the nearest \$1,000.

Next Steps

The Agency Board is in the process of seeking feedback and concurrence from overlapping taxing districts. The Planning Commission will review the proposed amendment at their October 10, 2023, meeting, and City Council will hold public hearing on the proposal on October 16, 2023. City Council will review recommendations and public comments and further refine the proposed amendment, if needed, on November 15 and is scheduled to vote on the adoption of the ordinance on November 27, 2023. If the Plan is amended, City staff will begin implementation, with a prioritized focus on projects that support the creation of new housing.

Draft Urban Renewal Plan for the Riverfront Urban Renewal District



Adopted September 11, 1985
-Amended-
March 2004
February 2018

Amended ____, 2023 by Ordinance No. ____



Urban Renewal Agency of the City of Eugene, Oregon

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I. ADOPTION

Ordinance Number	Date	Purpose
Ordinance No. 19352	9/11/85	Adoption of the Urban Renewal Plan

II. AMENDMENTS

Ordinance/Resolution Number	Date	Purpose
Ordinance No. 20313	3/10/2004	<p>The First Amendment to the Riverfront Research Park Urban Renewal Plan made the following changes to the Plan:</p> <ul style="list-style-type: none"> ○ Changed the name of the urban renewal area from “Riverfront Research Park Urban Renewal Area” to “Riverfront Urban Renewal Area”. ○ Added 34.5 acres of land to the renewal area. ○ Expanded and revised the list of project activities to be undertaken under the First Amendment to the Plan. ○ Provided new cost estimates of project activities to be undertaken under the First Amendment to the Plan. ○ Extended the duration of time required to pay off project indebtedness to June 30, 2024. ○ Provided new information on the impact that carrying out the Plan will have on other taxing bodies under Measure 50.
Resolution No. 1085	2/12/2018	<ul style="list-style-type: none"> ○ Increased boundary by 1.1 acres (North of 4th Avenue Expansion)
Resolution No. 1086	2/12/2018	<ul style="list-style-type: none"> ○ Increased boundary by 0.76 acres (Quiet Zone Expansion)

URBAN RENEWAL PLAN FOR THE RIVERFRONT URBAN RENEWAL DISTRICT

[Throughout this draft Plan, a range of spending scenarios will be used to demonstrate the effect of different increases in the Plan’s maximum indebtedness: A = \$15 million, B = \$25 million, C = \$45 million.]

Section 100 – Introduction

The Riverfront Urban Renewal Plan (the “Plan”) was revised in 2023 to make the following changes:

- Specifies project activities to be undertaken;
- Increases the Plan’s maximum indebtedness to allow for those specific projects;
- Permanently increases the Frozen Base of the Plan Area to \$110,395,364 to allow for a portion of the increased assessed value within the Plan Area to be shared with overlapping taxing districts including the City of Eugene; and
- General updating of the Plan.

[Scenario A]

The Plan outlines specific activities related to two projects previously initiated by the Urban Renewal Agency Board: redevelopment of the Steam Plant and development of an Affordable Housing project in the Downtown Riverfront.

The project activities are discussed in more detail under Section 600 of the Plan. Eligible activities include previously approved projects. The 2023 Amendment increases the Plan’s maximum indebtedness from \$34.8 million to \$49.8 million.

The Riverfront Urban Renewal District will cease collecting tax increment dollars and return any unused tax increment funds to Lane County for redistribution to overlapping taxing districts as provided in Section 1300A of this Plan.

[Scenarios B and C]

The Plan outlines specific activities related to two projects previously initiated by the Urban Renewal Agency Board: redevelopment of the Steam Plant and development of an Affordable Housing project in the Downtown Riverfront. The Plan continues to include authorization for the projects designated in Section 600A(7) of the 2004 Riverfront Urban Renewal Plan, and Section 600D(5) of this amended Plan as “Other Public Facilities.”

The Plan also includes activities related to new projects that address the challenges in the Plan Area, including those identified through a robust community outreach effort in fall of 2022, known as Downtown Priorities and Projects. The Downtown Priorities and Projects effort led to recommended improvements for Eugene’s downtown, which includes the western end of the Plan Area, in six categories: Housing; Public Safety; Commercial Activity and Development; Public Spaces and Mobility; and Events and Culture.

Eligible project activities include previously approved projects and new project categories and are discussed in more detail under Section 600 of this Plan; including, “Additional Housing,” “Physical Improvements to Address Safety and Comfort” and “Projects Directed/Initiated by the Agency Board.” The 2023 Amendment increases the maximum indebtedness from \$34.8 million to ___ [B = \$59.8 million C = \$79.8 million].

The Riverfront Urban Renewal District will cease collecting tax increment dollars and return any unused tax increment funds to Lane County for redistribution to overlapping taxing districts as provided in Section 1300A of this Plan.

Section 200 – Definitions

The following definitions will govern this Plan unless the context otherwise requires.

2004 Amendment means the update to the Plan that was completed in 2004.

2018 Amendments mean the two minor updates to the Plan Area that were completed in 2018.

Agency means the Urban Renewal Agency of the City of Eugene.

Blighted areas means areas which, by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use, or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health, or welfare of the community. A blighted area is characterized by the existence of one or more of the conditions described in the definition of “Blighted Areas” in ORS 457.010.

City means the City of Eugene.

Downtown Plan means the Eugene Downtown Plan as adopted by the Eugene City Council in 2004 as a refinement of the Eugene Springfield Metropolitan Area General Plan. The eastern portion of the Downtown Plan boundary includes the western portion of the Plan Area.

Downtown Riverfront means the 16 acres of riverfront property the Agency purchased from EWEB in 2018 to facilitate the redevelopment of EWEB’s former utility yard. The Downtown Riverfront includes the Riverfront Park and Plaza, the Steam Plant, and the parcels of the Downtown Riverfront that have been or may be sold to a private developer for new residential and/or commercial development.

EWEB means the Eugene Water and Electric Board.

ORS means the Oregon Revised Statutes. ORS Chapter 457 regulates the urban renewal process.

Plan means the Urban Renewal Plan for the Riverfront Urban Renewal District.

Plan Area means the property included in the Riverfront Urban Renewal District as more fully described in Section 300.

Projects means the urban renewal projects listed in Section 600 of the Plan.

Report on the Plan means the textual material and graphic exhibits required by ORS 457.085(3) that explains existing conditions, activities, procedures, and proposals of the Plan.

Riverfront Park and Plaza means the 3-acre Downtown Riverfront Park and 1-acre Plaza located in the Plan Area. The Park was completed in 2022. Construction of the Plaza is expected to begin in 2025.

Steam Plant means the historic structure the Agency acquired from EWEB in 2018 as part of the purchase of the Downtown Riverfront property. The multi-story masonry and steel structure was constructed in three phases from 1930-1950. Steam Plant operations ceased in 2012 and the building is currently vacant. The Agency intends to preserve and redevelop the structure.

Tax Increment Financing means a method of financing urban renewal projects as authorized by ORS Chapter 457.

Willamette to Willamette Initiative means the collection of projects focusing on infrastructure and activity along 8th Avenue between the Willamette River and Willamette Street.

Section 300 – Legal Description

The Riverfront Urban Renewal District includes an area of approximately 245 acres. The Plan Area includes all of the land within the boundaries designated on the map attached as Plan Exhibit A and described as containing all lots or parcels of property situated in the City of Eugene, County of Lane, State of Oregon, bounded generally as described in Plan Exhibit B.

Section 400 – Goals and Objectives

A. Goals

The goals of the Plan are to:

1. Improve the function, condition, and appearance of the Plan Area by:
 - a. Supporting the creation of a mix of new housing, which will bring more people and positive activity into the Plan Area, thereby making the entire Plan Area more attractive for residents, workers, and visitors.
 - b. Supporting commercial development by creating physical conditions to help businesses thrive and by the repurposing of underutilized properties.
 - c. Making physical improvements to parks, plazas, open spaces, sidewalks, and streets to provide an inviting connection through the Plan Area and to the river.
2. Eliminate blight and blighting influences.

3. Strengthen the economic conditions of the Plan Area.
4. Improve connections between the Riverfront Plan Area, the core of downtown, the federal courthouse, and the University of Oregon.
5. Protect or enhance the riparian area.

B. Objectives

Development in the Plan Area is intended to play a critical role in Eugene's economy by improving the east side of the downtown core and providing a unique opportunity to develop an area that connects downtown Eugene to the Willamette River, the federal courthouse, and the University of Oregon. These objectives are consistent with the Eugene 2035 Transportation System Plan, Envision Eugene, Eugene's Community Climate Action Plan 2.0, the City's Capital Improvement Program, and the City's Housing Implementation Pipeline. The objectives of the Plan are:

1. Address barriers to the creation of new housing by helping to make residential development projects financially feasible. The creation of new housing in the Plan Area will:
 - a. Contribute to the Plan Area's vitality;
 - b. Help alleviate the undersupply of housing in Eugene; and
 - c. Support the City's housing and climate action goals.
2. Improve public spaces and buildings in the Plan Area in order to make it a safe, accessible, and welcoming place for all users. These public improvements will:
 - a. Address public safety concerns by improving the physical environment;
 - b. Provide safe, direct, and attractive linkages between the Plan Area, the University of Oregon, downtown Eugene, and the Willamette River;
 - c. Address bicycle and pedestrian access within the Plan Area; and
 - d. Improve pedestrian and multi-modal transportation circulation between downtown Eugene and the Downtown Riverfront.
3. Strengthen the Plan Area's commercial environment by:
 - a. Investing in vacant or underutilized spaces to increase marketability and flexibility; and
 - b. Providing financial assistance for new and growing businesses.
4. Protect and enhance the key riparian areas along the river by:
 - a. Addressing impacts of Plan Area development on public open space;
 - b. Maintaining and enhancing the public's physical access to and along the Willamette River; and
 - c. Supporting design improvements or mitigations that are needed to treat stormwater, protect water quality, or to respond to other environmental protection needs.

Section 500 – Land Use Plan

The use and development of all land within the Plan Area shall comply with the regulations prescribed in the City's comprehensive plan, land use regulations, City charter, and any other applicable local, State, or Federal laws regulating the use of property within an urban renewal area.

Section 600 – Urban Renewal Projects

To achieve the objectives of this Plan, the Agency may incur indebtedness to finance the following urban renewal projects, and may pay that indebtedness with tax increment funds:

A. Existing Activities

The Agency may complete and provide tax increment funds to urban renewal projects authorized and for which some action has been taken prior to the 2023 Plan Amendment (for example, the Downtown Riverfront Plaza, the Steam Plant Redevelopment, the Downtown Riverfront Affordable Housing Project, and the Railroad Quiet Zone). The Agency may also continue to operate the River Loans Program. All dollars loaned must come from program revenue and not from tax increment funds.

B. Additional Housing

The Agency is authorized to support the creation of housing in the Plan Area through the following activities:

B-1. Development Fee Assistance

The Agency may use tax increment funds to pay development fees for development that results in the creation of new housing in the Plan Area. Development fees paid by the Agency may include Systems Development Charges, permit fees, and other government-imposed fees. The Agency Board will establish eligibility criteria for Development Fee Assistance. If the criteria are met, Agency Board approval pursuant to Section 700 of the Plan is not required. Eligible projects must result in new housing and include new construction or redevelopment of existing buildings.

B-2. Real Property Acquisition and Disposition

The Agency may use tax increment funds to acquire real property when the acquisition of the real property is necessary to support the creation of additional new housing in the Plan Area.

The process for selling or disposing of property acquired for the purpose of supporting the creation of housing will be determined by the Agency Board. Property acquired to support the creation of housing may be offered to a developer for a reduced price or at no cost, as determined by the Agency Board.

C. Physical Improvements to Address Safety and Comfort

The Agency is authorized to make improvements to public spaces including streets, curbs, and sidewalks in the Plan Area to create safe, accessible, and welcoming places for users. Possible improvements include:

C-1. Street, Curb, Alley, and Sidewalk Improvements

Improvements within the Plan Area may require the construction of new streets, curbs, and sidewalks. The Agency may fund sidewalk and roadway improvements in the Plan Area including design, redesign, construction, resurfacing, repair, and acquisition of right-of-way

for curbs, streets, and sidewalks, and pedestrian and bicycle paths. Projects that may be undertaken include:

- Local street, curb, and sidewalk improvements to support commercial and other street-level activity in the Plan Area or as identified in the Eugene Capital Improvement Program; and
- Other street, curb, and/or sidewalk improvements identified by the Agency.

C-2. Streetscape Projects

The Agency may participate in activities that will improve the visual appearance of the Plan Area, including but not limited to:

- Accent paving;
- Decorative lighting;
- Street trees, planters, and landscaping;
- Furnishings, including benches, trash receptacles, bicycle racks;
- Street and directional signage;
- Public art and water features;
- Gateway monuments and landscape features; and
- Undergrounding of utilities in the Plan Area.

C-3. Pedestrian, Bike, and Multi-Modal Transportation Improvements

The Agency may participate in activities that support pedestrian, bicycle, other non-automobile, and transit uses in the Plan Area and connections between the Plan Area, downtown, public parks, and other areas of Eugene. Projects may include:

- Construction of bicycle parking and storage, transit stops, covered shelters, transit pullouts;
- Provide new bike paths or lanes in the Plan Area;
- Provide pedestrian connections to the broader downtown, riverfront, and surrounding areas;
- Provide more prominent entrances to the downtown area; and
- Provide weather sheltering devices for the protection of pedestrians.

D. Projects Directed/Initiated by the Agency Board

The Agency is authorized to participate in eligible activities and projects should the Agency Board decide to pursue them, such as:

D-1. Parking and Mobility

The Agency is authorized to participate in the development of parking and mobility infrastructure in the Plan Area, including surface lots or garages. These improvements will benefit the Plan Area by increasing public use of the area. On-street parking is anticipated to meet most of the standard daily needs of people accessing public amenities in the Plan Area, such as the Park, restaurants, and commercial spaces. However, on-street parking will not accommodate all of the parking needs during high demand periods such as nights and weekends, and during special events. In addition, the Steam Plant parcel size is not sufficient to accommodate anticipated parking needs for its future redevelopment into a mixed-use center.

While implementation of certain physical improvements in Section 600 C may reduce the need for parking, it is still expected that additional parking may be needed, at least in the medium term.

D-2. Transmission Lines Rerouting

The Agency is authorized to participate in the effort to reroute the transmission lines that service the Willamette Substation and currently run from the electrical tower in the Riverfront Park, south along the river next to the Steam Plant. Rerouting of the transmission lines would allow removal of the existing Riverfront Park tower, opening up views at the southern end of the park and in front of the Steam Plant and creating more passive open space in those places.

D-3. Open Space Improvements

The Agency may participate in funding the design, acquisition, construction, and/or rehabilitation of public open spaces and parks within the Plan Area. Projects to be undertaken may include:

- Walkways and plazas;
- Shelters;
- Buildings;
- Landscaping;
- Accessibility improvements;
- Lighting;
- Furniture; and
- Art.

D-4. Other Development Support

The Agency is authorized to support development and commercial activities within the Plan Area through the following activities:

a. Financial Assistance

The Agency may use tax increment funds to provide financial assistance to property owners, for physical improvements to privately owned properties that will address the goals of the Plan. The activities eligible for financial assistance could include housing development, green building or renewable energy investments, improvements to ground-floor storefronts, and improvements to vacant or underutilized commercial spaces to increase flexibility and marketability.

b. Real Property Acquisition and Disposition

The Agency may use tax increment funds to acquire real property for the purpose of supporting the objectives of this Plan, including the support of commercial activity.

The process for selling or disposing of property acquired for the purpose of supporting commercial activity will be determined by the Agency Board. Property acquired to support commercial activity may be offered to a developer for a reduced price or at no cost, as determined by the Agency Board.

D-5. Other Public Facilities

The Agency is authorized to participate in development of public facilities including City Hall, police and fire facilities, libraries, recreation centers, conference facilities, and community centers. These facilities will benefit the Plan Area by increasing public usage of the area, by enhancing protective services, and by stimulating additional public and private investment in the Plan Area. The extent of the Agency's participation in funding such facilities will be based upon an Agency finding on the benefit of that project to the Plan Area, and the importance of the project in carrying out Plan objectives. The type and location of these public facilities will be determined by future study. Potential public facilities to be assisted include:

- New Police Building or City Hall.

These public facility projects were designated and authorized by Section 600A(7) of the 2004 Riverfront Urban Renewal Plan, and continue to be authorized by this renumbered Section 600D(5). The only amendments made to this renumbered Section 600D(5) are to change references from "renewal area" to "Plan Area" for consistency with the language used in other areas of the Plan and removal of a new federal courthouse building as an eligible public facility project following the construction of a new federal courthouse building in 2006.

E. Loans and Grants

The Agency may operate a low-interest loan and grant program to assist development and redevelopment of private property within the Plan Area. All dollars loaned must come from program revenue and not from tax increment funds. Property owners within the Plan Area proposing to improve their properties and receiving financial assistance from the Agency shall do so in accordance with all applicable provisions of this Plan and with all applicable codes, ordinances, policies, plans, and procedures of the City.

F. Project Delivery and Administrative Activities

Many of the Agency's project delivery and administrative activities are provided through a contract between the City of Eugene and the Agency dated June 15, 2004.

1. The Agency may retain the services of independent professional people or organizations to provide project delivery administrative or technical services such as:
 - a. Project management;
 - b. Preparation of market, feasibility, or other economic studies;
 - c. Public engagement;
 - d. Preparation of design, architectural, engineering, landscaping architectural, planning, development, or other developmental studies;
 - e. Preparation of property acquisition appraisals;
 - f. Provision of special rehabilitation, restoration, or renovation feasibility and cost analysis studies;

- g. Provision of legal, debt issuance, accounting, or audit services;
 - h. Assistance with preparation of the annual financial report required under Section 800 of this Plan and the financial review required under Section 900 of this Plan; and
 - i. Support ongoing investments within the Plan Area (e.g. potential new businesses, existing businesses with expansion, dealing with safety issues).
 2. The Agency may acquire, rent, or lease office space and office furniture, equipment, and facilities necessary for it to conduct its affairs in the management and implementation of this Plan.
 3. The Agency may invest its reserve funds in interest-bearing accounts or securities authorized under ORS 294.
 4. The Agency may borrow money, accept advances, loans, or grants from any legal source, issue urban renewal bonds and receive tax increment proceeds as provided for in Section 700 of this Plan.

Section 700 – Methods for Financing the Projects

The Agency may borrow money and accept advances, loans, grants, and other legal forms of financial assistance from the Federal government, State of Oregon, City of Eugene, Lane County, or other public body, or from any source, public or private, for the purposes of undertaking and carrying out the Projects authorized by this Plan.

Ad valorem taxes, if any, levied by a taxing body upon the taxable real and personal property situated in the Plan Area, shall be divided in accord with and pursuant to Section 1c, Article IX of the Oregon Constitution and ORS Chapter 457, and used by the Agency for the Projects authorized by this Plan.

The Agency shall adopt and use a fiscal year ending June 30 accounting period. Every other year, the Agency shall develop a biennial budget in conformance with the provisions of ORS Chapter 294 and ORS 457, which shall describe sources of revenue, proposed expenditures, and activities.

The Agency Board must approve all projects, other than loans, in excess of \$250,000.

Section 800 – Annual Financial Statement Required

A financial statement shall be prepared that includes the information required by ORS Chapter 457. The statement shall be filed with the City Council and notice shall be published and mailed to the affected taxing districts in accordance with the requirements of ORS 457.

Section 900 – Community Member Participation

The activities and projects defined in this Plan, development of subsequent plans, procedures, activities, and regulations, and the adoption of amendments to this Plan shall be undertaken with the participation of citizens, owners, tenants as individuals, and organizations who reside within or who have financial interest within the project area together with the participation of general community members of the city. An advisory committee authorized by the Agency Board will advise on the activities of the Riverfront Urban Renewal District.

Section 1000 – Non-Discrimination

In the preparation, adoption, and implementation of this Plan no public official or private party shall take any action to cause any person, group, or organization to be discriminated against in a manner that violates Section 4.613 of the Eugene Code, 1971.

Section 1100 – Recording of This Plan

A copy of this Plan and Substantial Amendments to this Plan shall be recorded with the recording officer of Lane County.

Section 1200 – Procedures for Changes or Amendments

The Plan will be reviewed and analyzed periodically and may need to be modified based on this review. The types of Plan Amendments are:

A. Type One Amendment – Substantial Change Requiring Special Notice

Type One amendments shall require approval per ORS 457.095 and notice as provided in ORS 457.120. Type One amendments will consist of:

1. Increases in the Plan Area boundary in excess of one percent (1%) of the existing area of the Plan.
2. Increases in the maximum indebtedness that can be issued or incurred under this Plan.

B. Type Two Amendment – Substantial Change Not Requiring Special Notice

Type Two amendments shall require approval per ORS 457.095 but will not require notice as provided in ORS 457.120. Type Two amendments will consist of any change or additions to the projects listed in Section 600.

C. Type Three Amendment - Minor Amendment

Minor amendments are any change that does not require a Type One or Type Two amendment and may be approved by the Agency Board in resolution form.

D. Amendment to the City's Comprehensive Plan or any of its Implementing Ordinances

Amendments to Eugene's adopted comprehensive plan and/or land use regulations that affect the Plan and/or the Plan Area shall be incorporated automatically into the Plan without any separate action required by the Agency Board or City Council. If a Type I or Type II amendment is prepared, Exhibit C of this Plan will be updated at that time.

Section 1300 – Duration and Validity of Approved Plan

A. Duration of the Plan

Taxes may be divided under this Plan only until the maximum indebtedness for the Plan Area has been issued and paid or defeased, or the Agency has determined that it will not issue the full amount of that maximum indebtedness, and all indebtedness that will be issued has been issued and paid or defeased. When that indebtedness has been paid or defeased the Agency will notify the assessor pursuant to ORS 457.450(2) to cease dividing taxes for the Plan Area and shall return any unused tax increment funds to Lane County for redistribution to overlapping taxing districts. However, the Riverfront Urban Renewal District and this Plan may remain in effect as long as legally required to exist and until the Agency transfers any remaining assets and liabilities of the Plan Area to the City of Eugene. As of the date of the 2023 Amendment, it is estimated that the last fiscal year for which taxes will be divided is ___ [A = FY29, B = FY32, C = FY39].

B. Validity

Should a court of competent jurisdiction find any word, clause, sentence, section, or part of this Plan to be invalid, the remaining words, clauses, sentences, section, or parts shall be unaffected by any such finding and shall remain in full force and effect for the duration of the Plan.

Section 1400 – Maximum Indebtedness

The First Amendment to the Riverfront Urban Renewal Plan established a maximum indebtedness for the Plan of \$34.8 million.

The 2018 type 3 amendments did not increase the maximum indebtedness.

The 2023 Amendment increased the maximum indebtedness amount by ___ [A = \$15 million, B = \$25 million, C = \$45 million] to a total of ___ [A = \$49.8 million, B = \$59.8 million C = \$79.8 million]. The maximum indebtedness limit established by this Section 1400 does not apply to or limit:

1. The obligation of the Agency to pay interest on indebtedness issued or incurred under this Plan;
2. Any indebtedness issued to refund indebtedness issued or incurred under this Plan, to the extent that the refunding indebtedness does not exceed the principal amount of the refunded indebtedness, plus the amount of the refunding indebtedness that is used to pay costs of the refunding;
3. Funds to repay indebtedness existing on the date of the 2004 Amendment; and

4. Expenditures made from funds other than tax increment funds, such as loans made from the River Loans Program.

Legislation passed in 2009 (ORS 457.220) placed additional limits on how much a municipality can increase maximum indebtedness. That same legislation, however, also provides that those limitations *“do not apply to the extent the municipality approving a plan obtains the written concurrence of taxing districts imposing at least 75 percent of the amount of taxes imposed under permanent rate limits in the urban renewal area.”*

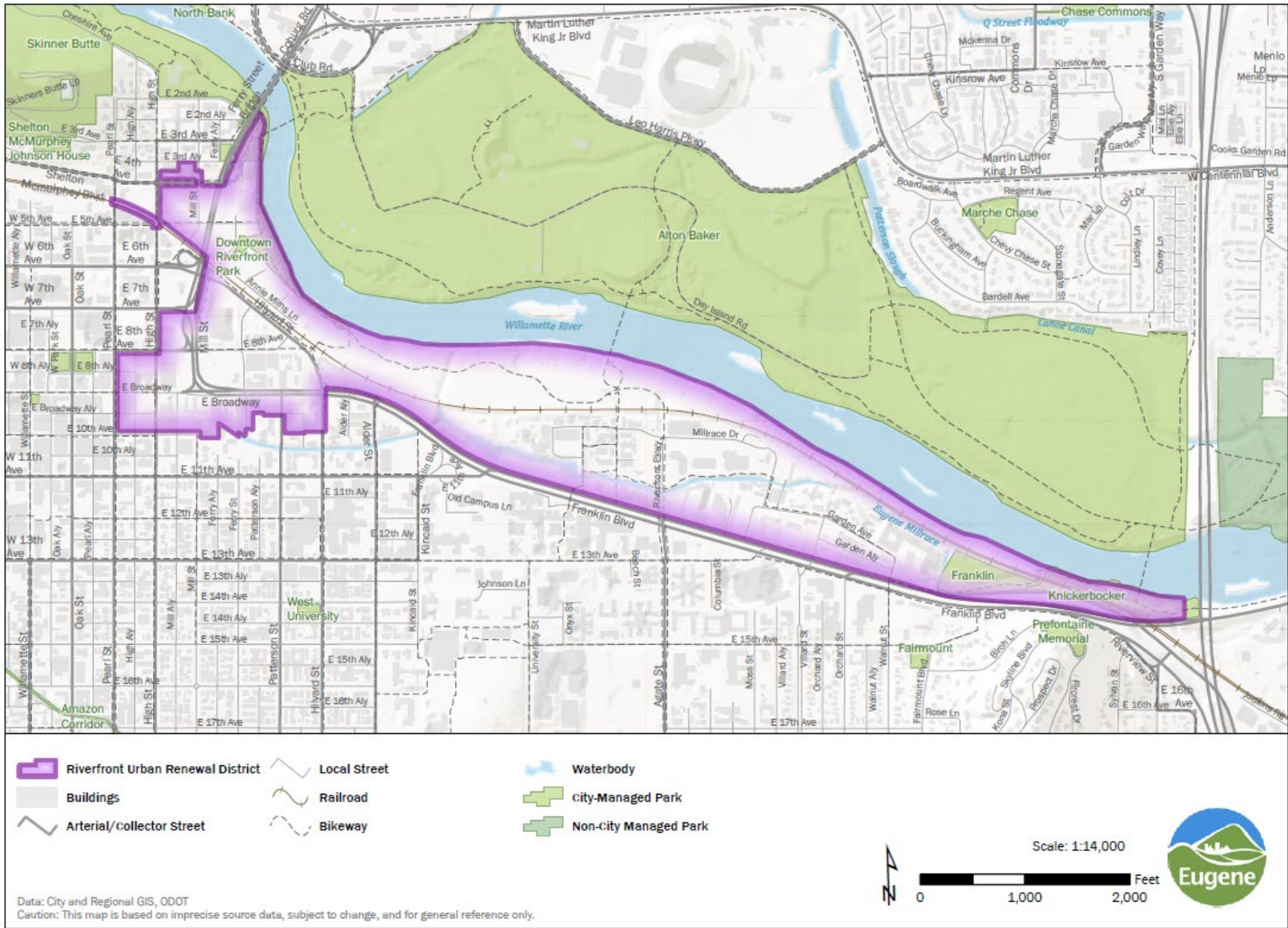
[Placeholder for overlapping taxing districts information]

Section 1500 – Formal Matters

At this time, no property is anticipated to be purchased that would result in relocation. If property is identified for purchase that would involve relocation, the Agency will develop provisions for relocation.

If the Agency acquires occupied real property in the implementation of the Plan, occupants of such property shall be offered relocation assistance, in such circumstances as may be required under the applicable state law. Those displaced will be contacted to determine their individual relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and payments made in accordance with the requirements of ORS 35.500-35.530 and any other applicable laws or regulations. Relocation payments will be made as provided in ORS 35.510. The Agency will prepare, adopt, and maintain a Relocation Policy prior to acquiring any property that will cause displacement.

Plan Exhibit A: Plan Area Map



Plan Exhibit B: Plan Area Description

Beginning at a point which is at the intersection of the east right-of-way line of Hilyard Street with the north right-of-way line of Franklin Boulevard; thence easterly along the north right-of-way line of said Franklin Boulevard to the intersection of the west right-of-way line of Interstate I-5; thence along said west right-of-way line of I-5 in a northerly direction to the intersection of the south bank of the Willamette River; thence along said south bank of the Willamette River in a westerly direction to the east right-of-way line of County Road No. 431 also known as Ferry Street; thence along said east right-of-way line in a southerly direction to a point on the south right-of-way line of 4th Avenue (if extended east); thence along said south right-of-way line in a westerly direction to a point at the intersection of the east right-of-way line of High Street with the south right-of-way line of 4th Avenue; thence along said east right-of-way line of High Street in a southerly direction to a point at the intersection of the east right-of-way line of High Street with the north right-of-way line of Southern Pacific Railroad; thence along said north right-of-way of Southern Pacific Railroad in an easterly direction to the intersection of said north right-of-way of Southern Pacific Railroad with the east right-of-way line of County Road No. 431 also known as Ferry Street; thence along said east right-of-way line in a southerly direction to the south right-of-way line of 7th Avenue (if extended east); thence along said south right-of-way in a westerly direction to a point at the intersection of the south right-of-way line of 7th Avenue with the east right-of-way line of High Street; thence along said east right-of-way line in a southerly direction to a point at the intersection of the east right-of-way line of High Street with the south right-of-way line of 8th Avenue; thence along said south right-of-way line in a westerly direction to a point at the intersection of said south right-of-way line with the east right-of-way line of Pearl Street; thence along said east right-of-way line of Pearl Street in a southerly direction to a point at the intersection of said east right-of-way line with the north right-of-way line of 10th Avenue; thence along said north right-of-way in an easterly direction to a point at the intersection of said north right-of-way line with the east right-of-way line of Mill Street; thence along said east right-of-way in a southerly direction to a point at the intersection of the south right-of-way line of 10th Avenue (if extended easterly) with the east right-of-way line of Mill Street; thence along said south right-of-way line (if extended easterly) to a point at the intersection of said south right-of-way line with the east margin of a north-south alley running from 11th Avenue to 10th Avenue, between Ferry Street and Mill Street, thence along said east right-of-way line of said alley in a northerly direction to a point of intersection with the south margin of the Mill Race; thence along said south margin in a southeasterly direction to a point on the east boundary of that certain tract of land described on document number 2000 WD, 00802, Lane County Oregon Deed Records; said point being the southeast corner of said parcel said point also being the southeast corner of Tax Lot 4000, Assessors Map 17-03-32-23; thence along said east boundary in a northerly direction to a point on the north margin of the Mill Race, said point being the southwest corner of that certain tract of land describe on Reel No. 1559, Instrument No. 8906959, Lane County Oregon Deed Records; thence along the south boundary of said tract of land in a southeasterly direction to the southwest corner of Tax Lot 5000, Assessors Map 17-03-32-23, said point also being the southwest corner of that certain tract of land described on Reel No. 721 Instrument No. 53549; thence along the westerly and northerly boundary of said

tract of land to its intersection with the west right-of-way line of Patterson Street; thence cantoning east on said northerly line (if extended east) to the east right-of-way line of Patterson Street; thence along said east right-of-way line in a southerly direction to the southwest corner of Lot 7, Hoffman Addition To Eugene; thence along the south boundary of said Lot 7 in an easterly direction to a point on the east boundary of said Hoffman Addition To Eugene; thence in a northeasterly direction to the south west corner of that certain tract of land described on Reel No. 1873, Instrument No's. 9353770-9353772, said point also being the south west corner of Tax Lot 7300, Assessors Map 17-03-32-23, thence along the south boundary of said tract of land in an easterly direction to the east right-of-way line of Hilyard Street; thence along said east right-of-way line of Hilyard Street in a northerly direction to the point of beginning.

The Riverfront Urban Renewal Area also includes the following property situated in the Southwest 1/4 of the Southwest 1/4 of Section 29 and in the Southeast 1/4 of the Southeast 1/4 of Section 30, all in Township 17 South, Range 3 West of the Willamette Meridian, in the City of Eugene, Lane County Oregon and described as follows:

BEING all of Lots 5, 7 and 8 in Block 7 of the plat of "Eugene City" as platted and recorded in Judgement Docket A at Page 2 in Lane County Oregon Records, together with a portion of the North-South alley in said Block 7 that lies between said Lots 7 and 8 and portions of Mill Street and East 4th Avenue, all as shown on said plat of "Eugene City". The perimeter of which lands are described more particularly as follows:

BEGINNING at the southwest corner of said Lot 7; THENCE, leaving said POINT OF BEGINNING and running northerly the following one numbered course: (1) along the west line of said, Lot 7 NORTH 01 °50'06" EAST 80.20 feet to the northwest corner of said lot; THENCE, easterly the following one numbered course: (2) along the north line of said Lot 7 and its easterly prolongation, SOUTH 88°04' 11" EAST 173.56 feet to the southwest corner of aforesaid Lot 5; THENCE, northerly the following one numbered course: (3) along the west line of said Lot 5, NORTH 01°48'44" EAST 80.3 1 feet to the northwest corner of said lot; THENCE, easterly the following one numbered course: (4) along the north line of said Lot 5, SOUTH 88°06'18" EAST 159.53 feet to the northeast corner of said lot, which corner lies on the west margin of Mill Street, a 66.00-foot wide right-of-way; THENCE, southerly the following one numbered course: (5) along the east line of said Lot 5 and said west margin of Mill Street, SOUTH 01°47'21" WEST 80.39 feet to the southeast corner of said lot, THENCE, easterly and crossing said Mill Street, the following one numbered course: (6) SOUTH 88°02'41" EAST 66.00 feet, more or less, to the Northwest corner of Lot 7 in Block 6 of said plat of "Eugene City", which corner lies on the east margin of said Mill Street; THENCE, southerly along the west line of said Lot 7 and east margin of Mill Street, the following one numbered course: (7) SOUTH 01°47'21" WEST 80.43 feet to the southwest corner of said lot, which corner lies on the north margin of East 4th Avenue, a 66.00- foot wide right-of-way; THENCE, continuing southerly and crossing said East 4th Avenue, the following one numbered course: (8) SOUTH 01°47'21" WEST 66.00 feet, more or less, to the northwest corner of Lot 2 in Block 11 of said plat of "Eugene City", which corner lies at the intersection of the aforecalled east margin of Mill Street with the south margin of aforecalled East 4th Avenue; THENCE, westerly along said south margin of East 4th Avenue and crossing said Mill

Street, the following one numbered course: (9) NORTH 88°02'03" WEST 66.00 feet, more or less, to the northeast corner of Lot 1 in Block 10 of said plat of "Eugene City", which corner lies at the intersection of said south margin of East 4th Avenue with the west margin of Mill Street; THENCE, northerly and crossing said East 4th Avenue, the following one numbered course: (10) NORTH 01°47'21" EAST 66.00 feet, more or less, to the southwest corner of aforesaid Lot 8 in Block 7 of the plat of "Eugene City", which corner lies at the intersection of the north margin of East 4th Avenue with the west margin of Mill Street: AND THENCE, westerly along said north margin of East 4th Avenue and the south lines of said Lot 8 and 7 in Block 7 of the plat of "Eugene City", the following one numbered course: (11) NORTH 88°02'03" WEST 333.18 feet RETURNING to the POINT OF BEGINNING and containing 1.13 acres, more or less.

The Riverfront Urban Renewal Area also includes the following property situated on a tract of land being a portion of the existing right-of-way of the Southern Pacific Railroad and portions of Pearl and High Streets located in the Northeast one-quarter of Section 31 in Township 17 South, Range 3 West of the Willamette Meridian and being more particularly described as follows;

Beginning at the Northeast corner of Lot 1, Block 16, Original Plat of Eugene City as platted and recorded in Judgement Docket A, Page 2, Lane County Oregon Deed Records in Lane County, Oregon; thence easterly to a point being the intersection of the east right-of-way line of High Street and the southerly right-of-way line of the Southern Pacific Railroad; thence northerly to a point being the intersection of the east right-of-way line of High Street and the Northerly right-of-way line of the Southern Pacific Railroad: thence northwesterly along the northerly right-of-way line of the Southern Pacific Railroad to a point being at the intersection the east right-of-way line of Pearl Street and the northerly right-of-way line of the Southern Pacific Railroad: thence westerly to a point of intersection with the west right-of-way line of Pearl Street and the northerly right-of-way line of the Southern Pacific Railroad; thence southerly to a point being at the intersection with the west right-of-way line of Pearl Street and the southerly right-of-way line of the Southern Pacific Railroad; thence southeasterly to the point of intersection of the east right-of-way line of Pearl Street and the southerly right-of-way line of the Southern Pacific Railroad; thence southeasterly along the south right-of-way line of the Southern Pacific Railroad to a point of intersection with the south right-of-way line of the Southern Pacific Railroad and the north right-of-way line of 5th street; thence south to the south right-of-way line of 5th street; thence east the point of beginning, all in Eugene, Lane County, Oregon. Per exhibit map A "Railroad Quiet Zone Riverfront Urban Renewal District Expansion" Resolution 1086 approved by the Urban Renewal Agency Board on February 26, 2018.

Plan Exhibit C: Analysis Of The Plan’s Conformance To The Comprehensive Plan And Other Local Plans

ORS 457.095 requires that an Urban Renewal Plan conform to local objectives including the comprehensive plan and economic development plan of a locality. This section provides that analysis. Additionally, ORS 457.085(2)(d) requires that the Plan include an explanation of the Plan’s relationship to definite local objectives regarding appropriate land uses and improved traffic, public transportation, public utilities, telecommunications utilities, recreational and community facilities, and other public improvements. This section complies with the statutory requirement to identify definite local objectives regarding land use, transportation, etc., by reference to local planning documents. Relevant local planning and development objectives are contained within the following local planning documents:

- Eugene-Springfield Metropolitan Area General Plan (Metro Plan)
- Envision Eugene Comprehensive Plan (Envision Eugene)
- Eugene 2035 Transportation Systems Plan
- Housing Implementation Pipeline
- Eugene Climate Action Plan 2.0
- Eugene Downtown Plan

The following section describes the purpose and intent of these planning documents, lists applicable goals and policies within each planning document, and provides an explanation of how the Urban Renewal Plan for the Riverfront Urban Renewal District (Plan) relates to the applicable goals and policies.

The numbering of the goals and policies within this section reflects the numbering that occurs in the original planning document. Italicized text is text that has been taken directly from an original planning document and therefore cannot be changed. Some verbiage may say “complies with”, which, in this document is synonymous with “conforms to” as stated in ORS 457.095.

A. Eugene-Springfield Metropolitan Area General Plan (Metro Plan)

Metropolitan Residential Land Use and Housing Element Goal: Provide viable residential communities so all residents can choose sound, affordable housing that meets individual needs.

FINDING: The 2023 Amendment to the Urban Renewal Plan for the Riverfront Urban Renewal District (2023 Amendment) provides tax increment resources to help create additional housing opportunities, including Affordable Housing, for Eugene residents. The resources may be used for acquisition, assisting with development costs, and providing incentives to make a project economically feasible. The Plan conforms to the Housing Element Goal of the Metro Plan.

Economic Element Goal: Broaden, improve, and diversify the metropolitan economy while maintaining or enhancing the environment.

Policies:

- *B.14 Continue efforts to keep the Eugene and Springfield central business districts as vital centers of the metropolitan area.*
- *B.28 Recognize the vital role of neighborhood commercial facilities in providing services and goods to a particular neighborhood.*
- *B.29 Encourage the expansion or redevelopment of existing neighborhood commercial facilities as surrounding residential densities increase or as the characteristics of the support population change.*

FINDING: The 2023 Amendment provides tax increment resources to help create additional housing opportunities, including affordable housing, for Eugene residents. The Steam Plant project will continue revitalization of the Downtown Riverfront, adding public gathering spaces and a hotel to bring more activity to the Plan Area. The Plan conforms to the Goal and Policies B.14, B.28, and B.29 of the Metro Plan.

Transportation Element Goals:

1. *Provide an integrated transportation and land use system that supports choices in modes of travel and development patterns that will reduce reliance on the automobile and enhance livability, economic opportunity, and the quality of life.*
2. *Enhance the Eugene-Springfield metropolitan area's quality of life and economic opportunity by providing a transportation system that is:*
 - *Balanced,*
 - *Accessible,*
 - *Efficient,*
 - *Safe,*
 - *Interconnected,*
 - *Environmentally responsible,*
 - *Supportive of responsible and sustainable development,*
 - *Responsive to community needs and neighborhood impacts, and*
 - *Economically viable and financially stable.*

Policies:

- *F.3 Provide for transit-supportive land use patterns and development, including higher intensity, transit-oriented development along major transit corridors and near transit stations; medium- and high-density residential development within ¼ mile of transit stations, major transit corridors, employment centers, and downtown areas; and development and redevelopment in designated areas that are or could be well served by existing or planned transit.*
- *F.4 Require improvements that encourage transit, bicycles, and pedestrians in new commercial, public, mixed use, and multi-unit residential development.*
- *F.11 Develop or promote intermodal linkages for connectivity and ease of transfer among all transportation modes.*
- *F.13 Support transportation strategies that enhance neighborhood livability.*

- *F.14 Address the mobility and safety needs of motorists, transit users, bicyclists, pedestrians, and the needs of emergency vehicles when planning and constructing roadway system improvements.*
- *F.22 Construct and improve the region's bikeway system and provide bicycle system support facilities for both new development and redevelopment/expansion.*
- *F.23 Require bikeways along new and reconstructed arterial and major collector streets.*
- *F.24 Require bikeways to connect new development with nearby neighborhood activity centers and major destinations.*
- *F.26 Provide for a pedestrian environment that is well integrated with adjacent land uses and is designed to enhance the safety, comfort, and convenience of walking.*
- *F.27 Provide for a continuous pedestrian network with reasonably direct travel routes between destination points.*
- *F.37 Consider and include among short-term project priorities, those facilities and improvements that support mixed-use, pedestrian-friendly nodal development, and increased use of alternative modes.*

FINDING: The 2023 Amendment provides tax increment resources to provide for improved multi-modal transportation systems including street, curb, alley, and sidewalk improvements; streetscape improvements; and pedestrian, bike, and transit improvements. The Plan conforms to the Goals and listed policies of the Transportation Element of the Metro Plan.

Public Facilities and Services Element Goals:

1. *Provide and maintain public facilities and services in an efficient and environmentally responsible manner.*
2. *Provide public facilities and services in a manner that encourages orderly and sequential growth.*

FINDING: The 2023 Amendment provides tax increment resources to help create additional housing opportunities, including affordable housing, Eugene residents. This area in Eugene already has existing services and increasing the density of the area makes efficient use of existing resources. The Plan conforms to the Public Facilities and Services Element Goals of the Metro Plan.

Parks and Recreation Facilities Element Goal:

Provide a variety of parks and recreation facilities to serve the diverse needs of the community's citizens.

Objectives:

4. *Develop park sites and recreation facilities in the manner best suited to serve the diverse interests of local residents and in areas of greatest need.*
5. *Close the gap between the current supply of park and recreation facilities and the projected demand.*

FINDING: The 2023 Amendment provides tax increment resources to improve the public spaces within the area acknowledging that increasing the residents in the area will increase demand for park facilities. The Plan conforms to the Goal and Objectives 4 and 5 of the Parks and Recreation Facilities Element of the Metro Plan.

B. Envision Eugene Comprehensive Plan

June 2017

Chapter 3 Economic Development

Downtown, Key Corridors, and Core Commercial Areas – Policies in this section support geographic areas of particular economic intensity.

- *3.32 Priority development areas. Promote redevelopment and reuse in prioritized areas including downtown, key corridors, and core commercial areas.*
- *3.33 Urban economy. Promote downtown as a hub of creative, entrepreneurial activity that can attract new investment and retain and grow existing businesses that thrive in the urban environment.*
- *3.34 Multifaceted, regional center. Strengthen downtown’s role as a destination and the functional center for government, business and commerce, entertainment and the arts, and education in Eugene and the Southern Willamette Valley.*
- *3.35 Neighborhood vitality. Recognize the vital role of commercial facilities that provide services and goods in complete, walkable neighborhoods throughout the community. Encourage the preservation and creation of affordable neighborhood commercial space to support a broad range of small business owners across all neighborhoods.*

FINDING: The 2023 Amendment provides tax increment resources to help create additional housing opportunities, including affordable housing, for Eugene residents. The Steam Plant project will continue revitalization of the Downtown Riverfront, adding public gathering spaces and a hotel to bring more activity and economic input to the Area. The Plan conforms to the Economic Development Element of the Envision Eugene Comprehensive Plan.

Chapter 9 Transportation

Policy 9.1 Local transportation planning. The Eugene 2035 Transportation System Plan, not including the transportation financing program, serves as the transportation element of the Envision Eugene Comprehensive Plan and amendments to that plan shall constitute amendments to this plan.

FINDING: The findings of conformity with the Eugene 2035 Transportation System Plan, laid out in more detail below, support a finding of conformity with the Transportation Chapter of the Envision Eugene Comprehensive Plan.

C. Eugene 2035 Transportation System Plan

The following are projects specified in the Eugene 2035 Transportation System Plan located in the Plan Area.

- *Improved connections from Downtown to other corridors*
- *Neighborhood greenway*
 - *PB-111 – Broadway, Charnelton Street to High Street*
 - *PB-503 – High Street, Cheshire Ave to 6th Avenue*
 - *PB-591 – Garden Avenue, Millrace Drive to 15th Avenue*
- *Protected bike lane*
 - *PB-18 – High Street, 6th Avenue to 19th Avenue*
 - *PB-580 – Hilyard, 8th Avenue to Broadway*
 - *PB-582 – Broadway, Hilyard Street to Alder Street*
- *Shared use path*
 - *PB-376 – South Bank Path to Riverview Street*
- *Sidewalk Path*
 - *PB-508 – Franklin Boulevard, Alder Street to Millrace Park Path*
- *Multimodal*
 - *MM-9 – West Eugene EmX*
 - *MM-19 – Franklin Boulevard Reconstruction*
 - *MM-22 – Convert 8th Avenue to a two-way street*
 - *MM-24 – Railroad Quiet Zone*
 - *MM-25 – 8th Avenue railroad crossing improvements*
- *Future study projects*
 - *S-3 – Improvements to North-South Travel/Circulation South of Downtown – Evaluate north/south circulation options on the Oak/Pearl Streets and Hilyard/Patterson Streets couplets*
- *Potential actions for system-wide policies*
 - *N. Promote transportation demand management programs along the Key Corridors, in downtown, and near the University of Oregon to coordinate the needs and travel options of multiple businesses and residences for purposes of reducing automobile and freight demand at times of peak congestion.*

FINDING: The 2023 Amendment provides tax increment resources to provide for improved multi-modal transportation systems including street, curb, alley and sidewalk improvements, streetscape improvements and pedestrian, bike, and transit improvements. The Plan conforms to the Eugene 2035 Transportation System Plan.

D. Housing Implementation Pipeline

July 1, 2022 – June 30, 2027

The Housing Implementation Pipeline (HIP) is an internal, cross-departmental, five-year work plan for the City. This work plan coordinates current and future City resources, goals, and priorities with a systems-thinking approach to housing across the full continuum from people experiencing homelessness to overall housing supply. A target goal in the HIP is to increase the amount of housing downtown by 50% from 2021; an increase of over 1,000 units. The HIP work

plan period begins July 1, 2022, and concludes June 30, 2027. The HIP will be reviewed and updated on a two-year schedule to occur in year 3 (2025) and year 5 (2027)

Downtown Housing Strategies

Encouraging compact development in the downtown area is one critical way to provide housing for our growing community. Increasing the number of housing units in the downtown core achieves other policy goals related to climate recovery and resiliency, compact development transportation efficiency, downtown vibrancy, and fiscal sustainability.

Despite community benefits from a strong residential presence downtown, new residential construction faces a number of competitive disadvantages, particularly financial challenges, compared with development in other parts of the city.

Prior support for downtown housing has come in multiple forms, especially 1) Affordable Housing investments such as HOME funds and tax exemptions from Low-Income Rental Housing Property Tax Exemption (LIRHPTE), 2) tax exemption under the Multi Unit Property Tax Exemption (MUPTE) program, 3) Urban Renewal, and 4) regulatory incentives, such as the removal of parking minimums in the downtown area. These tools have led to the creation of the majority of the housing units in downtown today, including Broadway Place, First on Broadway, Aurora Building, and West Town on 8th.

The City could look to continue this type of support by exploring tax exemption opportunities as well as the possibility of extending the life of the Downtown and Riverfront Urban Renewal Districts for the purposes of supporting more housing downtown. Support for downtown housing will allow the City to meet its goal of adding at least 1,000 new units downtown.

Middle Housing Incentives

Throughout the public engagement process for Middle Housing Code Amendments (HB 2001), community members and the Planning Commission emphasized the need for incentivizing smaller and more affordable housing options. To increase desired middle housing, the City will explore a suite of incentives such as fee reductions, tax exemptions, preapproved plans, first-time home buyer assistance, and land use code changes (e.g., density bonuses). Potential incentives would complement other items in the HIP and some incentive programs could be expanded to include middle housing in certain places or city wide if specific targets are met including efficiency targets like small square footage, or income restriction targets. It is anticipated that a comprehensive approach that pairs financial incentives with regulatory changes will have the greatest impact. This policy exploration could occur starting in FY25, if the additional resources are secured.

Anti-Displacement Action Plan

If additional resources are made available, City staff will look to coordinate policies and actions to promote equitable development and reduce the harmful impacts of involuntary displacement as Eugene continues to grow. The action plan will guide many of our existing and proposed policies or programs.

Academic and professional publications on anti-displacement identify production, preservation, and protection as key policy areas to combating the negative effects of displacement. In developing the plan, the City will look to other cities and models that have proven effective at preventing the effects of involuntary displacement.

As shown in Appendix A [of the HIP], the plan could be created beginning in FY25, if additional resources are made available for this work. An Anti-Displacement Action Plan will be co-created with community members, building off the work of the Equity Panel and with a particular focus on engaging with communities that are most impacted by displacement. It could include direction on tenant/renter protection regulations, Affordable Housing preservation and development, rental assistance, homeownership assistance, community land trust support, inclusionary zoning requirements, and a housing-specific equity lens toolkit.

FINDING: The 2023 Amendment provides tax increment resources to help create additional housing opportunities in the downtown for Eugene residents. The Housing Implementation Pipeline includes the use of urban renewal as a potential resource for creating additional housing. The Housing Implementation Pipeline also includes exploration of incentives of middle housing production, which can occur with urban renewal. The Plan supports the Housing Implementation Pipeline.

E. Climate Action Plan 2.0

July 2020

The Climate Action Plan 2.0 identifies actions that will help Eugene reach its climate goals. The Plan includes multiple strategies that support the development of downtown and increase compact housing in the downtown. Housing policy is a cornerstone of any City's climate policy. Housing stock characteristics like size, affordability, and location relative to transit, jobs, and other amenities all impact residents' environmental impact. Size has multiple impacts including the emissions from creating the building materials and the emissions from energy used to heat and cool the home. Smaller homes tend to have a smaller carbon footprint during construction and use. In addition, housing units built close to transit, jobs, and other amenities allow residents to access the community using fewer vehicle trips.

Action T11 COE to make compact urban development easier in the downtown, on key transit corridors, and in core commercial areas. This includes removing regulatory barriers, flexible uses within industrial and commercial, reduce financial obstacles, restructure SDCs for smaller additional incentives, flexible land use codes, and ensure transportation system can support planned densities. This action is part of the Promote Compact Urban Development and Efficient Transportation Options Pillar of Envision Eugene.

Action T13 COE to plan for growth so that an increasing proportion of residents live in 20-Minute Neighborhoods where residents can meet most of their daily needs near their homes without the use of an automobile. This includes identifying location opportunities for flexible codes, transportation infrastructure improvements, parks and open space, partnerships, and

incentives. This action is part of the Plan for Climate Change and Energy Resiliency Pillar of Envision.

Action T14 *COE to incentivize transit-oriented development and walkable neighborhoods using tools such as the Multi-Unit Property Tax Exemption (MUPTE), a state-enabled 10-year property tax exemption, to stimulate the construction of multiunit housing downtown and along key corridors. MUPTE is currently authorized to be used in downtown Eugene. Programs to facilitate more housing downtown, including MUPTE, are an Envision Eugene strategy anticipated to achieve an additional 1,000 dwellings by 2032.*

Action T15 *COE to encourage housing diversity in all neighborhoods. Support the construction of duplexes, triplexes, quadplexes, townhomes, and cottage clusters throughout the community. Directly implement House Bill (HB) 2001, the state law that enables missing middle housing options on lots zoned for residential uses by June 2022. (HTS Process, Envision Eugene, SB 1051, HB 2001)*

Recommendation E1

Implement City land use policies that encourage higher density land use. Higher density housing results in more walkable, rideable, or roll-able communities.

FINDING: The 2023 Amendment provides tax increment resources to help create additional housing opportunities and affordable housing opportunities for Eugene residents. Providing for increased housing density in the downtown helps compact urban development and plans for growth for increasing the proportion of the residents who live in 20-Minute Neighborhoods, and encourages housing diversity by providing increased housing opportunities. The Plan conforms to the Climate Action Plan 2.0.

G. Eugene Downtown Plan

April 12, 2004

Downtown Riverfront

Policies

1. *Incorporate the Willamette River as an integral element to downtown planning and development.*
2. *Collaborate with EWEB to encourage relocation of their utility facilities.*
3. *A master plan for the EWEB riverfront property must be approved by the City before any redevelopment, land use application, rezoning, Metro Plan, or refinement plan diagram amendments are approved for uses not associated with EWEB functions. The master plan shall be evaluated based on the master plan's consistency with principles a through d below:*
 - a. *Create a "people place" that is active, vibrant, accessible, and multi-use.*
 - b. *Provide appropriate setbacks, deeper where environmental or habitat issues are more critical, shallower in other areas.*
 - c. *Incorporate appropriate building and site design techniques that address environmental concerns.*

- d. Incorporate an educational aspect, so that the riverfront improvements teach us about our river, our history, and our city.*
- 4. Facilitate dense development in the courthouse area and other sites between the core of downtown and the river.*

Implementation Strategies

- A. Create inviting physical and visual access to the riverfront from 8th and 5th Avenues and explore opportunities for additional access between these two points.*
- C. Reinforce the relationship between downtown and the river through landscaping, art, signs, street furniture, historic plaques, and markers.*
- E. Enhance existing points of access from downtown to the river so that convenient connections are visible both from the riverfront to downtown, and from downtown to the river.*
- F. Explore possibilities for parks or public open space along the riverfront.*

FINDING: The 2023 Amendment provides tax increment resources to help create additional housing opportunities, including affordable housing, for Eugene residents. Major policies in the Downtown Plan call for incorporating the Willamette River as an integral element to downtown planning and development and developing the EWEB property. The Steam Plant project will continue revitalization of the Downtown Riverfront, adding public gathering spaces and a hotel to bring more activity and economic input to the Area. The Plan also includes physical improvements that will strengthen the connection between downtown and the river. These policies are supported by the 2023 Amendment. The Plan conforms to the Eugene Downtown Plan.

DRAFT RIVERFRONT URBAN RENEWAL DISTRICT REPORT

For the Riverfront Urban Renewal Plan

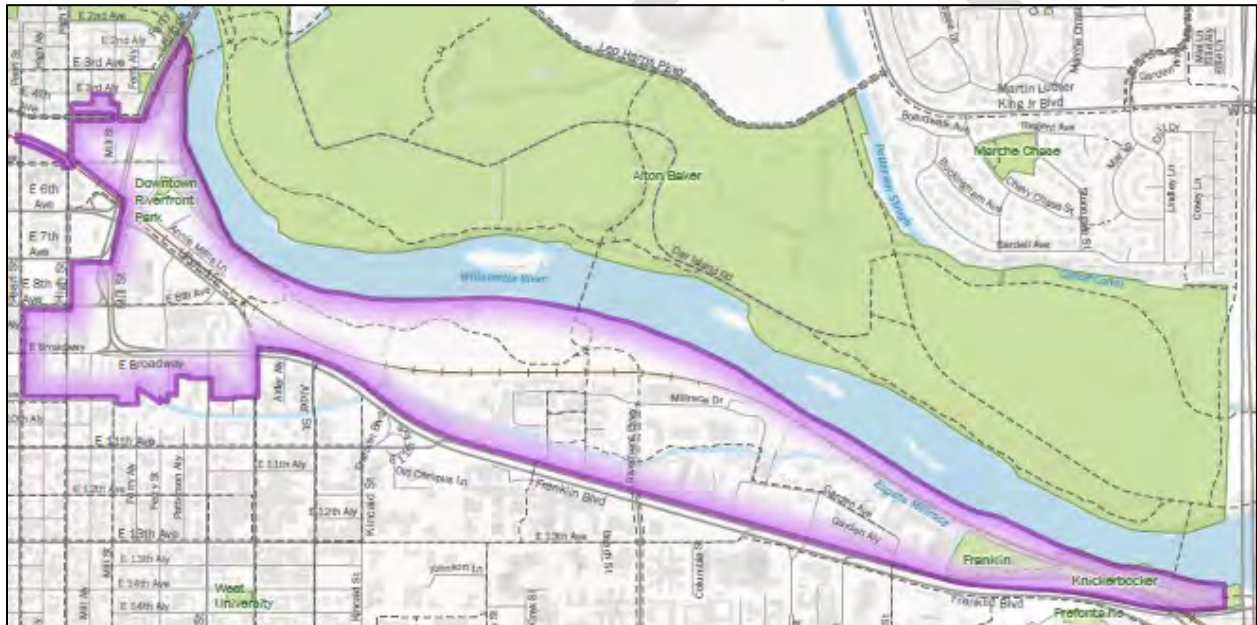
Originally Adopted September 11, 1985 by City Council Ordinance No. 19352

Amended March 10, 2004 by City Council Ordinance No. 20313

Amended February 12, 2018 by Eugene Urban Renewal Agency Resolution No. 1085

Amended February 26, 2018 by Eugene Urban Renewal Agency Resolution No. 1086

Amended ____, 2023 by City Council Ordinance No. ____



Urban Renewal Agency of the City of Eugene, Oregon



ACKNOWLEDGEMENTS

Eugene City Council and Urban Renewal Agency Board

Mayor Lucy Vinis

Emily Semple

Matt Keating

Alan Zelenka

Jennifer Yeh

Mike Clark

Greg Evans

Lyndsie Leech

Randy Groves

City of Eugene Staff

Sarah Medary, City Manager

Kristie Hammitt, Assistant City Manager

Matt Rodrigues, Assistant City Manager

Kathryn Brotherton, City Attorney

Maurizio Bottalico

Denny Braud

Eric Brown

Amanda D'Souza

Will Dowdy

Anne Fifield

Amanda Nobel Flannery

Dan Hinman

Lauren Sommers

Tim Westerman

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REPORT ON THE RIVERFRONT URBAN RENEWAL DISTRICT PLAN

[Throughout this draft Report, a range of options will be used with different increases to maximum indebtedness: A = \$15 million, B = \$25 million, C = \$45 million. In a few instances where clarity would be unduly compromised, option C is used and shows the maximum end of what City Council is considering.]

Chapter 1: Introduction

The 2023 Amendment to the Riverfront Urban Renewal Plan (the “Plan”) makes the following changes:

- Specifies project activities to be undertaken;
- Increases the Plan’s maximum indebtedness to allow for those specific projects; and
- General updating of the Plan.

The Plan has been amended three other times: once in 2004 and twice in 2018 to add small amounts of property to the Plan Area . The 2023 Plan Amendment is considered a substantial amendment under ORS 457 because it increases the maximum indebtedness of the Plan. This Report accompanies the Plan and consists of text, tables, and appendices.

The Riverfront Urban Renewal District contains approximately 245 acres (the “Plan Area”). The legal description for the Plan Area is located in Exhibit B to the Plan.

Chapter 2: Description of Physical, Social, Economic, and Environmental Conditions in the Plan Area

A. Physical Conditions

1. Land Area

The Plan Area encompasses about 245 acres. See Appendix, Exhibit A for a map of the Plan Area.

The total incorporated land area for the City of Eugene, as of July 2023, is 28,544 acres. The Plan Area represents about 0.85% of the City’s total land area. The Plan Area, combined with the area of the Downtown Urban Renewal District (approximately 75 acres), equals approximately 320 acres in urban renewal districts, which is a little more than 1.0% of the City’s total land area and well below the 15% maximum allowed by Oregon State law.

2. Existing Land Use and Zoning

Table 1 shows generalized land use in the Plan Area as of July 2023 by category. Table 2 shows the zoning of property in the Plan Area as of July 2023 by zone. A description of each use permitted is found in Chapter 9 of the Eugene Code. (The zoning map is located in the Appendix, Report Exhibit B.)

Table 1. Generalized Land Use

Land Use Code	Tax lots	% Total
Commercial	173	0.5%
Residential	3	0.7%
Residential Multi-Fam	36	0.6%
Miscellaneous	3	1.8%
Industrial	1	0.3%
Total	216	100.0%

Table 2. Zoning

Zoning		Acres
S-RP	Riverfront Park Special Area	82.2
S-WS	Walnut Station Special Area	37.4
S-DR	Downtown Riverfront Special Area	22.0
C-2	Community Commercial	24.3
I-3	Heavy Industrial	4.4
I-2	Light-Medium Industrial	1.9
R-4	High-Density Residential	1.9
PL	Public Land	2.1
C-3	Major Commercial	2.7
Total Zoned Property		178.9
Non-Taxloted Right-of-Way		66.1
Total		245.0

Source: Lane County Department of Assessment & Taxation

3. Historic Structures

Given its location just south of the Willamette River, much of the Plan Area was a mix of industrial uses and greenspace. Numerous old buildings were lost in the Plan Area due to demolition or neglect. While not all of these structures were historically or architecturally significant, their demolition and neglect demonstrate that Eugene’s urban heritage was not considered worthy of preservation or reuse.

The Plan Area is adjacent to one of only two historic districts in Eugene, East Skinner Butte Historic District. This district showcases a high concentration of structures, most of which are residential homes, listed on the National Register of Historic Places and/or designated as a City Landmark.

Today, the Agency aims to take an active role in celebrating that urban heritage by preserving and reclaiming obsolete or underutilized buildings as well as parts of the urban landscape. For example, the Agency Board intends to save the historic Steam Plant building and is currently working with a developer who intends to list the building on the National Register. The Agency Board intends to preserve, conserve, and complement the natural and built environment of the Riverfront, as a whole, and by doing so holds up the integrity of the larger network of neighborhoods surrounding the Plan Area.

4. Telecommunications Utility System

The Eugene Water and Electric Board (EWEB) installed a fiber network throughout the Downtown Riverfront, providing the new structures access to EWEB’s open-

access fiber network, known as EUGNet. The EUGNet network connects to EWEB’s fiber network that serves its electrical system but offers the publicly owned fiber to private internet service providers.

Outside of the Downtown Riverfront, there are no fiber connections to individual properties in the Plan Area. EWEB has ‘backbone’ fiber across the Plan Area, but additional construction is needed to connect most of the Plan Area to the fiber network. On 8th Avenue, between High and Hilyard Streets, EWEB owns fiber that travels through its underground electric distribution systems, but the vault access does not have adequate space to install splice locations that would be needed to connect adjacent properties to the fiber network.

5. Streets, Alleys, Sidewalks

Existing major streets in the Plan Area are all paved and are in relatively good condition. Improvements are made to rights-of-way as new development occurs throughout the Plan Area. The City and Agency recently completed construction of the infrastructure needed to bring downtown to the river. Urban Renewal funds were used to build out the street network, stormwater and wastewater systems, and utilities needed to serve the Riverfront Park and future development.

The City of Eugene’s Transportation Planning team is currently in the process of redesigning Franklin Boulevard, which forms the southern border of the Plan Area, to transform it from an auto-focused highway to a multi-modal urban street safe for all users. Many of the sidewalks, especially those connecting the Riverfront Plan Area to the Downtown Plan Area are in need of maintenance and upgrade to make them safe for users.

The Ferry Street Bridge connects to the street network in the western portion of the Plan Area. The existing road network creates a physical and psychological barrier between the new development in and near the Downtown Riverfront and the downtown core east of Mill Street.

Table 3 shows the list of projects identified in the City of Eugene’s Transportation System Plan (TSP) that are located in the Plan Area. *The projects listed are deficiencies in the Area but are not necessarily projects to be completed by this Plan.*

Table 3. Transportation System Plan (TSP) Projects

TSP Number	Project Type	Name	Estimated Cost as identified in TSP	Description
MM-9	Transit and Multimodal Project	West Eugene EmX	Funded; under construction	West Eugene EmX extension along W 6th, 7th, and 11th Avenues, Garfield and Charnelton Streets (project is currently funded and under construction)
MM-19	Roadway	Other project	\$27,400,000	Reconstruct Franklin Boulevard pursuant to the Walnut Station Plan; make streetscape improvements including new sidewalks on the south side and a

TSP Number	Project Type	Name	Estimated Cost as identified in TSP	Description
				shared use path on the north side between Onyx and Alder Streets
MM-22	Roadway	Other project	\$3,900,000	Convert 8th Avenue to two-way street
MM-24	Railway	Quiet Zone	\$5,000,000	Establish Railroad Quiet Zone; assumes 10 crossings
MM-25	Railway	Near 8th Avenue with connection to South Bank Path	\$3,100,000	Relocate highway-railroad crossing in alignment with the existing 8th Avenue improvements including track panels, lights, relocated signal, gates, audible warning devices, upgraded railroad track detection as required by ODOT Rail and/or Union Pacific Railroad, and an accessway to establish a walking and bicycling connection to the South Bank Path
PB-18	Protected Bike Lane	High Street	\$2,267,000	E 6th Avenue to E 19th Avenue
PB-111	Neighborhood Greenways	Broadway	\$47,000	Charnelton Street to High Street
PB-376	Shared Use Path	Franklin Boulevard Path	\$639,000	South Bank Path to Riverview Street
PB-503	Neighborhood Greenways/Bike Lane	High Street	\$42,000	Cheshire Avenue to E 6th Avenue
PB-508	Sidewalk Path	Franklin Boulevard sidewalk path	\$273,000	Alder Street to Millrace Park Path
PB-580	Protected Bike Lane	Hilyard Street	\$330,000	E 8th Avenue to E Broadway
PB-582	Protected Bike Lane	E Broadway	\$265,000	Hilyard Street to Alder Street
PB-591	Neighborhood Greenways	Garden Avenue	\$52,000	Millrace Drive to E 15th Avenue

Source: City of Eugene Transportation System Plan

Table 4 shows the list of transportation projects identified in the City of Eugene's Capital Improvement Program (CIP) that are located in the District. *The listed projects document existing conditions only, they do not mean these are projects included in this Plan.*

Table 4. Capital Improvement Program Projects: Transportation

CIP Project Number	Project Type	Project Name	2014 Cost Estimate	Description
T8	Transportation	Coburg Road Viaduct Load Strengthening	\$1,800,000	This project is in construction to make repairs to the steel bridge over the Willamette River and the viaduct. Design work included preliminary design of seismic upgrades to the Willamette River Bridge to be constructed upon future funding
T9	Transportation	East Broadway Street Paving	\$1,800,000	This project will rehabilitate East Broadway Street from Mill Street to East 11th Avenue
T10	Transportation	Franklin Blvd: 11th Ave to Walnut Street Paving	\$2,700,000	This project will rehabilitate Franklin Boulevard from 11th Avenue to Walnut Street
T11	Transportation	Franklin Blvd: A Partnership to Rebuild and Revive a Corridor	\$35,500,000	This project will redesign Franklin Boulevard from 11th Avenue to I-5 including conversion to roundabouts, reduction of travel lanes, and reallocation of space for protected bicycle and pedestrian facilities

Source: City of Eugene Capital Improvement Program

6. Wastewater System

Table 5 shows the wastewater project identified in the City of Eugene’s Capital Improvement Program (CIP) that is located in the District. *The listed project documents existing conditions only, it does not mean the project is included in this Plan.*

Table 5. Capital Improvement Program Projects: Wastewater System

CIP Project Number	Project Type	Project Name	2014 Cost Estimate	Description
W1	Wastewater	Franklin Boulevard Wastewater Rehabilitation	\$500,000	This project will redesign and reconstruct a section of the wastewater system along Franklin Boulevard.

Source: City of Eugene Capital Improvement Program

7. Stormwater Delivery System

Table 6 shows the stormwater project identified in the City of Eugene’s Capital Improvement Program (CIP) that is located in the District. *The listed project document existing conditions only, it does not mean the project is included in this Plan.*

Table 6. Capital Improvement Program Projects: Stormwater Delivery System

CIP Project Number	Project Type	Project Name	2014 Cost Estimate	Description
S15	Stormwater	Mill Street Water Quality Improvement	\$300,000	This project will construct a large water quality improvement structure to treat stormwater runoff from an area east of downtown, park of Franklin Boulevard, and the Millrace from Kincaid Street to Ferry Street.

Source: City of Eugene Capital Improvement Program

8. Parks and Plazas

The Plan Area stretches along the south side of the Willamette River, making parks and open space important components of the District. As development continues in the Plan Area, preserving and improving access to the River is an important consideration. The Plan Area currently includes the following parks and open spaces:

- (a) Riverfront Park – A new urban park that features broad river views, new bicycle and pedestrian paths, covered seating, and overlooks.
- (b) Franklin Park – This park is a forested natural area near the Willamette River that currently does not have access or recreational facilities. The site lies between Franklin Boulevard and the railroad tracks next to the Willamette River, and provides habitat for insects, birds, and small mammals.
- (c) Ruth Bascom Riverbank Path System (South Bank Bike Path) – A portion of the South Bank Bike Path and a portion of the Ruth Bascom Riverbank Path System is in the District.

Table 7 shows the Parks project identified in the City of Eugene’s Capital Improvement Program (CIP) that is located in the District. *The listed project documents existing conditions only, it does not mean the project is included in this Plan.*

Table 7. Capital Improvement Program Projects: Parks

CIP Project Number	Project Type	Project Name	2014 Cost Estimate	Description
P3	Parks	Downtown Riverfront Plaza	\$7,000,000	This project will develop the one-acre upland portion of the Riverfront Park into an urban riverfront amenity.

Source: City of Eugene Capital Improvement Program

B. Social Conditions

1. Housing

There were 1,275 housing units in the Plan Area as of July 2023. There are 18 units of Affordable Housing (income-qualifying) within the Plan Area. In the past 10 years, approximately 1,000 new residential units have been created in the Plan Area, however they are targeted to college-aged students at both the nearby University of Oregon and Bushnell University. The monthly rents that are representative of the Plan Area from two of the newer large student housing complexes in 2023 are:

- Studio \$1,425-1,504
- 1-Bedroom \$1,790-1,874
- 2 Bedroom \$2,500-2,650

As part of the Downtown Riverfront redevelopment, a private development team is constructing 500 to 1,000 new market-rate housing units. In addition, the property located at the northwest corner of 4th Avenue and Mill Street is reserved for a 75-unit Affordable Housing project (included in the 2023 Plan Amendment as “Downtown Riverfront Affordable Housing”).

2. Socio-Economic

Based on information from the 2021 5-Year American Community Survey (ACS) data, there are 2,313 people living in the three Census block groups that overlap the Plan Area. There is quite a bit of acreage within these block groups that is not in the Plan Area, so this is probably an overestimate of the number of residents. The majority of the residents (66%) are in the 18 -24 age group and, given the proximity to the University of Oregon and Bushnell University, are likely college students. The median household income in the Plan Area is well below the median household income in the City. (Table 8 and Appendix Exhibit C – Census Boundaries Map.)

Table 8. Median Household Income

	Population	Margin of Error (+/-)	Median Household Income	Margin of Error (+/-)
City of Eugene	173,278	136	55,776	1,824
Census Tract 37, Block Group 1	2,640	428	24,453	4,043
Census Tract 38.02, Block Group 1	2,358	907	28,125	21,769
Census Tract 39, Block Group 1	1,296	407	35,662	4,675
Total Population	6,294			

Data source: ACS 2021-Year Estimates. B01001 Total Population, B19013 Median Household Income

3. Employment

In early 2023, there were 201 employers and about 1,900 employees in the Plan Area, according to the Oregon Employment Department’s Covered Employment data. The largest employers in the District were Northwest Community Credit Union and Whole Foods, based on estimates from InfoUSA, 2023. However, these data do not include employment at the University of Oregon. The University owns

numerous buildings in the Plan Area, including Fine Arts studios, Campus Planning and Facilities Management, the Zebrafish International Resource Center, the Central Power Station, and the Knight Campus. Faculty and staff that work in these spaces are included in the University’s overall employment numbers—the Covered Employment dataset does not disaggregate employees by building. The University’s buildings accommodate hundreds of employees, the Knight Campus alone has about 500 workers. The University is constructing a second Knight Campus building, which will accommodate an additional 500 employees, which will bring the full Knight Campus capacity to approximately 1,000 workers.

C. Economic Conditions

1. Value of Property

The FY23 taxable assessed value for the whole City of Eugene is \$18,254,461,170. The total taxable assessed value, which includes the ‘frozen base’ and ‘increment’, for the Riverfront Urban Renewal District as of FY23 is \$255,345,586. The total taxable assessed value for the Downtown Urban Renewal District as of FY23 is \$240,398,656. Of these amounts, excess value, also known as increment, of the Plan Areas for Eugene’s two Urban Renewal Districts is \$411,398,048. The increment, or excess value, is the growth in assessed value of the Plan Area after its initial adoption. Table 9 below demonstrates that the combined frozen bases for the Downtown and Riverfront Urban Renewal Districts is less than 1.0%, well below the 15 % limit of the City of Eugene assessed value minus the increment (excess) value of the Urban Renewal Plan Areas as imposed by ORS 457.420.

Table 9. Assessed Value Limitations as of FY23

A. City of Eugene Total Assessed Value (AV)	\$ 18,254,461,170
B. Total Frozen Base AV of Districts	\$ 84,346,194
Downtown District	\$ 33,736,746
Riverfront District	\$ 50,609,448
C. Total Increment AV of Districts	\$ 411,398,048
Downtown District	\$ 206,661,910
Riverfront District	\$ 204,736,138
D. Frozen Base AV as % of City AV: B/(A-C)	0.5%

This Plan Amendment includes a permanent increase to the frozen base in the Riverfront Urban Renewal District to \$110,395,364 starting in FY25. With the increased frozen base, the Frozen Base assessed value as a percent of City assessed value is estimated to be 0.8%, still well below the 15% statutory limitation.

2. Relationship of the Value of Improvements to the Value of Land

The current ratio of improvement value to land value within the Plan Area, based on 2023 assessment records and excluding all tax-exempt property, is 3 to 1. This data is from the Lane County Assessor’s 2023 tax records.

D. Environmental Conditions

The Plan Area has been developed with a mix of commercial, industrial, and residential uses. Most streets, sidewalks, alleys, and sewers are in place and should be upgraded and maintained. The public park areas within the Plan Area should be maintained as needed by the City. There are opportunities through the additional resources from the Plan Amendment to improve the function and condition of some of the streets, public parks, and public plazas.

- The infrastructure in the Plan Area, including roads and sidewalks, is a critical piece of the Willamette to Willamette Initiative, focused on connecting the downtown core to the river. Part of that project is to transform 8th Avenue from a predominantly one-way west-bound street with inadequate pedestrian and bicycle amenities into a two-way inviting and accessible path to and from the river and the ongoing development on the Downtown Riverfront property as well as the university area to the east. Construction is underway on a portion of that project, but there are more opportunities to improve the connection within the Plan Area.
- A portion of the Plan Area is within the boundaries of the Willamette Greenway and will be subject to policies protecting riparian areas along the southern bank of the Willamette River.
- The Millrace is an environmental historical feature which is currently not maintained and portions are not accessible for public recreation.

Chapter 3: Expected Impact, Including Fiscal Impact, of the Plan in Light of Added Services or Increased Population

The projects in the 2023 Amendment support the Plan goal to strengthen the economic conditions of the Plan Area. The historic Steam Plant, which is currently planned for redevelopment as a hotel, will be a commercial anchor of the Downtown Riverfront, attracting both residents and visitors to the unique project and creating more job opportunities. The increased residential uses in the Downtown Riverfront will provide increased activity to the businesses in the Plan Area. The projects will also contribute to the goal of enhancing the Plan Area's role as a key location for public and private development and investment. Improvements to right of way will contribute to the goal of reinforcing the Plan Area as a place to live, work, or visit by providing inviting and highly functional spaces for the community to enjoy on a daily basis as well as for special events.

One measure of this goal to strengthen the economic conditions is the expected increase in the taxable property values caused by the projects. Areas adjacent to the Plan Area are also expected to become more valuable. From FY23 through the estimated remaining life of the District ___ [A = FY29, B = FY32, C = FY39] assessed value in the Plan Area is estimated to increase by about ___ [A = \$170 million, B = \$208 million, C = \$553 million].

Potential direct impacts to School District 4J from the 2023 Amendment are residential development projects that will ideally increase the number of people living in the Plan Area. Whether or not those residents have school-aged children is unknown at this time.

However, the schools are funded on a per pupil basis, so additional school-aged students could mean additional funding for the schools. The amount of increased residential units will not likely require new school facilities. (See Chapter 9 for a summary of the financial impact that the Riverfront District has on 4J.)

The projects included in the 2023 Amendment, like all development projects, are expected to impact police services, transportation, utilities, and other public services.

City Council selected projects within the Plan Area for the way in which they support planning efforts and strategies, such as Envision Eugene, and adopted policy documents, such as the Eugene Downtown Plan, the Housing Implementation Pipeline, and Climate Action Plan 2.0. Developed with significant public input, the planning documents were based on assumptions about the value of and expected need for higher density of uses and development, with a consequent need for new and improved services and amenities. The Amendment is expected to facilitate improvements within the Plan Area, thereby addressing the goals and policies in these documents. The policies of the Downtown Plan strongly support an active, strong urban core connected to the river, development in the Downtown Riverfront including the Steam Plant, and pedestrian improvements at Broadway and Mill Streets.

The pillars of Envision Eugene that will be addressed by the 2023 Amendment are to provide housing affordable to all income levels and to promote compact development and efficient use of transportation. Specifically, the 2023 Amendment projects are expected to meet more of Eugene's multi-unit housing needs and transform the eastern end of downtown into a mixed-use neighborhood that fosters active, walkable community living and connects to the downtown core. The projects in the Plan do not result in an intensification of development beyond that previously anticipated under the planning documents.

The Agency will use tax increment revenues to carry out the Plan. The use of tax increment revenues will affect the property tax revenues of other taxing jurisdictions that share assessed value with the Plan Area. The property tax impacts are described in Chapter 9.

Chapter 4: Reasons for Selection of the Plan Area

The Plan Area was adopted in 1985 with approximately 209 acres. This area was selected with the intention of diversifying the area's economy by supporting development in an industrial area that would capitalize on research activities of the University of Oregon. The Plan Area was expanded by 34.5 acres in 2004 to achieve objectives outlined in downtown planning documents. The Plan Area was further expanded by approximately 1.9 acres in 2018 to support the redevelopment envisioned in the EWEB Riverfront Master Plan and implementation of the Railroad Quiet Zone.

The five goals of the Plan are to 1) improve the function, condition, and appearance of the Plan Area, 2) eliminate blight and blighting influences, 3) strengthen the economic conditions of the Plan Area, 4) improve connections between the Riverfront Plan Area, the core of downtown, the federal courthouse, and the University of Oregon, and 5) protect or enhance the riparian area.

According to ORS 457.010, “blighted areas” means areas that, by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health, or welfare of the community. A blighted area is characterized by the existence of one or more of the following conditions:

- (a) The existence of buildings and structures, used or intended to be used for living, commercial, industrial, or other purposes, or any combination of those uses, that are unfit or unsafe to occupy for those purposes because of any one or a combination of the following conditions:
 - (A) Defective design and quality of physical construction;
 - (B) Faulty interior arrangement and exterior spacing;
 - (C) Overcrowding and a high density of population;
 - (D) Inadequate provision for ventilation, light, sanitation, open spaces, and recreation facilities; or
 - (E) Obsolescence, deterioration, dilapidation, mixed character or shifting of uses.
- (b) An economic dislocation, deterioration or disuse of property resulting from faulty planning;
- (c) The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development;
- (d) The laying out of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions;
- (e) The existence of inadequate streets and other rights of way, open spaces and utilities;
- (f) The existence of property or lots or other areas that are subject to inundation by water;
- (g) A prevalence of depreciated values, impaired investments, and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered;
- (h) A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety, and welfare; or
- (i) A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.

A total of __ properties (__%) out of a total of __ surveyed in the Riverfront Urban Renewal District are determined to have blighted conditions. In addition to the __ properties with blighted conditions, __ locations found in roads, public walkways, and sidewalks also have blighted conditions. The blighted conditions impact the safety, health, and welfare of the community through potentially unsafe conditions for accessibility through deteriorating public rights-of-way, deficiencies in maintenance of public buildings and open spaces, decreased property values and taxable values, extensive vacancies, and outdated structural designs that are deteriorating. The evidence of blight and blighting influences reduces the economic activity in the area, leading to lowered value and a disincentive to invest. Additional information about blight findings can be found in the Property Analysis Report (Exhibit C to the Ordinance).

Chapter 5: Relationship Between Existing Conditions and Each Project Activity Undertaken in the Plan

All Projects set forth in Section 600 of the Plan are intended to correct the existing deficiencies in the Plan Area as described in this report (see Chapter 2).

The projects in Section 600 of the Plan are:

- 1) Existing Activities, specifically Steam Plant Redevelopment and Downtown Riverfront Affordable Housing; [all spending scenarios]
- 2) Additional Housing; [spending scenarios B and C only]
- 3) Physical Improvements to Address Safety and Comfort; and [spending scenarios B and C only]
- 4) Projects Directed/Initiated by the Agency Board. [all spending scenarios]

These projects will build on the significant efforts undertaken to redevelop the Downtown Riverfront, the former site of EWEB's operations and headquarters. These projects also align with the challenges and opportunities identified in a fall 2022 community outreach effort, known as Downtown Priorities and Projects. That effort looked at a focus area that included part of the Riverfront Urban Renewal Plan Area. It built on community outreach conducted over the previous few years and complementary professional recommendations. The Downtown Priorities and Projects effort led to recommended improvements for Eugene's downtown (which includes a portion of the Plan Area) in six categories: Housing; Public Safety; Social Services; Commercial Activity and Development; Public Spaces and Mobility; and Events and Culture. Staff presented a summary of the Downtown Priorities and Projects recommendations to the Agency Board in January 2023.

A. Existing Activities [all spending scenarios]

Among other existing activities, the two prominent ones are Steam Plant Redevelopment and Downtown Riverfront Affordable Housing.

1. Steam Plant Redevelopment

Redevelopment of the Steam Plant will preserve and reuse a historically significant building, increase public use of the building, and expand access to views of the river. The developer intends to list the building on the National Register of Historic Places. The redevelopment will also improve the building's current status as a blighted condition. After not being used since 2012, the building has become a target of vandalism and theft and has significantly deteriorated. In addition, as a mixed-use building anchored by a hotel and including retail food and drink establishments, the building will support the creation of dozens of new jobs.

2. Downtown Riverfront Affordable Housing

The property selected for the Downtown Riverfront Affordable Housing project is a vacant parking lot at the northwest corner of 4th Avenue and Mill Street. A housing development would result in a higher and better use of this property, as well as address the City's goals related to housing that is affordable to all income levels. See the next section for general

information on how development of more housing in the Plan Area addresses existing conditions.

B. Additional Housing [spending scenarios B and C only]

The Plan Area has long been challenged by underutilized or vacant properties and buildings. These structures create empty spaces between active uses that lack vibrancy, add to a perceived lack of safety, and provide for a weak link between the downtown core and the Willamette River.

Increasing the housing supply addresses these problems. Converting vacant parcels and underutilized commercial buildings to residential uses will fill in empty spaces in the Plan Area. New housing units will attract people who will in turn increase demand for retail goods and services and expand the number of people walking throughout the Plan Area, enhancing vitality and perceptions of safety.

Expanding the Plan Area's housing supply also supports Eugene's efforts to positively impact housing issues and reduce per capita carbon emissions, described in the following documents:

- The Housing Implementation Pipeline (HIP) summarizes the City's goals, efforts, and coordination of housing production across the Eugene community. The HIP has a goal of issuing 6,000 permits for new housing units by the end of FY27 to address the undersupply of housing in Eugene. Increasing the number of housing units in the Plan Area will help support this goal.
- The Climate Action Plan 2.0 (CAP 2.0) identifies strategies that the Eugene community can take to address climate change. The CAP 2.0 states that housing policy is a cornerstone of any City's climate policy, because housing units built close to transit, jobs, and other amenities allow residents to access the community using fewer vehicle trips. Downtown already offers all of these amenities.

An important reason for the lack of housing in the western end of the Plan Area is the relatively high cost of construction in dense areas. Properties in dense areas are often constrained construction sites. The lack of 'elbow room' means more complicated logistics for the builder to manage. The sites often do not have on-site staging areas and have a higher likelihood of needing street/sidewalk closures compared to construction in less dense neighborhoods.

Some properties in the Plan Area have existing structures on them which could be converted from prior commercial uses to residential uses, but the financial feasibility of the project is hampered by the cost of the existing building. In addition, the change of use may trigger requirements for seismic upgrades and Systems Development Charges (SDCs) to cover the cost of adding to infrastructure systems. These costs can render the cost of redevelopment to be equal to the cost of new development. Redevelopment may require paying for an existing building and elevated construction costs.

The availability of incentives and predictability of the funds directly impacts the creation of new housing units. An ongoing fee assistance program that covers fees related to

construction of housing would create an incentive for the projects, while also continuing to fund the programs and activities those fees pay for (such as the infrastructure capacity for new growth). For example, the Transportation System Plan and Parks and Recreation System Plan, and their companion SDC project lists, not only provide capacity for new development, they also serve as integral plans to meeting the goals of Envision Eugene, the Climate Recovery Ordinance and the Climate Action Plan 2.0.

C. Physical Improvements to Address Safety and Comfort [spending scenarios B and C only]

Improvements to the public right-of-way benefit workers, visitors, and residents, as well as the community at large with a safe and attractive connection between the downtown core, the Riverfront, and the University area. Blighted conditions in these areas include barren spaces with broken, deteriorated, and poorly lit pedestrian walkways, lack of amenities such as seating or drinking water, and areas that do not meet accessibility standards. The expenditure of urban renewal funds for the spaces will improve or remove blighted conditions, which will in turn provide a healthier and safer place for Eugene residents and visitors.

There are significant new developments occurring on the Downtown Riverfront site and near the Federal courthouse. Existing street crossings and pedestrian walkways that connect downtown to these newly improved areas are narrow and uninviting. For the Plan Area to flourish it should have street connectivity to ensure multiple mobility modes can easily access the Plan Area. Enhancing these public spaces will create an improved environment, so that the on-street experience is pleasant and perceived to be safe. Enhancing connectivity for multiple modes of mobility will encourage individuals to cross streets in the Plan Area.

Street, curb, and sidewalk improvements will improve deteriorated spaces that are uneven and inaccessible. Improvements will make the pedestrian environment safe, accessible, and attractive, which will enhance the pedestrian experience as individuals move from within and through the Plan area. These improvements are consistent with the CAP 2.0, Action T7, which states the City of Eugene will develop a sidewalk infill program and strategy for upgrading unimproved streets and connectivity to parks, shopping, and important community resources.

D. Projects Directed/Initiated by the Agency Board [all spending scenarios]

The east end of downtown, east of Mill Street, has seen significant redevelopment in recent years, including the Wayne L. Morse U.S. Courthouse, Northwest Community Credit Union, the Foundry Building, and new multi-story residential developments, creating a need for residents, employees, and visitors to access this area. This need is expected to continue increasing with the recent opening of the Riverfront Park, the construction of the Downtown Riverfront neighborhood, the redevelopment of the Steam Plant, and the relocation of City Hall. As activity in the area continues to increase, there is a need to evaluate how these areas are accessed and how to accommodate the new demands on the transportation system.

The Downtown Riverfront redevelopment and new Park will significantly increase the need for parking and mobility in this area. The planned housing in the Downtown Riverfront includes parking to serve the needs of the private redevelopment. On-street parking is anticipated to meet most of the standard daily needs of people accessing public amenities, such as the Park, restaurant, and commercial spaces. However, on-street parking will not accommodate all of the parking needs during high demand periods such as nights and weekends, and during special events. In addition, the Steam Plant parcel size is not sufficient to accommodate anticipated parking needs for its future redevelopment into a mixed-use center. While implementation of other mobility options may reduce the need for parking, it is still expected more parking is needed, at least in the medium term.

The Agency is authorized to participate in the effort to reroute the transmission lines that currently run from the electrical tower in the Riverfront Park, south along the river next to the Southern Plaza. Rerouting of the transmission lines would allow removal of the existing tower in the Riverfront Park, opening views at the southern end of the park and in front of the Steam Plant and creating more passive open space in those places. The realignment within Alton Baker Park would move the towers and lines away from the canoe canal creating a safer maintenance environment for EWEB, benefitting wildlife along the canal, and supporting EWEB's long-term resiliency plans.

The Plan Area includes centrally located parks and public facilities that serve the whole community. Urban Renewal funds could be used to support physical improvements to public spaces that benefit the broader community. The South Bank Path runs through the Plan Area, providing connections to the University, Eugene neighborhoods, and Springfield. Franklin Park is located on the east side of the Plan Area and does not have access or recreational facilities.

Investment in public facilities, such as a City Hall or fire station, will benefit the Plan Area by increasing public usage of the area and stimulating additional public and private investment in the District. Strategic development of public facilities on underutilized properties would help address blight in the Plan Area.

Urban renewal funds could also support physical improvements to privately owned properties to improve the look and feel of the Plan Area and enhance the experience of downtown residents, workers, and visitors. The Agency would be stimulating economic activity and bringing positive ground-floor presence to the street by assisting with façade improvements or investing to make properties more marketable for a variety of uses.

Chapter 6: Estimated Total Cost of Each Project or Activity, Sources of Money, and Anticipated Completion Date for Each Project or Activity

This Report on the 2023 Amendment includes the estimated cost of projects to be carried out following the adoption of the amendment. Cost estimates are based on new tax increment revenue resulting from the increase to maximum indebtedness.

Table 10 lists the project activities included in the Plan and estimated costs for each spending scenario. Because elements of each project are yet to occur or will not be known

until implemented, there is a range of opportunities within each project. The estimated range gives a sense of scale and scope that could be possible. Below is a short description of each of the projects.

A. Projects

1. Existing Activities - Steam Plant redevelopment [all spending scenarios]

The Steam Plant is part of the Downtown Riverfront property that the Agency purchased from EWEB in April 2018. The building was the oldest of EWEB's operational buildings and is the only remaining industrial structure. Constructed in phases from the 1930s to the 1950s, the 28,000 square foot multi-story masonry building was used to generate standby electrical power and to provide heat to downtown businesses. Steam Plant operations ceased in 2012 and the building has since been vacant.

Following a Request for Qualifications/Proposals process, in 2019 the Agency Board directed the Agency Director to enter into negotiations with the local development team for the redevelopment of the Steam Plant.

Adaptive re-use of the existing building is ambitious, facing extraordinary challenges that include environmental, seismic, and financial obstacles. Because of those obstacles and the cost to address them, the Steam Plant has a negative value and the project is only feasible with the financial support of the Agency and/or the City. In 2022, the Agency Board approved terms for the sale and redevelopment of the Steam Plant that allocated \$1.5 million of Urban Renewal funds for asbestos abatement, system development charges, and permit fees and provides the property at no cost.

The development team estimates that even after accounting for the allocated funds, the planned redevelopment has a remaining financial gap of about \$6.3 million. Assuming the Agency Board will choose to fill the full financial gap, that would make up ___ [A = 42%, B = 25%, C = 14%] of the 2023 Amendment spending limit increase. This project is one of two projects funded in FY26 in the 2023 Amendment.

2. Existing Activities - Downtown Riverfront Affordable Housing [all spending scenarios]

The Affordable Housing project located at the northwest corner of 4th Avenue and Mill Street, also known as "Parcel 2," in the Downtown Riverfront will need substantial public contribution to compensate for the low rents and to make it financially viable. Affordable Housing subsidies often come from a combination of federal, State, and local financial sources and the financial packages are complex. The neighborhood character of the Downtown Riverfront, first articulated in the EWEB Riverfront Master Plan and continued in subsequent City policies, includes high-quality, urban architecture. These denser, more durable buildings are a more expensive type of construction and higher cost-per-square-foot than more suburban "garden-style" apartments. All of these factors lead to high development costs.

With rising construction costs, site constraints, the desire for the building to be responsive to the urban design context of the Downtown Riverfront while keeping rents affordable, it is expected there will be a need for significant subsidy – likely in the range of \$5 million. Assuming the Agency Board will choose to allocate \$5 million to support the project, that

would make up ___ [A = 33%, B = 20%, C = 11%] of the 2023 Amendment spending limit increase. This project is one of two projects funded in FY26 in the 2023 Amendment.

3. Additional Housing [spending scenarios B and C only]

Approximately ___ [B = 19%, C = 30%] of the 2023 Amendment spending limit increase would be allocated to support the creation of new housing.

For Development Fee Assistance, funds would be allocated based on projects meeting criteria approved by the Agency Board. Funds could be allocated to pay up to 100% of development fees. It is assumed it would take about four years from allocating funds to a project to when construction would be completed. Estimating based on development fees for recently completed projects in and near downtown, fees could be approximately \$10,000 per unit. Assuming 50% of the housing funding was allocated for development fee assistance, it is estimated the Agency could support the creation of the following:

- Scenario B: \$2.35 million – about 235 residential units
- Scenario C: \$6.8 million – about 680 residential units

Funds for Development Fee Assistance would be allocated during the Plan period with the final units estimated to be funded by ___ [B = FY30, C = FY31]. Total cost is dependent on the specifics of developments undertaken, and any future adjustment of fee rates during the years ahead.

For **Land Acquisition**, total cost is dependent on the properties being acquired. Approximately half of the funds allocated for housing in Scenarios B and C are estimated to be for land acquisition ([B = \$2.35 million, C = \$6.5 million]). The funding for Acquisition is available in ___ [B = FY25, C = FY25]. As stated in the Plan, Agency Board approval is required before land will be acquired or sold.

4. Physical Improvements to Address Safety and Comfort [spending scenarios B and C only]

It is estimated that approximately ___ [B = 10%, C = 15%] of project funding would be allocated to physical improvement projects that address safety and comfort. Funds would be allocated during the Plan period. Actual costs will depend on projects and priorities. Some of the funding for Physical Improvements to Address Safety and Comfort is available in ___ [B = FY25, C = FY29]. Other funding is available later in the life of the Plan.

5. Projects Directed/Initiated by the Agency Board [all spending scenarios]

It is estimated that approximately ___ [A = 13%, B = 10%, C = 15%] of project funding would be allocated to activities listed in Section 600 D, Projects Directed/Initiated by the Agency Board, which includes, as examples, Parking, Transmission Line Rerouting, Open Space Improvements, Development Support, and Other Public Facilities. Further study is needed to determine costs, feasibility, and timing for these possible projects. Based on 2022 estimates, staff estimates a 75-stall surface parking lot would cost up to \$1.2 million (preliminary cost estimate of \$300,000 to \$450,000 for construction combined with potential land acquisition cost). EWEB's 2018 cost estimate for the transmission line rerouting is about \$1.2 million and staff have had preliminary conversations about the City or Agency potentially contributing funding for the work that would occur on the

Downtown Riverfront side of the river (about \$500,000 in the 2018 estimate). Funding for Open Space Improvements, Development Support, and Other Public Facilities will depend on the need and will be administered according to the rules in the Plan.

Some of the funding for Projects Directed/Initiated by the Agency Board is available in ___ [A = FY25, B = FY29, C = FY29]. Other funding is available later in the life of the Plan.

B. Project Delivery Administration

Actions for this activity include program administration (project management, loan and grant administration, support for ongoing investments within the Plan Area, public engagement, financial services, debt issuance and administration); legal services; reporting (budgets, financials); preparation of market, feasibility, or other economic studies; preparation of design, architectural, engineering, landscaping architectural, planning, development, or other developmental studies; providing accounting or audit services; providing special rehabilitation, restoration, or renovation feasibility and cost analysis studies; assisting in preparation of the annual financial reports required under Sections 800 and 900 of the Plan; providing property acquisition appraisals; and evaluation of the plan and the success of its activities. Many of the activities are provided through a contract between the City of Eugene and the Agency dated June 15, 2004. The Agency may also acquire, rent, or lease office space and office furniture, equipment, and facilities necessary to conduct its affairs in the management and implementation of this plan.

Projections for district administration assume that once the projects are complete, district administration expenses will be reduced to a level that will be sufficient to run the loan and grant program, support ongoing investments within the Plan Area, and ensure administration of outstanding debt, budget development, annual review of project activities, and financial report preparation.

The bullet points below summarize the projected administration costs, which includes staffing for project delivery, ongoing financial administration, and the loan and grant program. Additional items in the projection include legal and consulting fees necessary to protect the City/Agency and complete the projects, debt issuance cost needed for the projects, and property management. The cost estimates in the below bullets are for the largest maximum indebtedness increase of \$45 million.

- **Project Delivery - Staffing**
 - Average of 1.2 FTE at an average cost of \$266,000 per year FY25 through FY39; personnel costs are projected to increase 3-4% per year due to inflation and higher health and retirement costs.
- **Project Delivery - Legal costs, public engagement, financial administration, overhead and miscellaneous**
 - \$155,000 average per year FY25 through FY39; higher in the early years and a smaller amount for maintenance over time.
- **Debt Issuance Costs**
 - \$100,000 per issuance for a total of \$200,000 across two series of debt; to be determined.

Table 10. List of Project Activities and Estimated Allocations of Tax Increment Revenues

Project Activity	A = \$15 million	B = \$25 million	C = \$45 million
Steam Plant	\$6,300,000	\$6,300,000	\$6,300,000
Downtown Riverfront Affordable Housing	\$5,000,000	\$5,000,000	\$5,000,000
Additional Housing	-	\$4,700,000	\$13,600,000
Physical Improvements		\$2,500,000	\$6,800,000
Projects Directed/Initiated by Agency Board	\$1,900,000	\$2,400,000	\$6,800,000
Debt Issuance Costs	\$100,000	\$100,000	\$200,000
Project Delivery Administration	\$1,700,000	\$4,000,000	\$6,300,000
Total	\$15,000,000	\$25,000,000	\$45,000,000

Source: Tiberius Solutions

* The amounts provided in Table 10 are estimates. The Agency Board will approve actual amounts to be spent on individual projects after reviewing project details. The Agency Board may ultimately approve spending for an individual project above or below the estimates listed in this table; however, the total tax increment spending for the District will not exceed the 2023 cumulative spending limit (maximum indebtedness) of __ [A = \$49.8, B = \$59.8, C = \$79.8] million.

The increased maximum indebtedness from the 2023 Amendment will start funding projects in FY25. Decisions on priorities of funding for projects will be made by the Agency Board at regular Agency Board meetings, all of which are open to the public. Construction of the projects contemplated in the 2023 Amendment is expected to be completed by __ [A = FY26, B = FY31, C = FY31], except for Project Delivery Administration which is expected to continue until debt is fully paid off. Debt issued to fund the projects is estimated to be paid off by __ [A = FY29, B = FY32, C = FY39] depending on future tax increment revenue levels.

Chapter 7: Estimated Amount of Money and Anticipated Year in Which Indebtedness will be Retired or Otherwise Provided For Under ORS 457.420 to 457.460

The total amount of tax increment revenue expected to be collected by the Agency beginning in FY25 to pay off maximum indebtedness is estimated at about __ [A = \$17.6 million, B = \$28.6 million, C = \$59.3 million]. The projects in the Plan will be funded with a combination of urban renewal tax increment financing under ORS 457 and other sources. The Agency may apply for funding from other federal, state, and local grants in order to complete the projects.

Oregon Revised Statutes require that each urban renewal district that receives property taxes include a “maximum indebtedness” limit in their urban renewal plan. “Maximum indebtedness” is a required spending cap for all property tax expenditures over a period of time. “Maximum indebtedness” is not a legal debt limit; it is more like a spending limit.

Adopting a maximum indebtedness figure does not authorize or obligate the Agency to spend money or enter into debt. Within the maximum indebtedness limitation, the Agency Board has the ability to fund projects over time, either with cash or by issuing debt.

Certain expenditures are included in the maximum indebtedness calculation and certain expenditures are excluded. For instance, cash payments for projects and administrative expenses are included in the calculation, but expenditures made from sources other than tax increment revenues are not included in the spending limit, such as from the loan program (known as River Loans). In addition, interest on debt is not included in maximum indebtedness, nor is the refinancing of existing indebtedness.

The City Council amended the Plan in 2004 to include a maximum indebtedness limit of \$34.8 million. The \$34.8 million figure represented the amount that the Agency was allowed to cumulatively spend in tax increment revenues starting in 2004, excluding existing debt and other expenditures that are excluded from maximum indebtedness as described above.

The 2023 Amendment increases the maximum indebtedness as shown in Table 11 below, adds project categories to the Plan, and includes general updating.

Table 11. Maximum Indebtedness (MI) Calculation

Amendment	Maximum Indebtedness Increases
2004 Plan Amendment	\$34.8M
2018 Plan Amendments (x2)	No increase
2023 Plan Amendment	A = \$15.0M, B = \$25.0M, C = \$45.0M
<i>Total Maximum Indebtedness</i>	A = \$49.8M, B = \$59.8M, C = \$79.8M

Table 13 in Exhibit D includes information about future revenues and expenditures in the Plan Area. The timing and amounts for individual project activities will be determined by the Agency Board and, every other year, during the biennial budget process. Completion dates for individual activities may be affected by changes in the plans of other private or public partners, local economic and market conditions, changes in the availability of tax increment funds, and changes in priorities for carrying out project activities.

Current projections show that the tax increment revenues should be sufficient to pay for the projects and associated debt by __ [A = FY29, B = FY32, C = FY39]. The District would cease collecting tax increment funds once there are sufficient tax increment funds available to repay all debt issued or obligations created to fund the projects.

These projections of future tax increment revenues account for mandatory revenue sharing (i.e., underlevying) as described in ORS 457.470. In all years after the annual tax increment revenues equal or exceed the greater of 10% of the initial maximum indebtedness of the Plan or a predetermined “transition amount” as defined in ORS 457.470 (1)(d), the Agency must begin to “share” a portion of the increment value with overlapping taxing districts. This results in only a portion of the increment value being used for the purposes of calculating tax increment revenues. This financial forecast anticipates that the Plan will be subject to revenue sharing beginning in FY30, though the timing will depend upon actual collections of tax increment revenues. The maximum amount of annual tax increment

revenue for the Riverfront District is anticipated to be 12.5% of the initial maximum indebtedness of the Plan, which would be \$4.35 million.

Chapter 8: Financial Analysis of the Plan with Sufficient Information to Determine Feasibility

The financial analysis of the plan shown in Table 13 in Exhibit D includes the anticipated tax increment revenues over the projected remaining life of the Plan. The anticipated tax increment revenues are based on reasonable projections of new development and appreciation in existing property values. The projection of tax increment revenues is based on the following assumptions:

- Property assessed values will increase by 3% per year, which includes increases on existing property as well as a small amount of new investment in existing Riverfront area properties.
- New taxable development is anticipated during the next several years.
- The frozen base of the Plan Area is permanently increased. This shifts some of the taxes being generated within the Plan Area to be out of the portion that generates tax revenue for the Plan Area (the “increment” value) into the portion that generates tax revenue for all of the overlapping taxing districts (the “frozen base” value).

The projections result in urban renewal tax revenues between FY25 and __ [A = FY29, B = FY32, C = FY39] of approximately __ [A = \$17.6 million, B = \$28.6 million, C = \$59.3 million]. Together with other revenues and existing fund balances, these revenues will support __ [A = \$15 million, B = \$25 million, C = \$45 million] of increased maximum indebtedness plus the interest on the debt to fund the 2023 Amendment projects. In addition to the redevelopment projects, the revenues will be sufficient to pay for other obligations, such as project delivery administrative activities, including an allocation of overhead costs. Those costs are projected to increase over time due to inflation and higher health and retirement costs at a rate of about 3-4% per year.

The Agency will also carry a balance equal to two months of operating costs each year, per City financial policy and a debt service reserve account, if required by lenders.

Chapter 9: Fiscal Impact Statement that Estimates the Impact of the Tax Increment Financing, Both Until and After the Indebtedness is Repaid, Upon All Entities Levying Taxes Upon Property in the Plan Area

Taxing bodies that overlap with the Plan Area are affected by the use of tax increment funds to implement the Plan. When a district is first created, the assessed value within the Plan Area is established as the “frozen base.” This is a way of keeping the overlapping taxing districts “whole” as of the date the urban renewal district is created. Property taxes from the overlapping jurisdictions (schools, general governments) are then divided among the jurisdictions that continue to receive taxes on the frozen base. In theory, urban renewal investments will spur additional development and the assessed value of the district will grow above the base. That increase is called the “incremental value” or “excess

value.” The Agency receives taxes on the incremental value. This has an impact on the amount of revenue that the overlapping jurisdictions receive, versus what they would have received if there were no urban renewal districts in effect.

A. Impact on Tax Bills

In addition to the impact on the overlapping taxing jurisdictions, urban renewal also makes individual tax bills look different. Urban renewal districts do not impose new taxes; rather, they redistribute taxes from overlapping taxing districts to the urban renewal districts. There are two basic steps to understand how an individual’s tax bill is affected by tax increment financing in Oregon. The first step determines the amount of property taxes that the urban renewal agency should receive, and the second step determines how the taxes are accounted for on property tax statements.

The first step consists of applying the tax rates of the taxing districts (such as the city, county, and school districts) to the incremental value of the urban renewal district. That product is the amount of taxes that the urban renewal agency should receive. The second step determines how to divide or split the tax rates of the taxing districts so that when those “divided rates” are applied to all tax bills in the city, the urban renewal agency receives its share, and the taxing districts receive the remainder. As of July 2023, there were eight urban renewal districts in Lane County, and the calculation is done for each of these districts.

The Lane County Assessor determines how the tax rates for the schools, city, and county are divided between the taxing districts and the urban renewal districts. As an example, the City’s permanent tax rate is \$7.0058 per \$1,000 of assessed value. For the FY23 tax year, the Lane County Assessor divided that tax rate into three pieces: \$6.8480 goes to the City of Eugene, \$0.0793 goes to the Downtown Urban Renewal District, and \$0.0785 goes to the Riverfront Urban Renewal District. This calculation is done for each tax rate on the tax bill.

With the information from the Lane County Assessor about the division of tax rates, an analysis can determine how an individual tax bill is affected by urban renewal division of tax. For the typical Eugene home that the Lane County Assessor calculated for FY23, this taxpayer would pay the same amount of total taxes before or after urban renewal division of taxes. The only difference is that some of the tax revenues go to the urban renewal districts, instead of to the overlapping taxing districts. Table 14 in Exhibit E sets out this calculation for the typical taxpayer in Eugene. As can be seen, **the before and after urban renewal views of this taxpayer’s bill are exactly the same.**

B. Impact on Tax Rates

Prior to the 2023 Amendment, the Riverfront Urban Renewal District was a “standard rate plan” under State statutes, which meant that property taxes used to fund urban renewal activities were limited to the permanent tax rates and bonded debt levies. Per updated State statutes, the 2023 Amendment turns the Plan into a “permanent rate plan”, meaning it may only take taxes from the permanent rate levies going forward. Bonded debt levies will no longer be impacted by this urban renewal plan.

C. Impact on Overlapping Taxing District Revenues

A share of property taxes from the “excess value” or “incremental value” is not collected by the overlapping jurisdictions during the period of an active district, which is foregone revenue. The incentive for the overlapping districts to support urban renewal is higher property tax revenues in the long run and potential direct and indirect benefit from the urban renewal funded projects.

The estimated amount of urban renewal taxes to be divided over the remaining term of the Plan (net of discounts, delinquents, etc.) is shown in Table 15 in Exhibit F. As can be seen in the table, in FY25, once this amendment is effective, it is estimated that the City of Eugene would forego about \$1.4 million of revenue because of the Riverfront Urban Renewal District division of tax calculation. In ___ [A = FY30, B = FY33, C = FY40] after tax increment financing is terminated, the City of Eugene is estimated to receive \$2.2 million of additional tax revenue per year as shown in Table 12. Lane County is estimated to forego \$254,000 of revenue in FY25 per Table 15, and to benefit by \$399,000 of additional tax revenue per year in ___ [A = FY30, B = FY33, C = FY40] after division of tax is terminated as shown in Table 12. The amount of revenue in the future when tax increment is terminated is equal in all scenarios due to ORS 457 mandatory revenue sharing, which limits the amount of tax increment revenue to the Riverfront District to a specific, set amount. For more information about revenue sharing, see Chapter 7.

The impact on school districts from the termination of the urban renewal district is more complicated. Table 15 shows the foregone taxes, excluding any impacts from tax rate compression under Measure 5 and Measure 50 and excluding any impacts from the State school funding formula. Compression occurs when levied property taxes exceed the Measure 5 limits of \$5 per \$1,000 of real market value for education taxes (or \$10 per \$1,000 for general government taxes). If taxes exceed that limit, a property is in “compression” and the taxes are reduced until the limits are met. Table 15 shows that the combined school districts (4), Lane Community College, and Lane Education Service District) are estimated to forego \$1.1 million of revenue in FY25. Table 12 shows that the combined school districts will benefit by \$1.7 million of additional annual tax revenue in ___ [A = FY30, B = FY33, C = FY40] after the division of tax is terminated. This is not the complete story, however.

The impact on K-12 schools from the division of tax calculation for urban renewal districts is largely an impact on the State’s budget because schools are mainly funded on a per-pupil funding formula (rather than by the level of property tax dollars generated within their boundaries). The State determines how much money must be allocated for the education of each pupil across the state. If the money is not available from local property taxes, the State will make up the difference. If more funds are available through local school property taxes, the State would have additional dollars to allocate as it chooses. In other words, the State can choose to allocate any extra money to education or to some other budgetary priority. If the State chooses to keep the money in education, some of that money would return to schools and education service districts based on the applicable statewide school funding formula and the rest would be distributed to school and education service districts across Oregon.

The Lane County Assessor conducted an analysis of the impact of the Riverfront Urban Renewal District on School District 4J's local option levy, including the impacts of tax rate compression in FY23. The analysis, which is included as Table 16 in Exhibit G, shows that the Riverfront Urban Renewal District currently provides 4J an estimated net benefit of \$45,000 per year. Table 16 shows the impact of tax rate compression in the education category for an additional 143 properties that would occur if the Riverfront District were not collecting division of tax revenue.

This analysis concludes that 4J is better off financially if the Riverfront Urban Renewal District continues to collect tax increment funds than it would be if tax increment financing were terminated. The reason is that taxes that are currently counted under the "general government" category for Measure 5 tax rate limitations (i.e., the "school property tax dollars" that now go to urban renewal) would move into the "education" category. When that happens, the education category of taxes must be reduced for a number of individual properties within the City because schools are already collecting as much as they can under Measure 5 limits for those properties. State law says that local option levy proceeds are the first to be reduced in the event of compression.

In order to understand the Lane County Tax Assessor's analysis for 4J impact for FY23, there are two factors to consider:

1. Revenue from 4J's permanent levy would increase by approximately \$866,000, for a net gain of approximately \$26,000 after applying the State school funding formula. (4J receives about 3% of the total State-wide funding.) This is the best-case scenario that assumes all else is equal, and the State decides to provide more funding for schools as a result of having more property tax revenue available.
2. 4J would lose about \$71,000 of local option levy proceeds (after discounts and delinquencies) if the Riverfront District no longer collects tax increment funds because of compression. The State funding formula does not apply to local option levies, so the full impact of this reduction would be felt in 4J's budget. Both of these estimates are based on FY23 tax roll information and would vary in future years with changes in market conditions.

In summary, 4J would experience an ongoing loss in its budget of about \$45,000 annually as a result of terminating tax increment collections in the Riverfront District. Lane Education Service District is also funded through the State School Fund and would experience similar impacts as 4J on the permanent rate levy, however, Lane Education Service District does not have a local option levy. Lane Community College is also funded on a formula according to classes taken, not directly through permanent rate property taxes.

The financial analysis in this Report accounts for mandatory revenue sharing as previously described in Chapter 7. The financial analysis also includes a permanent increase in the frozen base of the Plan Area to \$110,395,364. This shifts some of the taxes being generated within the Plan Area to be out of the portion that generates tax revenue for the Area (the "increment" value) into the portion that generates tax revenue for all of the overlapping taxing districts (the "frozen base" value). This allows for a portion of the increased assessed

value within the Plan Area to be shared with overlapping taxing districts including the City of Eugene. The City of Eugene permanent rate levy is the largest tax rate impacted by the Plan Area and thus the City’s General Fund would receive the largest share of increased revenue from the frozen base. The frozen base increase will generate an estimated \$800,000 per year for all of the overlapping taxing districts combined starting in FY25; the City’s General Fund will receive approximately half of the total amount, or about \$400,000 per year. This will reduce the annual tax increment revenue directed to the District.

Table 12 shows the impacts to taxing districts in FY40, which is the first year after the Riverfront District is expected to terminate taking division of taxes in scenario C (\$45 million). Some definitions help with the understanding of this table:

- Frozen Base is the total assessed value of the District at the time it was established, plus any voluntary increases by the Agency. ‘Revenue from Frozen Base’ is the tax revenue from that assessed value.
- Excess Value is the growth in assessed value in the District from the time it was established, also known as ‘increment.’ ‘Revenue from Excess Value Used’ is the tax revenue received by the urban renewal agency from the excess value. This column represents the estimated new revenue that overlapping taxing districts would receive in FY40 upon termination of Riverfront District division of taxes (excluding the aforementioned State school fund and compression impacts).
- ‘Revenue from Excess Value Shared’ is the taxes received by the taxing districts from the excess value that was subject to revenue sharing. The excess value becomes subject to revenue sharing (i.e., not subject to the division of tax) in all years after the annual tax increment revenues equal or exceed the greater of 10% of the initial maximum indebtedness of the Plan or a predetermined “transition amount” as defined in ORS 457.470 (1)(d).
- ‘Total Revenue at District Termination’ reflects the full taxes from the assessed value of the properties within the District at termination of the District.

Table 12. Estimated Revenue in FY40 After Termination of Riverfront Urban Renewal District

Taxing District	Type	Tax Rate per \$1,000 of AV	Revenue from Frozen Base	Revenue from Excess Value Used	Revenue from Excess Value Shared	Total Revenue at District Termination
General Government						
City of Eugene	Permanent	7.0058	\$773,000	\$2,185,000	\$3,135,000	\$6,093,000
Lane County	Permanent	1.2793	\$141,000	\$399,000	\$572,000	\$1,112,000
Upper Willamette Soil & Water	Permanent	0.0700	\$8,000	\$22,000	\$31,000	\$61,000
Education						
Eugene SD 4j	Permanent	4.7485	\$524,000	\$1,481,000	\$2,125,000	\$4,130,000
Lane Community College	Permanent	0.6191	\$68,000	\$193,000	\$277,000	\$538,000
Lane ESD	Permanent	0.2232	\$25,000	\$70,000	\$100,000	\$195,000
Total:		13.9459	\$1,539,000	\$4,350,000	\$6,240,000	\$12,129,000

Source: Tiberius Solutions

Note: This table shows gross revenues before subtracting discounts and delinquencies, which are estimated to be 5%.

Chapter 10: Relocation Report

A. Requirement

An analysis of the existing residences or businesses required to relocate permanently or temporarily as a result of Agency actions under ORS 457.170.

Response

No specific relocation activity is identified in the Plan. If urban renewal assistance results in relocation requirements, a relocation plan will be developed for that purpose. Relocation activities and assistance would be provided in accordance with ORS 35.500 through 35.530.

B. Requirement

A description of the methods to be used for the temporary or permanent relocation of persons living in and businesses situated in, the Plan Area in accordance with ORS 35.500 through 35.530.

Response

No specific relocation activity to be initiated by the Agency is identified in the Plan. If urban renewal assistance results in relocation requirements, a relocation plan will be developed for that purpose. Relocation activities and assistance would be provided in accordance with ORS 35.500 through 35.530.

C. Requirement

An enumeration, by cost range, of the existing housing units in the Plan Area to be destroyed or altered and new units to be added.

Response

No specific existing housing units are proposed to be removed by actions of the Plan.

D. Requirement

A description of new residential units which are likely to be constructed within the Plan Area.

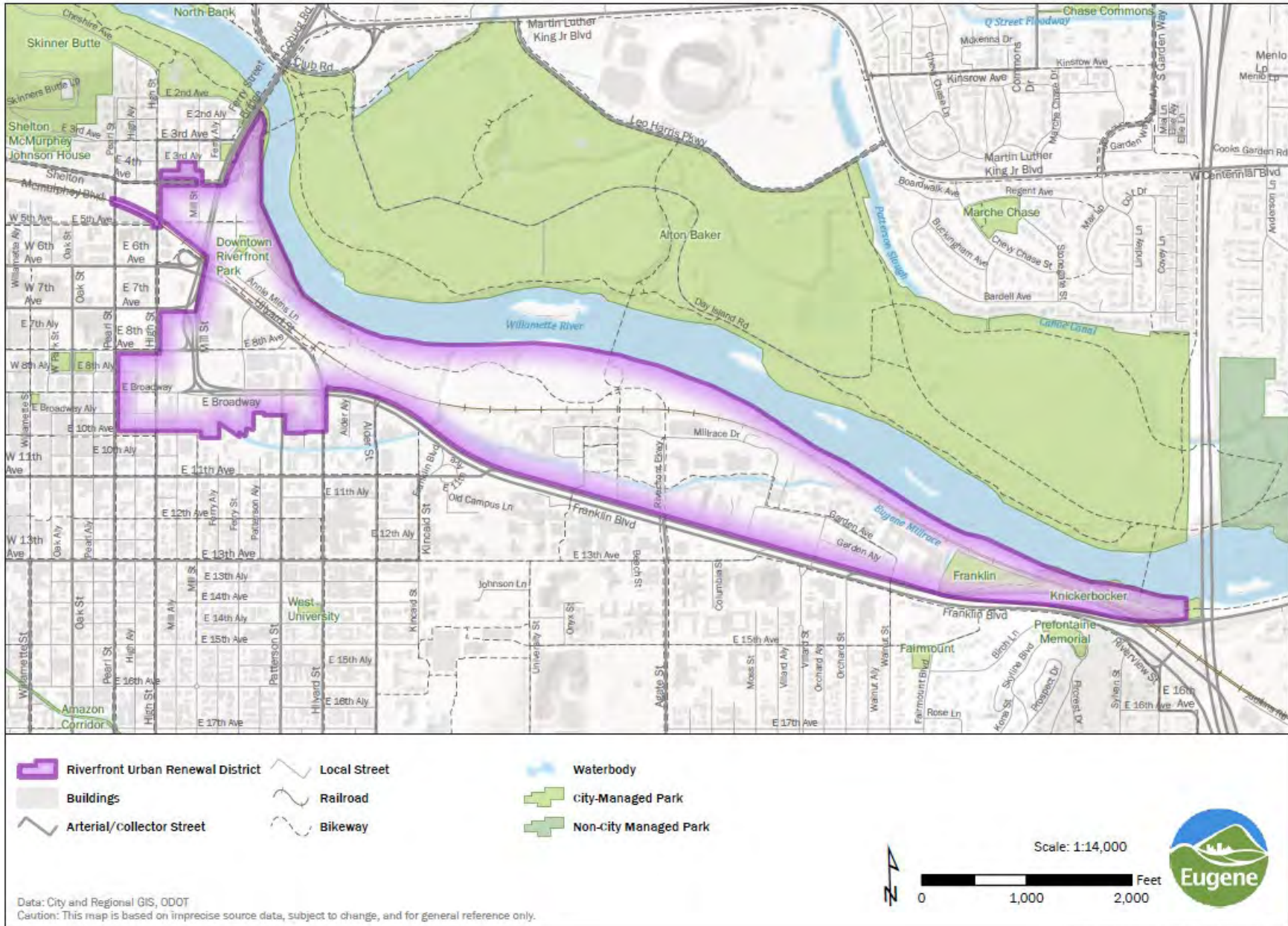
Response

Some new residential units are expected to be constructed within the Plan Area.

Chapter 11: Appendix

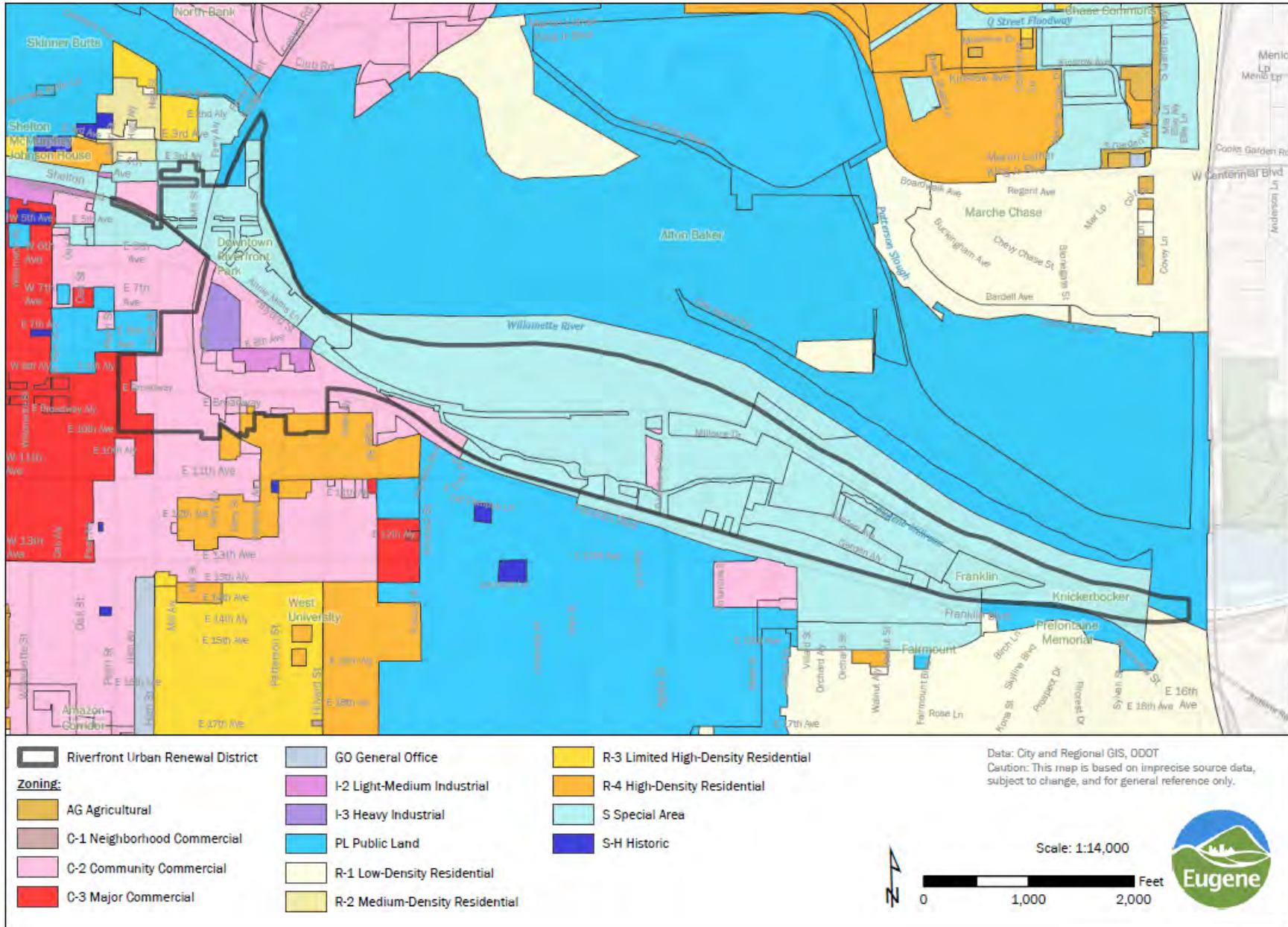
- Exhibit A: Plan Area Map
- Exhibit B: Zoning District Map
- Exhibit C: Census Boundaries Map
- Exhibit D: Table 13. – Projected Revenues and Expenditures for the Plan Area
- Exhibit E: Table 14. – Impact of Urban Renewal on an Individual Tax Bill
- Exhibit F: Table 15. – Estimated Division of Tax Impact of the Plan on Overlapping Taxing Jurisdictions, FY25 – FY39
- Exhibit G: Table 16. – Estimated Impact of Riverfront District Tax Increment Collections on Overlapping Jurisdictions, FY23 Tax Data (Including the impact of State school funding formula and Measure 5/50 tax rate compression)

Report Exhibit A – Plan Area Map



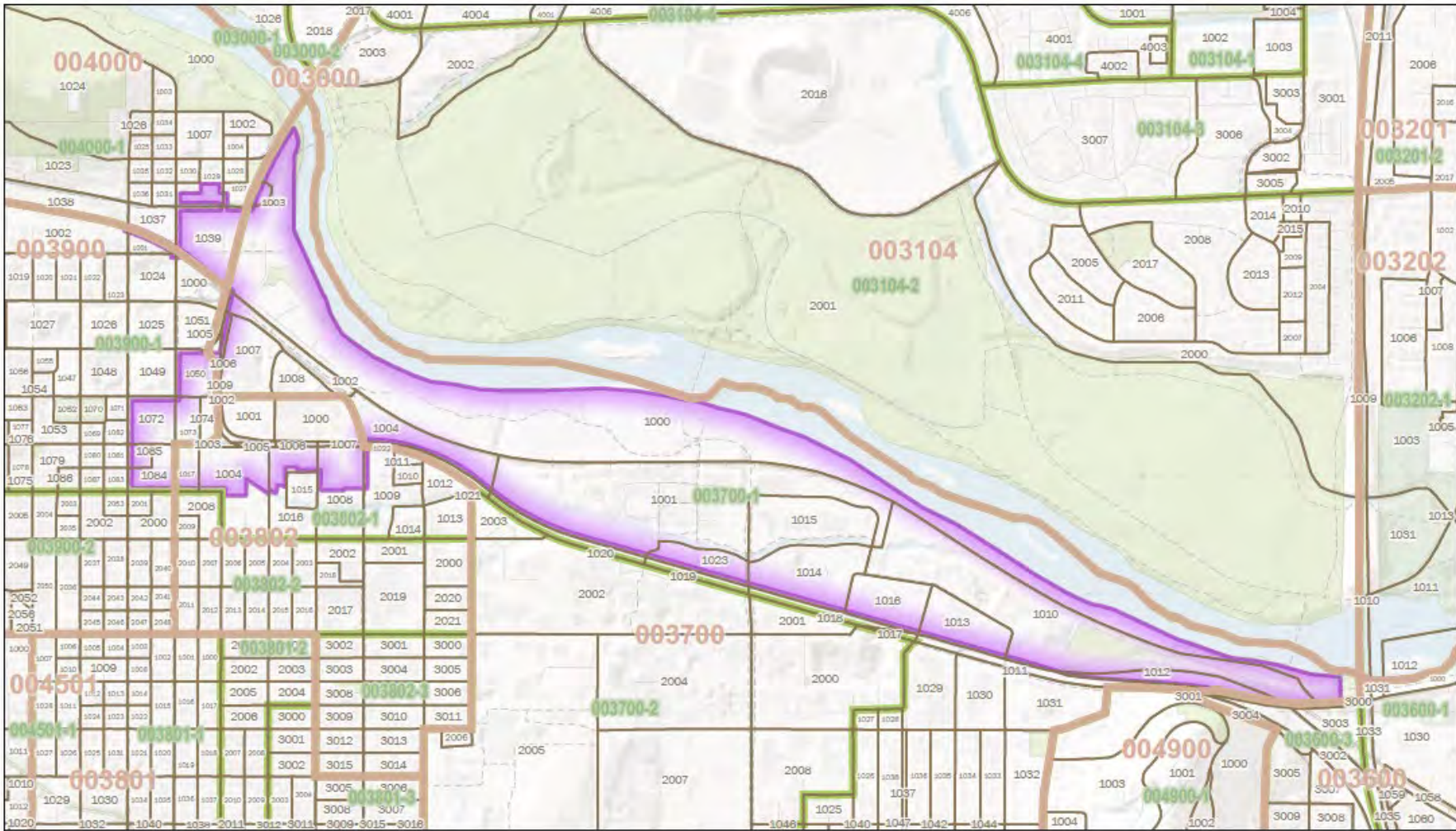
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Report Exhibit B – Zoning District Map



7/18/2023 PWE Ad-hoc #5R2306_1202

Report Exhibit C – Census Boundaries Map



 Riverfront Urban Renewal District

2020 Census Boundaries:

-  003104 Tract
-  003700-2 Block Groups
-  1001 Block

Data: City and Regional GIS, U.S. Census Bureau
 Caution: This map is based on imprecise source data, subject to change, and for general reference only.

Scale: 1:14,000

 0 1,000 2,000 Feet



Report Exhibit D:

Table 13. Projected Revenues and Expenditures for the Plan Area (page 1)

Table 13 shows estimated revenues, expenditures, and allocation to projects over the life of the Plan (project timing may vary). This table reflects Scenario C, a \$45 million increase in maximum indebtedness. Scenario A (\$15 million) would terminate in FY29, and Scenario B (\$25 million) would terminate in FY32. See Table 10 for project allocations under each scenario.

	Total	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Resources								
Beginning Working Capital		9,351,000	5,041,000	139,000	1,031,000	364,000	929,000	2,367,000
Interest Earnings	139,000	47,000	25,000	1,000	5,000	2,000	5,000	12,000
Tax Increment Revenues	59,286,000	2,773,000	3,240,000	3,377,000	4,064,000	4,238,000	4,195,000	4,194,000
Bond/Loan Proceeds	26,700,000		5,700,000			21,000,000		
Total Resources	95,476,000	12,172,000	14,006,000	3,517,000	5,100,000	25,604,000	5,128,000	6,573,000
Requirements								
<i>Debt Service</i>								
Existing Debt Service	7,942,000	1,324,000	1,323,000	1,324,000	3,547,000	424,000		
New Debt Service	39,516,000		497,000	497,000	497,000	2,328,000	2,328,000	2,328,000
Subtotal	47,458,000	1,324,000	1,820,000	1,821,000	4,044,000	2,752,000	2,328,000	2,328,000
<i>Existing Maximum Indebtedness</i>								
Additional Housing	848,000	848,000						
Subtotal	848,000	848,000						
<i>New Maximum Indebtedness</i>								
Steam Plant	6,300,000		6,300,000					
Downtown Riverfront Affordable Housing	5,000,000		5,000,000					
Additional Housing	13,607,000	2,167,000				7,800,000		3,640,000
Physical Improvements	6,800,000					6,800,000		
Projects Initiated by Agency Board	6,800,000					6,800,000		
Debt Issuance Costs	200,000							
			100,000			100,000		
Project Delivery Administration	6,293,000	621,000	647,000	665,000	692,000	424,000	434,000	338,000
Subtotal	45,000,000	2,788,000	12,047,000	665,000	692,000	21,924,000	434,000	3,978,000
<i>Funded by Program Income</i>								
River Loans	2,068,000	2,068,000						
Additional Housing	103,000	103,000						
Subtotal	2,170,000	2,170,000						
Ending Fund Balance		5,041,000	139,000	1,031,000	364,000	929,000	2,367,000	268,000
Total Requirements	95,476,000	12,172,000	14,006,000	3,517,000	5,100,000	25,604,000	5,128,000	6,573,000
Annual Impact on Maximum Indebtedness	45,848,000	8,769,000	7,120,000	1,556,000	20,000	22,487,000	1,867,000	1,867,000
Cumulative Maximum Indebtedness Used to Date		42,721,000	49,841,000	51,397,000	51,417,000	73,904,000	75,771,000	77,638,000

Source: Tiberius Solutions

Report Exhibit D:

Table 13. Projected Revenues and Expenditures for the Plan Area (page 2)

	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039
Resources								
Beginning Working Capital	268,000	1,821,000	1,803,000	1,527,000	1,240,000	945,000	643,000	326,000
Interest Earnings	1,000	9,000	9,000	8,000	6,000	5,000	3,000	2,000
Tax Increment Revenues	4,194,000	4,194,000	4,194,000	4,194,000	4,194,000	4,194,000	4,194,000	3,842,000
Bond/Loan Proceeds	-	-	-	-	-	-	-	-
Total Resources	4,463,000	6,024,000	6,006,000	5,729,000	5,440,000	5,145,000	4,840,000	4,170,000
Requirements								
<i>Debt Service</i>								
Existing Debt Service								
New Debt Service	2,328,000	3,899,000	4,194,000	4,194,000	4,194,000	4,194,000	4,194,000	3,842,000
Subtotal	2,328,000	3,899,000	4,194,000	4,194,000	4,194,000	4,194,000	4,194,000	3,842,000
<i>Existing Maximum Indebtedness</i>								
Additional Housing								
Subtotal								
<i>New Maximum Indebtedness</i>								
Steam Plant								
Downtown Riverfront Affordable Housing								
Additional Housing								
Physical Improvements								
Projects Initiated by Agency Board								
Debt Issuance Costs								
Project Delivery Administration	315,000	323,000	285,000	295,000	301,000	308,000	320,000	328,000
Subtotal	315,000	323,000	285,000	295,000	301,000	308,000	320,000	328,000
<i>Funded by Program Income</i>								
River Loans								
Additional Housing								
Subtotal								
Ending Fund Balance	1,821,000	1,803,000	1,527,000	1,240,000	945,000	643,000	326,000	
Total Requirements	4,463,000	6,024,000	6,006,000	5,729,000	5,440,000	5,145,000	4,840,000	4,170,000
Annual Impact on Maximum Indebtedness	1,867,000	295,000						
Cumulative Maximum Indebtedness Used to Date	79,505,000	79,800,000	79,800,000	79,800,000	79,800,000	79,800,000	79,800,000	79,800,000

Source: Tiberius Solutions

Note: The current Plan is projected not to reach the existing maximum indebtedness limit by \$848,000 at the end of FY24. The Plan Amendment will allow more time to collect enough tax increment revenue to reach the existing maximum indebtedness limit. It is anticipated that these funds will be used towards housing, but the actual allocation will be made during the budgeting process.

Report Exhibit E:

Table 14. Impact of Urban Renewal on an Individual Tax Bill

Taxing District	Taxes	Taxes Directed To:			Taxes	Difference
	Before UR <u>Reallocation</u>	Taxing <u>Districts</u>	Downtown <u>UR District</u>	Riverfront <u>UR District</u>	After UR <u>Reallocation</u>	
Education Taxes						
Eugene School District 4J	\$1,131.55	\$1,100.34	\$15.68	\$15.54	\$1,100.34	(\$31.22)
Eugene School District 4J LOL	357.45	357.45	0.00	0.00	357.45	0.00
Lane Community College	147.53	144.22	1.67	1.64	144.22	(3.31)
Lane Education Service District	53.19	52.00	0.60	0.60	52.00	(1.19)
Total	\$1,689.72	\$1,654.00	\$17.94	\$17.78	\$1,654.00	(\$35.72)
General Government Taxes						
City of Eugene	\$1,669.46	\$1,631.86	\$18.90	\$18.71	\$1,631.86	(\$37.60)
City of Eugene Library LOL	37.20	37.20	0.00	0.00	37.20	0.00
City of Eugene Parks & Rec LOL	41.11	41.11	0.00	0.00	41.11	0.00
Lane County	304.85	298.01	3.43	3.41	298.01	(6.84)
Lane County 4-H/Extension LOL	6.67	6.67	0.00	0.00	6.67	0.00
Lane County Public Safety LOL	131.06	131.06	0.00	0.00	131.06	0.00
Upper Willamette Soil & Water	16.68	16.35	0.17	0.17	16.35	(0.33)
Eugene UR Downtown District	0.00	0.00	0.00	0.00	40.44	40.44
Eugene UR Riverfront District	0.00	0.00	0.00	0.00	50.28	50.28
Total	\$2,207.04	\$2,162.26	\$22.50	\$22.28	\$2,252.98	\$45.94
Bonded Debt Taxes						
City of Eugene Bond I	\$1.02	\$1.02	\$0.00	\$0.00	\$1.02	\$0.00
City of Eugene Bond II	184.94	182.87	0.00	2.07	182.87	(2.07)
Eugene School District 4J Bond II	532.67	525.37	0.00	7.29	525.37	(7.29)
Lane Community College Bond II	53.09	52.50	0.00	0.60	52.50	(0.60)
Lane Community College Bond III	25.31	25.05	0.00	0.26	25.05	(0.26)
Total	\$797.03	\$786.81	\$0.00	\$10.22	\$786.81	(\$10.22)
Total Taxes	\$4,693.78	\$4,603.06	\$40.44	\$50.28	\$4,693.78	\$0.00

Source: City of Eugene from Lane County Assessment & Taxation, Table 4e, Detail of Urban Renewal Plan Areas by Taxing District, Tax Year 2022-23.

Note: Calculations based on assessed value of \$238,297 for typical (i.e., median) Eugene home per Lane County Assessor media release October 2022. The 2023 Amendment turns the Plan into a "permanent rate plan", meaning it may only take taxes from the permanent rate levies going forward. Bonded debt levies will no longer be impacted by this urban renewal plan.

Report Exhibit F:

Table 15. Estimated Division of Tax Impact of the Plan on Overlapping Taxing Jurisdictions, FY25 – FY39

FY	City of Eugene	Lane County	Upper Willamette Soil & Water	Eugene School District 4J	Lane Community College	Lane Education Service District	Total
2025	1,393,000	254,000	14,000	944,000	123,000	44,000	2,773,000
2026	1,628,000	297,000	16,000	1,103,000	144,000	52,000	3,240,000
2027	1,697,000	310,000	17,000	1,150,000	150,000	54,000	3,377,000
2028	2,042,000	373,000	20,000	1,384,000	180,000	65,000	4,064,000
2029	2,129,000	389,000	21,000	1,443,000	188,000	68,000	4,238,000
2030	2,107,000	385,000	21,000	1,428,000	186,000	67,000	4,195,000
2031	2,107,000	385,000	21,000	1,428,000	186,000	67,000	4,194,000
2032	2,107,000	385,000	21,000	1,428,000	186,000	67,000	4,194,000
2033	2,107,000	385,000	21,000	1,428,000	186,000	67,000	4,194,000
2034	2,107,000	385,000	21,000	1,428,000	186,000	67,000	4,194,000
2035	2,107,000	385,000	21,000	1,428,000	186,000	67,000	4,194,000
2036	2,107,000	385,000	21,000	1,428,000	186,000	67,000	4,194,000
2037	2,107,000	385,000	21,000	1,428,000	186,000	67,000	4,194,000
2038	2,107,000	385,000	21,000	1,428,000	186,000	67,000	4,194,000
2039	1,930,000	352,000	19,000	1,308,000	171,000	61,000	3,842,000
Total:	29,783,000	5,438,000	298,000	20,186,000	2,632,000	949,000	59,286,000

Source: Tiberius Solutions

Notes:

1. Property tax collections for all years is projected to be 95%.
2. Analysis does not include impact on School District 4J's local option levy, which currently benefits from the existence of the urban renewal districts. Additionally, the impact on schools is really an impact on the State's budget because schools are mainly funded on a per-pupil funding formula rather than by the level of property tax dollars generated within their boundaries. See Chapter 9 "Impact on Overlapping Taxing District Revenues" section for more information and Exhibit G – Table 16.
3. Existing property values are projected to increase 3% per year.
4. The final year for each scenario assumes only a partial year of tax increment collection is needed to reach maximum indebtedness.

Report Exhibit G:

Table 16. Estimated Impact of Riverfront District Tax Increment Collections on Overlapping Jurisdictions, FY23 Tax Data (Including the impact of State school funding formula and Measure 5/50 tax rate compression)

Taxing District	Levy	With Riverfront Tax Increment ¹	Without Riverfront Tax Increment ¹	Difference	Estimated Revenue If Riverfront District Ends Tax Increment Collection ²
EDUCATION					
Eugene School District 4J	Permanent Rate	68,469,322	69,375,908	906,586	26,000 ³
Eugene School District 4J	Local Option Levy (LOL)	24,906,721	24,831,879	(74,842)	(71,000)
Lane Community College	Permanent Rate	10,973,980	11,090,774	116,794	112,000
Lane Education Service District	Permanent Rate	3,956,579	3,998,913	42,334	40,000
Total Education		\$108,306,602	\$109,297,474	\$990,872	\$107,000
GENERAL GOVERNMENT					
City of Eugene	Permanent Rate	125,004,018	126,436,974	1,432,956	1,366,000
City of Eugene	Library LOL	2,849,477	2,849,477	-	-
City of Eugene	Parks and Rec LOL	3,148,847	3,148,847	-	-
Lane County	Permanent Rate	22,828,924	23,089,963	261,039	249,000
Lane County	4-H/Extension LOL	1,105,267	1,105,267	-	-
Lane County	Public Safety LOL	21,710,714	21,710,714	-	-
Upper Willamette Soil & Water	Permanent Rate	1,252,248	1,265,026	12,778	12,000
Eugene Urban Renewal Downtown	Urban Renewal	2,877,334	2,877,334	-	-
Eugene Urban Renewal Riverfront	Urban Renewal	3,530,764	-	(3,530,764)	(3,370,000)
Total General Government		\$184,307,593	\$182,483,602	(\$1,823,991)	(\$1,743,000)
BONDS					
City of Eugene	Bond I	78,494	78,494	-	-
City of Eugene	Bond II	14,008,436	14,167,252	158,816	152,000
Eugene School District 4J	Bond II	32,865,721	33,321,880	456,159	436,000
Lane Community College	Bond II	4,017,756	4,063,351	45,595	44,000
Lane Community College	Bond III	1,916,777	1,936,838	20,061	19,000
Total Bonds⁴		\$52,887,184	\$53,567,815	\$680,631	\$651,000
TOTAL		\$345,501,379	\$345,348,891	(\$152,488)	(\$985,000)

Source: City of Eugene Notes:

1. Data provided by Lane County Assessment & Taxation, tax year 2022-23.

2. Revenue estimates adjusted for discounts, delinquencies, State school funding formula, and compression.

3. Assumes that legislature allocates the additional property taxes to schools throughout the State and 4J receives approximately 3% of the total.

4. The 2023 Amendment turns the Plan into a “permanent rate plan”, meaning it may only take taxes from the permanent rate levies going forward. Bonded debt levies will no longer be impacted by this urban renewal plan.

RIVERFRONT URBAN RENEWAL DISTRICT PLAN

**Originally Adopted September 11, 1985
By Eugene City Council Ordinance No. 19352**

**Amended March 10, 2004
By Eugene City Council Ordinance No. 20313**

Prepared by the City of Eugene Planning and Development Department in
Cooperation with the Finance Division.

RIVERFRONT URBAN RENEWAL DISTRICT PLAN

Originally Adopted September 11, 1985

Amended March 10, 2004

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RIVERFRONT URBAN RENEWAL DISTRICT PLAN

Part 1.

Section 100--Introduction

The Riverfront Urban Renewal District, pertaining to an area of approximately 178 acres within the boundaries of the city, consists of Part 1, Text and Part 2, Exhibits. This plan has been prepared by the Planning and Development Department of the City of Eugene pursuant to the provisions found within the Oregon Revised Statutes, ORS Chapter 457, the Oregon Constitution, and all applicable laws and ordinances.

Section 200--Definitions

The following definitions will govern this plan unless the context otherwise requires.

Acquisition means the act or process of acquiring fee title or interest other than fee title of real property (including the acquisition of development rights of remainder interest).

Agency or Renewal Agency means the Eugene Renewal Agency which in accordance with ORS Chapter 457 is the official Urban Renewal Agency of the City of Eugene, Lane County, Oregon.

Blighted areas means areas which, by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use, or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health, or welfare of the community. A blighted area is characterized by the existence of one or more of the conditions as described in ORS 457.010(1).

City means the City of Eugene, Lane County, Oregon.

County means the County of Lane, State of Oregon.

District means Riverfront Urban Renewal Plan area

Exhibit means an attachment, either narrative or graphic, to the plan for the plan area .

ORS means Oregon Revised Statutes (State law). ORS Chapter 457 regulates the urban renewal process.

Plan or Development Plan means the Urban Renewal Plan for the Riverfront Urban Renewal District area. The plan consists of Part 1, text and Part 2, exhibits.

Project means any undertaking or activity within the Riverfront Urban Renewal District project area, such as a public improvement, street project, or loan program which is authorized by and implements provisions set forth in the Development Plan.

Plan area means the entire Riverfront Urban Renewal District area.

Redeveloper means any individual or group which acquires property or which receives financial assistance for the physical improvement of publicly or privately-held structures and land within the plan area .

Rehabilitation means the act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient, contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values.

Report on the plan means the textual material and graphic exhibits required by ORS 457.085(3) which explains existing conditions, activities, procedures, and proposals of the plan.

Riverfront Research Park Site means the University of Oregon owned property within the Riverfront Urban Renewal District area.

State means the State of Oregon and its various agencies, divisions, and departments.

Text increment financing means a method of financing urban renewal projects as authorized by ORS Chapter 457, which uses the tax revenues generated by the increased taxable values in a defined area to pay for improvements within that area.

Text means Part 1 of this Urban Renewal Plan for the Riverfront Research Park.

Upper Millrace means that portion of the Millrace within the plan area connecting from the Willamette River to Franklin Boulevard.

Section 300--Legal Boundary Description

The following is a legal description of the boundary of the Riverfront Urban Renewal District area:

Beginning at a point which is at the intersection of the east right-of-way line of Hilyard Street with the north right-of-way line of Franklin Boulevard; thence easterly along the north right-of-way line of said Franklin Boulevard to the intersection of the west right-of-way line of Interstate I-5; thence along said west right-of-way line of I-5 in a northerly direction to the intersection of the south bank of the Willamette River; thence along said south bank of the Willamette River in a westerly direction to the east right-of-way line of County Road No. 431 also known as Ferry Street; thence along said east right-of-way line in a southerly direction to a point on the south right-of-way line of 4th Avenue (if extended east); thence along said south right-of-way line in a westerly direction to a point at the intersection of the east right-of-way line of High Street with the south right-of-way line of 4th Avenue; thence along said east right-of-way line of High Street in a southerly direction to a point at the intersection of the east right-of-way line of High Street with the north right-of-way line of Southern Pacific Railroad; thence along said north right-of-way of Southern Pacific Railroad in an easterly direction to the intersection of said north right-of-way of Southern Pacific Railroad with the east right-of-way line of County Road No. 431 also know as Ferry Street; thence along said east right-of-way line in a southerly direction to the south right-of-way line of 7th Avenue (if extended east); thence along said south right-of-way in a westerly direction to a point at the intersection of the south right-of-way line of 7th Avenue with the east right-of-way line of High Street; thence along said east right-of-way line in a southerly direction to a point at the intersection of the east right-or-way line of High Street with the south right-of-way line of 8th Avenue; thence along said south right-of-way line in a westerly direction to a point at the intersection of said south right-of-way line with the east right-of-way line of Pearl Street; thence along said east right-of-way line of Pearl Street in a southerly direction to a point at the intersection of said east right-of-way line with the north right-of-way line of 10th Avenue; thence along said north right-of-way in an easterly direction to a point at the intersection of said north right-of-way line with the east right-of-way line of Mill Street; thence along said east right-of-way

in a southerly direction to a point at the intersection of the south right-of-way line of 10th Avenue (if extended easterly) with the east right-of-way line of Mill Street; thence along said south right-of-way line (if extended easterly) to a point at the intersection of said south right-of-way line with the east margin of a north-south alley running from 11th Avenue to 10th Avenue, between Ferry Street and Mill Street, thence along said east right-of-way line of said alley in a northerly direction to a point of intersection with the south margin of the Mill Race; thence along said south margin in a southeasterly direction to a point on the east boundary of that certain tract of land described on document number 2000 WD, 00802, Lane County Oregon Deed Records; said point being the southeast corner of said parcel said point also being the southeast corner of Tax Lot 4000, Assessors Map 17-03-32-23; thence along said east boundary in a northerly direction to a point on the north margin of the Mill Race, said point being the southwest corner of that certain tract of land describe on Reel No. 1559, Instrument No. 8906959, Lane County Oregon Deed Records; thence along the south boundary of said tract of land in a southeasterly direction to the southwest corner of Tax Lot 5000, Assessors Map 17-03-32-23, said point also being the southwest corner of that certain tract of land described on Reel No. 721 Instrument No. 53549; thence along the westerly and northerly boundary of said tract of land to its intersection with the west right-of-way line of Patterson Street; thence cantoning east on said northerly line (if extended east) to the east right-of-way line of Patterson Street; thence along said east right-of-way line in a southerly direction to the southwest corner of Lot 7, Hoffman Addition To Eugene; thence along the south boundary of said Lot 7 in an easterly direction to a point on the east boundary of said Hoffman Addition To Eugene; thence in a northeasterly direction to the south west corner of that certain tract of land described on Reel No. 1873, Instrument No's. 9353770-9353772, said point also being the south west corner of Tax Lot 7300, Assessors Map 17-03-32-23, thence along the south boundary of said tract of land in an easterly direction to the east right-of-way line of Hilyard Street; thence along said east right-of-way line of Hilyard Steet in a northerly direction to the point of beginning.

Section 400--Goals and Objectives for the Riverfront Urban Renewal District Area

The goals of the Riverfront Urban Renewal District area are:

1. To improve the function, condition, and appearance of the development area;
2. To eliminate existing blight and blighting influences;
3. To strengthen the economic and environmental conditions of the plan area and the metropolitan area;
4. To stimulate development activity and amenities near the new federal courthouse;
5. To stimulate appropriate redevelopment in the Riverfront area currently occupied by EWEB, if EWEB relocates in whole or in part from this property;
6. To improve connections between the core of downtown, Riverfront, and the University of Oregon; and
7. To protect or enhance the riparian area.

The development in the Riverfront Urban Renewal District area is intended to play a critical role in the revitalization of the metropolitan area's economy by providing a unique opportunity to develop an area that connects downtown Eugene to the Willamette River, connects to University of Oregon, and will house the new federal courthouse. The area is envisioned to include retail, commercial, housing and recreation.

More specifically, the public objectives of this plan are:

Land Use

- Allow for a mixture of uses consistent with the Courthouse District Concept Plan
- Allow for a mixture of uses consistent with the Riverfront Park Special Development District zoning for Riverfront Research Park site property within the plan area and for other properties within the plan area at the request of affected property owners.
- Provide for development of land located within the Riverfront Research Park site area in accordance with the conditional use permit review process called for in the Special Development District.

Transportation/Access

- Improve access into and through the Riverfront Urban Renewal District area by transportation improvements consistent with the City of Eugene transportation policies, the City's capital improvements programming process, the Riverfront Park Study, and the Master Development Site Plan to be developed for the Riverfront Research Park site. In addressing Eugene's transportation policies, use strategies consistent with achieving the area-wide alternative modes goal of 25 to 30%.
- Plan and implement safe, direct, and attractive linkages between the Riverfront Urban Renewal District area, the University of Oregon, downtown Eugene, and the river.
- Improve and construct safe pedestrian amenities and bikeways between downtown and the plan area and throughout the plan area in a way that is consistent with adopted transportation plans and policies, addressing bicycle/pedestrian needs integral to the development to and within the plan area.
- Provide mass transit facilities and services to and within the plan area emphasizing improvements that will encourage the use of alternative modes while reducing impacts on required parking and public street improvements.
- Improve circulation to and through the district and coordinate with other transportation systems.

Environment

- Enhance the natural vegetation along the adjacent bank of the Willamette River by developing an active management plan to protect the riparian area.

- Maintain and improve visual and pedestrian access to and along the upper Millrace, and expand its use for public recreation.
- Maintain and enhance the public's physical access to and along the Willamette River, addressing impacts of the plan area development on public open space, in particular the east Millrace outfall and the bicycle bridges.
- Preserve significant clusters of trees such as Black Locust, English Oak, and Red Leaf Plum located along the Willamette River within the plan area :
- Support design improvements or mitigations that are needed to treat stormwater, protect water quality, or to respond to other environmental protection needs.

Public Facilities and Services

- Develop public amenities such as public parks, plazas, recreation facilities, pedestrian/bicycle paths, parking facilities, etc., within the plan area.
- Improve the utility and storm drainage systems in the plan area.
- Mitigate potential flooding within the plan area for those areas located within the 100 year flood plan.
- Encourage maintenance and rehabilitation of existing buildings within the plan area through financing programs.
- Encourage development of new commercial and housing uses through the assembly of land within the plan area.
- Ensure access throughout the district to the Riverfront Research Park development site through appropriate transportation connections.

Section 500--Land Use Plan

The use and development of all land within the Riverfront Urban Renewal District area shall comply with the regulations prescribed in the City's comprehensive plan, refinement plans, zoning ordinance, subdivision ordinance, City charter, or any other applicable local, State, or Federal laws regulating the use of property within an urban renewal area.

The Riverfront Research Park site is designated in the Metro Area General Plan as University/research. Riverfront Research Park Special Development District zoning is to be applied to that property to achieve the following objectives:

1. Provide long-range direction for future development within the plan area of the Riverfront Park.

2. Encourage a broad range of uses that would complement research activities of the University of Oregon as well as provide necessary limited commercial support services and opportunities for multiple-family housing.
3. Allow flexibility in future development of the area for University-related uses as well as limited commercial and residential uses in a supporting role.
4. Provide flexibility in standards for density, site design and bulk, and relationship to the adjacent Willamette River Greenway.
5. Address environmental protection and mitigation needs.

Section 600--Project Activities

In order to achieve the objectives of this plan, the following activities will be undertaken on behalf of the City of Eugene by the Renewal Agency, in accordance with applicable Federal, State, County, and City laws, policies, and procedures.

A. PUBLIC IMPROVEMENTS

1. Street, Curb, and Sidewalk Improvements

Improvements within the renewal area will require the construction of new street, curb, and sidewalks within the plan area . The Renewal Agency may participate in funding sidewalk and roadway improvements including design, redesign, construction, resurfacing, repair and acquisition of right-of way for curbs, streets, and sidewalks, and pedestrian and bicycle paths. Projects to be undertaken include:

- Local street, curb, and sidewalk improvements identified in the Eugene Capital Improvements Program (CIP) and the Vision For a Greater Downtown Eugene Report and the Courthouse District Concept Plan.
- Other curb, sidewalk and street improvements identified by the Renewal Agency.

2. Public Utilities

The development proposed for the renewal area will require the replacement and construction of water, storm and sanitary sewer facilities, environmental mitigations. These improvements include:

- Sanitary sewer, water, and storm water system upgrades & replacements identified in Eugene Capital Improvements Program
- Public utility improvements necessary to assist in the development of the Federal Courthouse
- Mitigation of stormwater issues relating to the development of the EWEB property

3. Streetscape Projects

This activity will enable the Renewal Agency to participate in activities improving the visual appearance of the plan area . These improvements may include:

- Accent paving
- Decorative lighting
- Street trees, planters, and landscaping
- Furnishings, including benches, trash receptacles, bicycle racks
- Street and directional signage
- Public art and water features
- Gateway monuments and Landscape Features
- Undergrounding of overhead utilities in the renewal area

4. Pedestrian, Bike, and Transit Improvements

These activities will include pedestrian, bicycle and transit connections between the renewal plan area , the river, public parks, and other areas of Eugene. Activities may include bicycle parking and storage, transit stops, covered shelters, transit pullouts, and other related activities which will promote pedestrian, bicycle, and public transportation uses in the renewal area. These improvements include:

- Provide new bike paths or lanes in the renewal area
- Provide pedestrian connections to the downtown, riverfront, and Courthouse area.
- Provide a more prominent entrance to the downtown at East Broadway
- Improve pedestrian access at the railroad
- Provide weather sheltering devices for the protection of pedestrians

5. Public Parks and Open Spaces

The Renewal Agency may participate in funding the design, acquisition, construction or rehabilitation of public spaces, or parks or public facilities within the urban renewal area. Projects to be undertaken include:

- Walkways and plazas
- Millrace improvements

6. Public Parking and Public Transportation Facilities

The Agency is authorized to participate in funding the acquisition and construction and enhancement of public parking and public transportation facilities within the renewal area. The precise location and type of facilities will be decided after further study.

7. Other Public Facilities

The Agency is authorized to participate in development of public facilities including City Hall, police and fire facilities, libraries, recreation centers, conference facilities, and community centers. These facilities will benefit the renewal area by increasing public usage of the area, by enhancing protective services, and by stimulating additional public and private investment in the renewal area. The extent of the Agency's participation in funding such facilities will be based upon an Agency finding on the benefit of that project to the renewal area, and the importance of the project in carrying out Plan objectives.

The type and location of these public facilities will be determined by future study. Potential public facilities to be assisted include:


- New Federal Courthouse Building
- New Police Building or City Hall

B. OFF-SITE FACILITIES

To encourage the development or redevelopment of private property within the plan area , the Agency, may construct, install, pay for, or otherwise cause certain off-site public facilities to be installed or provided when, in the public interest, such action would benefit and further the objectives of the plan.

C. ACQUISITION AND REDEVELOPMENT

1. Intent. It is the intent of this plan to authorize the Renewal Agency to acquire property within the plan area by any legal means to achieve the objectives of this plan, and specifically, for any of the purposes listed below.
2. Method. Property acquisition, including limited interest acquisition, is hereby made a part of this plan and may be used to achieve the objectives of this plan in the presence of any of the following conditions.
 - a. Where existing conditions do not permit practical or feasible rehabilitation of a structure and it is determined that acquisition of such properties and demolition of the improvements thereon are necessary to remove substandard and blighting conditions;
 - b. Where detrimental land uses or conditions such as incompatible uses, or adverse influences from noise, smoke or fumes exist, or where there exists overcrowding, or conversions to incompatible types of uses, and it is determined that acquisition of such properties and demolition of the improvements are necessary to remove blighting influences and to achieve the objectives of this plan;
 - c. Where it is determined that the property is needed to provide public improvements and facilities as follows:
 1. Right-of-way acquisition for streets, alleys, or pedestrian ways;
 2. Property acquisition for public use; and
 3. Property acquisition for public, off-street parking facilities.
 - d. Where it is determined that the assembling of land for private development is necessary to attract new commercial and residential activity or to allow for expansion or efficient operation of current industrial activities.
3. Land Acquisition Requiring Plan Amendments. Land acquisition for any purpose other than specifically listed in 600-C-2 above, shall be accomplished only by following procedures for amending this plan as set forth in Section 1200 of this plan. If such plan amendment is approved by the Eugene Renewal Agency a map exhibit shall be prepared showing the properties to be acquired, shall be appropriately numbered, and shall be included in Part Two as an official part of this plan.

Assembling land for private development where the developer of such land is a person or group other than the owner of record of such land to be acquired, shall not be considered as a substantial amendment to this plan. Each such development and the property acquisition required shall be processed on a case-by-case basis and no such acquisition shall be undertaken until authorized by the Renewal Agency. 

D. RELOCATION ACTIVITIES

If the Agency acquires property which is occupied and would cause the displacement of the occupants in the implementation of the plan, the Agency will provide assistance to persons or businesses to be displaced. Those displaced will be contacted to determine their individual

relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and payments made in accordance with the requirements of ORS 281.045 - 281.105 and any other applicable laws or regulations. Relocation payments will be made as provided in ORS 281.060. Payments made to persons displaced from dwellings will assure that they will have available to them decent, safe, and sanitary dwellings at costs or rents within their financial means.

The Agency will prepare, adopt, and maintain a Relocation Policy prior to acquiring any property which will cause displacement.

E. DEVELOPMENT AND REDEVELOPMENT

The Renewal Agency also is authorized to provide loans or other forms of financial assistance to property owners wishing to develop or redevelop land or buildings within the renewal area, or to persons desiring to acquire or lease buildings or land from the Agency. The Agency may make this assistance available as it deems necessary to achieve the objectives of this Plan. Projects receiving Agency assistance may include:

- Assisting in redevelopment of commercial warehouses in the Courthouse area
- Assisting the construction or expansion of job-creating developments
- Assisting in the development of housing and mixed use projects

F. ADMINISTRATIVE ACTIVITIES

1. The Agency may retain the services of independent professional people or organizations to provide administrative or technical services such as:
 - a. Preparation of market, feasibility, or other economic studies;
 - b. Preparation of design, architectural, engineering, landscaping architectural, planning, development, or other developmental studies;
 - c. Providing accounting or audit services;
 - d. Providing special rehabilitation, restoration, or renovation feasibility and cost analysis studies;
 - e. Assisting in preparation of the annual financial report required under Section 800 of this plan; and
 - f. Providing property acquisition appraisals.
2. The Agency may acquire, rent, or lease office space and office furniture, equipment, and facilities necessary for it to conduct its affairs in the management and implementation of this plan.
3. The Agency may invest its reserve funds in interest-bearing accounts or securities.
4. To implement this plan, the Agency may borrow money, accept advances, loans, or grants from any legal source, issue urban renewal bonds and receive tax increment proceeds as provided for in Section 700 of this plan.

G. PROPERTY DISPOSITION AND REDEVELOPER OBLIGATIONS

All real property acquired by the Agency in the plan area , if any, shall be disposed of for development for uses permitted in the plan at its fair reuse value for the specific uses to be permitted on the real property. Real property acquired by the Renewal Agency may be disposed of to any other public entity in accordance with this plan. All persons and entities obtaining property from the Agency shall use the property for the purposes designated in this plan and comply with other conditions which the Agency deems necessary to carry out the purposes of this plan.

1. Redeveloper's Obligations. Any redeveloper and his successors or assigns within the plan area , in addition to the other controls and obligations stipulated and required of him by the provisions of this plan, shall also be obligated by the following requirements:
 - a. The Redeveloper shall obtain necessary approvals of proposed developments from all Federal, State, or local agencies that may have jurisdiction on properties and facilities to be developed or redeveloped within the plan area;
 - b. The Redeveloper shall develop or redevelop such property in accordance with the adopted land use provisions;
 - c. The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the Agency for review and distribution to appropriate reviewing bodies as required by the City and shall comply with all applicable requirements of existing City codes and ordinances;
 - d. The Redeveloper shall commence and complete the development of such property for the uses provided in this plan within a reasonable period of time; and
 - e. The Redeveloper shall not effect or execute any agreement, lease, conveyance, or other instrument whereby the real property or part thereof is restricted upon the basis of age, race, color, religion, sex, marital status, or national origin in the sale, lease, or occupancy thereof.

H. REHABILITATION AND CONSERVATION

1. Intent. It is the intent of this Plan to encourage conservation and rehabilitation of existing buildings which can be economically rehabilitated. Existing buildings in the plan area are considered an important asset in maintaining and improving the economic environment of the plan area.
2. Method. Rehabilitation and conservation may be achieved in two ways:
 - a. By owner and/or tenant activity, with or without financial assistance;
 - b. By the enforcement of existing City codes and ordinances.
3. Financial Building Rehabilitation Assistance. The Agency, with funds available to it, may promulgate rules, guidelines and eligibility requirements for the purpose of establishing below-market or market rate loan programs, grants, or other financial incentives to advance the goals and objectives of the Riverfront Urban Renewal District Plan. Loans, grants or incentives provided by the Agency may be used for voluntary rehabilitation of buildings, façade improvements, provision of amenities on private property in compliance with adopted design guidelines and standards, construction of new buildings, pre-development assistance,

connecting to Agency-provided underground electrical and communication systems, or other activities approved by the Agency.

I. OWNER PARTICIPATION

Property owners within the plan area proposing to improve their properties and receiving financial assistance from the Agency shall do so in accordance with all applicable provisions of this plan and with all applicable codes, ordinances, policies, plans, and procedures of the City of Eugene.

Section 700--Methods for Financing the Projects

The Agency may borrow money and accept advances, loans, grants, and other legal forms of financial assistance from the Federal government, the State, City, County, or other public body, or from any source, public or private, for the purposes of undertaking and carrying out this development plan, or may otherwise obtain financing as authorized by ORS Chapter 457.

Ad valorem taxes, if any, levied by a taxing body upon the taxable real and personal property situated in the Riverfront Urban Renewal District Plan area, shall be divided in accordance with and pursuant to ORS 457.420 through ORS 457.450.

The Agency shall adopt and use a fiscal year ending June 30 accounting period. Each year the agency shall develop a budget in conformance with the provisions of ORS Chapter 294 and ORS 457.460 which shall describe sources of revenue, proposed expenditures, and activities. The urban renewal agency board of directors must approve all projects, other than loans, in excess of \$250,000.

Section 800--Annual Financial Statement Required

- A. ORS 457.460 requires a financial statement by August 1 of each year. That statement shall provide information containing:
1. Amounts actually received during the preceding fiscal year under Subsection 4 of ORS 457.440 and from indebtedness incurred under Subsection 6 of ORS 457.440;
 2. The purposes and amounts for which any money received under Subsection 4 of ORS 457.440 and from indebtedness incurred under Subsection 6 of ORS 457.440 were expended during the preceding fiscal year;
 3. An estimate of monies to be received during current fiscal year under Subsection 4 of ORS 457.440 and from indebtedness incurred under Subsection 6 of ORS 457.440;
 4. A budget setting forth the purposes and estimated amounts for which the monies which have been or will be received under Subsection 4 of ORS 457.440 and from indebtedness incurred under Subsection 6 of ORS 457.440 are to be expended during the current fiscal year;
 5. An analysis of the impact, if any, of carrying out the urban renewal plan on the tax rate for the preceding year for all taxing bodies included under ORS 457.430.
- B. The statement shall be filed with the City Council and notice shall be published in a newspaper of general circulation within the city that a statement has been prepared and is on file with the Agency and the information contained in the statement is available to all interested persons. The notice

shall be published once a week for not less than two consecutive weeks before September 1 of the year for which a statement is required. The notice shall summarize the information required under paragraphs 1 to 4 of this section and shall set forth in full the information required in this section.

Section 900--Citizen Participation

The activities and projects defined in this plan, development of subsequent plans, procedures, activities, and regulations and the adoption of amendments to this plan shall be undertaken with the participation of citizens, owners, tenants as individuals, and organizations who reside within or who have financial interest within the plan area together with the participation of general citizens of the city. An advisory committee authorized by the renewal agency board of directors, will advise on the activities of this urban renewal district.

Section 1000--Non-Discrimination

In the preparation, adoption, and implementation of this plan no public official or private party shall take any action to cause any person, group or organization to be discriminated against on the basis of age, race, color, religion, sex, marital status, or national origin.

Section 1100--Recording of This Plan

A copy of the City Council's ordinance approving this plan under ORS 457.095 shall be recorded with the recording officer of Lane County.

Section 1200--Procedures for Changes or Amendments in the Approved Riverfront Urban Renewal District Plan

The plan will be reviewed and analyzed periodically and will continue to evolve during the course of project execution and ongoing planning. It is anticipated that this plan will be changed or modified from time to time or amended as development potential and conditions warrant, as planning studies are completed, as financing becomes available, or as local needs dictate. Types of Plan Amendments are:

A. Type One Amendment– Substantial Change Requiring Special Notice

Type One amendments shall require approval per ORS 457.095, and notice as provided in ORS 457.120.

Type One plan changes will consist of:

1. Increases in the urban renewal area boundary in excess of one percent (1%) of the existing area of the renewal plan.
2. Increases in the maximum indebtedness that can be issued or incurred under this plan.

B. Type Two Amendment – Substantial Change Not Requiring Special Notice

Type Two amendments shall require approval per ORS 457.095, but will not require notice as provided in ORS 457.120. Type Two amendments will consist of:

1. The addition of improvements or activities which represent a substantial change in the purpose and objectives of this Plan, and which cost more than \$500,000. The \$500,000 amount will be adjusted annually from the year 2003 according to the "Engineering News Record" construction cost index for the Northwest area.
2. Any change or provision of this Plan which would modify the goals and objectives or the basic planning principles of this plan.

C. Type Three Amendment – Minor Amendment

Minor amendments may be approved by the Renewal Agency in resolution form. Such amendments are defined as:

1. Amendments to clarify language, add graphic exhibits, make minor modifications in the scope or location of improvements authorized by this Plan, or other such modifications which do not change the basic planning or engineering principles of the Plan.
2. Acquisition of property for purposes specified in Section 600C3 of this plan.
3. Addition of a project substantially different from those identified in Sections 600 of the Plan or substantial modification of a project identified in Section 600 if the addition or modification of the project costs less than \$500,000 in 2003 dollars.
4. Increases in the urban renewal area boundary not in excess of one percent (1%).

D. Amendment to the City's Comprehensive Plan or any of its Implementing Ordinances

Should the City Council amend the City's comprehensive plan or any of its implementing ordinances and should such amendment cause a minor or substantial change to this plan, the City Council amending action shall automatically amend this plan without the Planning Commission or City Council initiating a formal plan amendment procedure pursuant to this section. In the event of such amendment, the text and/or exhibits of this plan, if applicable to this plan, shall be changed accordingly by duly recorded resolution.

Section 1300—Maximum Indebtedness of Plan

The First Amendment to the Riverfront Renewal Plan establishes a maximum indebtedness for the Plan. The maximum indebtedness that may be incurred following the adoption of the First Amendment to this plan is \$34,800,000 (Thirty-four million eight hundred thousand dollars). This amount is the principal amount of such indebtedness and does not include interest or indebtedness incurred to refund or refinancing existing obligations. In addition, any projects completed with "program revenues" (i.e., non-tax increment funds) are not included in the maximum indebtedness limit. The Urban Renewal Agency has a prior indebtedness to the City of Eugene in the principal amount of \$3,030,000 as of the date of the First Amendment. This amount is also excluded from the maximum indebtedness limit. Changes to the maximum indebtedness will require a Type One Plan Amendment.

Section 1400--Duration and Validity of Approved Plan

A. Duration of Urban Renewal Plan

The tax increment provisions of Section 700 of this plan shall remain in full force and effect until June 30, 2024.

B. Validity

Should a court of competent jurisdiction find any word, clause, sentence, section, or part of this plan to be invalid, the remaining words, clauses, sentences, sections, or parts shall be unaffected by any such finding and shall remain in full force and affect for the duration of the plan.

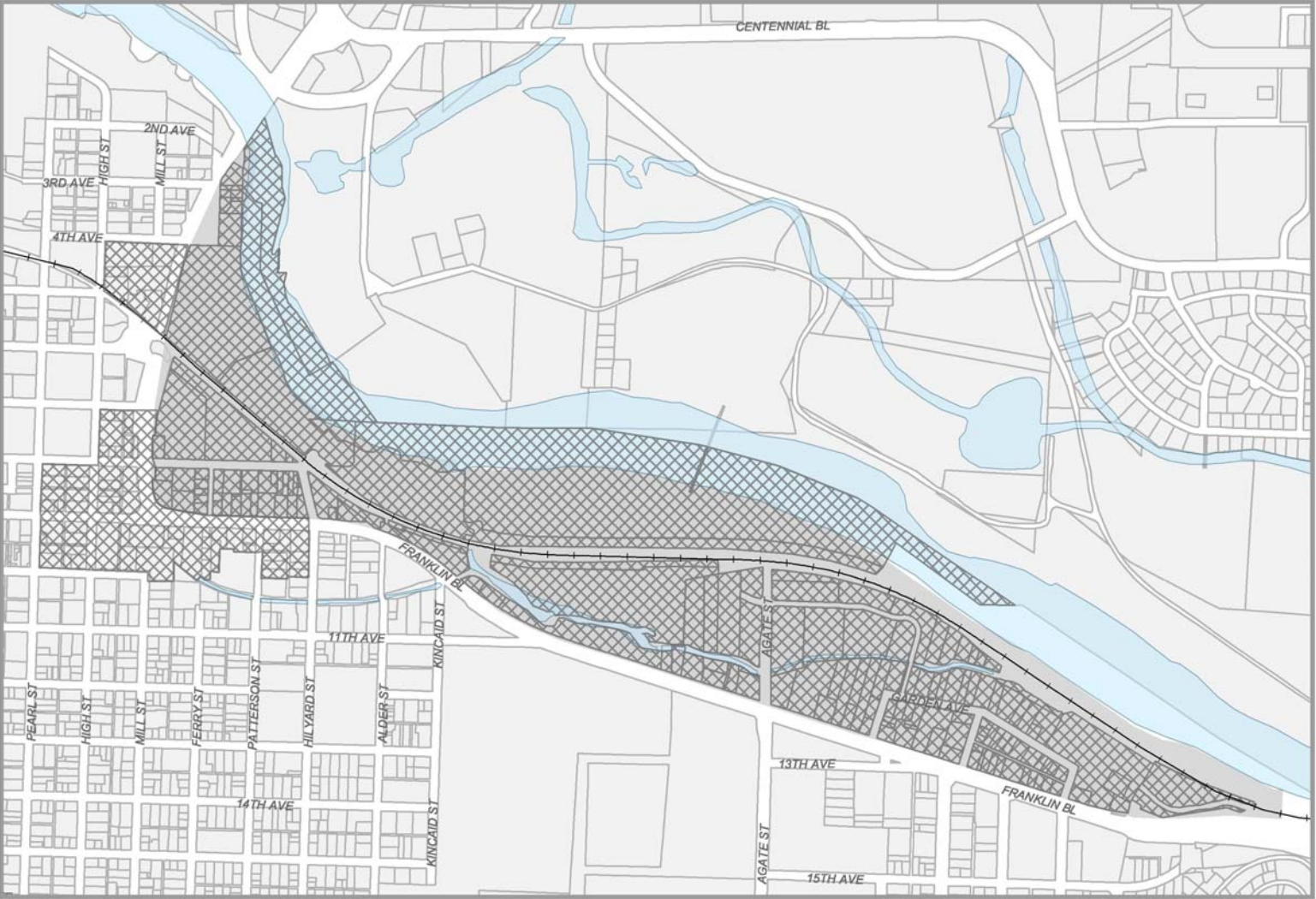
Section


Part 2--Exhibits

Exhibit A. Development Plan Boundary

The Riverfront Urban Renewal District Plan

Exhibit A



 Riverfront Urban Renewal District





ITEM FOR ACTION AT A FUTURE MEETING

Date of Meeting

October 18, 2023

Title

Accepting Equity Committee Nomination for Appointment

Presenter

Misael Flores Gutierrez

Background

In adherence with Oregon Senate Bill 732, the district has prepared and is proposing the following nominations for membership to the district equity and committee.

Recommendation

It is recommended that the school board review and provide feedback on the proposed membership to the district equity committee for approval and appointment at a future meeting.

Educational Equity Advisory Committee Members_DRAFT

Students **all students to be confirmed*

Sahara Roan - North Eugene HS

Xander Charete - South Eugene HS

Cailyn Gabbard - South Eugene HS

Jun Orion - Churchill HS

Melanie Mack - Churchill HS

Diego Arthur - Sheldon HS

Quentin Hawkins - Sheldon HS

**still waiting on ECCO HS*

Staff

Heather Kliever

Sable Esparza Ruiz

Parents/Guardians

Rachel Cushman

Elizabeth Tate

Isis Barone

Community Members

Eric Richardson

Jeni Canaday

Laura Dahill

Adina Higdon



ITEM FOR ACTION AT A FUTURE MEETING

Date of Meeting

10/18/2023

Title

Budget Committee Selection Process

Presenter

Matt Brown - Director of Financial Services

Background

Every year, the district has expiring terms for Budget Committee that serve staggering 3-year terms. I am presenting the process for approval for selection of budget committee members for expiring terms.

Current Board Members:

Dakota Boulette, Term ends 6/30/2025

Eric Richardson, Term ends 6/30/2025

Expiring/Vacant Members

Joshua Burstein, Term ended 6/30/23 - New term expires 6/30/2026

Gary Campbell, Term ended 6/30/23 - New term expires 6/30/2026

Anne Fifield, Term ended 6/30/23 - New term expires 6/30/2026

Tom Di Liberto, Term ends 6/30/2024 - vacated seat

Ericka Thessen, Term ends 6/30/2024 - vacated seat

Options and Alternatives

Staff has provided a process outline on the following pages for Council review and approval.

Staff has included the Budget Committee Application form for review (English version).

Additional versions in Spanish will be made available as well.

Recommendation

Staff recommends approval of process as outlined herein.

Budget Committee

Vacant Seat Process for 2023/2024

Beginning of Process

- Board/Superintendent/Finance Director receives resignation
- Current member term ends
- Board reviews vacant seat process yearly

Terms Ended 6/30/23. New Term through 6/30/2026

- Joshua Burstein (Served since 2014)
- Gary Campbell (Served since 2020)
- Anne Fifield (Served since 2020)

Terms Vacated

- Tom Di Liberto (Term ends 6/30/24)
- Ericka Thessen (Term ends 6/30/24)

Applications

- Post solicitation for applicants beginning October 20th through November 3rd.
- Post solicitation for applicants on district's web site and social media pathways
- Budget Committee announcement via community stakeholder email list
- School newsletters and E-News. Provide text; to schools to share with through established communication channels
- All publications/postings/communications will identify the position term dates and refer people to the school district web site for qualifications and the application process
- Separate email notification to expiring term members thanking them for service and giving them notice that they can reapply through this process

Minimum Qualifications

- A budget committee consists of the governing body and equal number of budget committee appointees. Seven Budget Committee Members needed. If we cannot fill all positions, we must demonstrate that attempts were made.
- Must be registered voters in the district
- Cannot be officers, agents, or employees of the district
- Serve 3 year terms (terms are staggered)
- All members (including board members) have equal authority
- There are no term limits for Budget Committee members, so members can reapply.
- Must serve without compensation

Application Submission

- Online via posted application form
- Physical mailing applications sent to Eugene School District 4J School Board, Attention: Finance Director Matt Brown, 200 N Monroe, Eugene, OR 97402, received November 3rd.
- Email applications to brown_mat@4j.lane.edu by November 3rd.

Deadline

- Application deadline is November 3rd at 5 PM
 - Applications must include all requested information
 - Applicants are responsible for ensuring their applications are complete

Review of Application Information

- School board will have November to review all applications
- Finance Director will confirm all minimum qualifications
- Finance Director will provide board secretary applications to send to all board members
- The board will meet if needed and vote on budget committee members on 12/4

Selection Process

- Board secretary includes applications in December 4th public packet
- In the meeting, each Board member will name up to five candidates recommended in ranking order
- Board members cannot name a candidate multiple times
- No discussion is required during the initial selection process
- Choices/rankings are based on the application materials submitted and answers to questions on the application.
- Finance Director will compile and report the results.
- If there are less candidates than open positions there will be a second round of application requests in December to fill remaining seats with a similar process.
- If the Board is unable to reach a decision, they will reconvene on January 3rd for further deliberations and voting.
- A formal motion is made and seconded and the Board votes on the candidates to appoint to the budget committee.



Eugene School District 4J
200 North Monroe Street
Eugene, OR 97402-4295
541-790-7700
www.4j.lane.edu

Budget Committee Application

PLEASE PRINT OR TYPE:

Name _____
(First) (Middle) (Last)

Home Address: _____

Phone: _____ Email: _____

Mailing Address, If different from home: _____

If you have or have had children in Eugene School District schools, what schools have they attended (Indicate whether attendance is past or present):

Present Occupation and Employer: _____

What educational institutions have you attended (high school, college, graduate school)?

In what school-related or other community activities have you been involved in during the past 10 years and what are your present community activities?

Would work, home, health, or community commitments allow you to participate fully on the Budget Committee?

Why do you wish to serve on the Budget Committee? _____

Why do you think you can personally contribute to the Budget Committee if you are appointed?

Please supply any additional information which you think is pertinent, or make comments.

Optional: Attach Resume (no more than 1 page front/back)

If appointed, I will fulfill my duties as budget committee member to the best of my ability.

Signature

Date



ITEM FOR ACTION AT A FUTURE MEETING (First Read)

Date

October 18, 2023

Title

Review Instructional Time and Consider Approval of Instructional Allowances

Presenter

Oscar Loureiro, Director of Research and Planning
Dr. Kat Lange, Executive Director Youth and Family Support
Larry Williams, Executive Director for Educational Access and Advancement

Background

Instruction Time

Information about instruction time, schedules, and activities that support learning but are not actual instruction time, which the state allows to be counted as instruction time with explicit approval from the local school board.

Legal and Contractual Framework

All schools must meet minimum instruction hours established by the state. OAR 581-022-2320. Instruction time is defined in state law as “time during which students are engaged in regularly scheduled instruction, learning activities, or learning assessments that are designed to meet...[state] academic content standards...and are working under the direction and supervision of a licensed or registered teacher, licensed CTE instructor, licensed practitioner, or Educational Assistant who is assigned instructionally related activities and is working under the supervision of a licensed or registered teacher.” OAR 581-022-0102.

Instructional time includes time that a student spends traveling between the student’s school and a CTE center, internship, work experience site, or post-secondary education facility, time that a student spends in statewide performance assessments; and up to fifteen minutes each day of the time that a student spends consuming breakfast in the classroom if instruction is being provided while the student is consuming breakfast.

Instructional time does not include time that a student spends passing between classes, at recess, in non-academic assemblies, on non-academic field trips, participating in optional school programs, or in study periods or advisory periods where attendance is not required and no instructional assistance is provided.

Oregon law allows a limited amount of certain activities that support learning but are not actual classroom learning time—recess, parent conferences and teacher professional development—to be counted toward instruction time. The appropriate level of credit, if any, is normally recommended by the superintendent and is up to each school board and its community to decide. By law, any use of credits requires approval of the school board. Credits may not be taken for activities unless they occur. For example, the district cannot claim credits for parent teacher conferences if it does not provide them, as is the case at high school.

The following table illustrates the amount and type of hourly credits authorized by the state and the maximum credits that could be claimed by the district. Where 4J hours for an activity are believed to be less than the state allowable credit, 4J hours are noted in parentheses.

Table: Available Credits

Level	Recess	Professional Development	Parent Teacher Conferences ¹ (4J actual hours)	Maximum possible in 4J
K–3	60	30	30 (28)	118
4–5		30	30 (28)	58
6–8		30	30 (24)	54
9–12		30	30 (24)	54

The district’s contract with the Eugene Education Association (EEA) provides daily preparation time for teachers, planning time on certain non-instructional days, and paid duty-free lunches within the 8-hour day. The collective bargaining agreement also establishes the process for setting standard schedules and for EEA’s involvement in the development of academic calendars.

Relevant here, Article 10.2.4 of the EEA/4J contract provides:

- The district school board will not increase the instructional hours of teachers at any level beyond 920 hours for elementary, 945 hours for grades 6–8, and 1,012 hours for grades 9–12, for the regular school year and contract year.
- Standard schedules with parameters approved by the board for each level will meet or exceed the minimum hours of instruction time established by law.
- The board shall adopt the standard schedule “upon recommendation of the superintendent.”
- Any credit of hours for recess, parent-teacher conferences, or professional development must be approved by the board (not by an individual staff member, a school, or the superintendent without approval of the board).
- The process for determining standard schedule parameters includes prior notice to EEA and a period of conferral before schedules are brought to the board for approval.

The term “standard schedule” means the amount of daily, weekly and annual instruction hours; whether there is a common early release (or late start) day and the amount of release time being provided, and the expectation that levels of schools will start and end at the same time to the maximum extent possible, given transportation constraints. Exact bell times are determined by the superintendent, as are duties assigned to teachers. In cases of emergency or hazardous weather, the superintendent is authorized to alter these schedules or close schools. (Policy EBCD).

Standard Schedule Adoption in 2018–19

Prior to the 2018–19 school year, there were significant differences in school schedules and significant inequities in the instruction hours students received depending on the schools they attended. Each school had a different calendar and schedule, with different starting and ending times, different school day lengths, and different early-release, late-start and no-school days. A student attending 4J schools with the least amount of instruction hours would, over the course of their K–12 experience, receive 7 months less learning time than a student attending 4J schools with the most amount of instruction hours.

Recognizing this, and after more than a year of community involvement and union negotiations, the superintendent recommended and the board approved parameters for the school schedules that remain in place today. The district’s community engagement efforts included consideration of multiple drafts of school schedules, feedback on three draft schedules from more than 2,500 parents and educators, community engagement forums, and other modes of public comment. On July 6, 2018, the board adopted the final schedule parameters by resolution which established daily instruction minutes by level and provided that offsets would not be granted without board approval. (See Resolution 2018-04, attached).

¹ ODE has clarified that “parent teacher conferences” does not include family engagement activities or communications generally. The term is commonly understood in education to refer to school-wide parent teacher conferences.

Guiding factors were summarized at the time as:

- Students need to be in school, engaged in high-quality teaching and learning, as much as possible. Instruction time for 4J students should not depend on the school of attendance.
- Families need consistent, predictable schedules for their students.
- School staff need coordinated time for professional learning, planning and collaboration.

Note that the board does not approve school bell times, as flexibility is needed to accommodate transportation schedules and other timing considerations; however, there will not be a change to the number of hours of instruction without board approval.

2022-23 Standard Schedules:

	Monday, Tuesday, Thursday, Friday	Wednesday Early Release	Recess / Lunch / Break / Passing Time	Annual Instruction Hours (minus any non-academic assemblies, etc.)
Elementary Schools K-3	Tier 1: 7:55 a.m.–2:25 p.m. Tier 2: 8:30 a.m.–3:00 p.m.	Tier 1: 7:55 a.m.–1:10 p.m. Tier 2: 8:30 a.m.–1:45 p.m.	60 minutes on regular days 50 minutes on early release day	885
Elementary 4-5				
Middle Schools	9:00 a.m.–3:40 p.m.	9:00 a.m.–2:35 p.m.	65 minutes (60 minutes on early release days)	907.6
High Schools	8:30 a.m.–3:30 p.m.	8:30 a.m.–2:30 p.m.	60 minutes (75 minutes on early release days)	969

Standard Schedule: Comparison of Legal Minimums to Actual

Level	State required annual instruction hours	Annual hours of instruction provided by 4J	Number of Allowance Hours Needed to Reach the State Requirement
K–3	900	885	15
4–5	900	885	15
6–8	900	907.6	0
9–11	990	969	21
12	966	946.25	19.75

Examples of impacts of schedule changes on instruction hours:

1. Loss of a day (examples: school closure day due to hazardous weather (“snow day”), wildfire smoke, power outage).
 - Elementary: 5 hours, 30 minutes
 - Middle: 5 hours, 41minutes
 - High: 6 hours, 3 minutes
2. Reduction in daily instruction time by 15 minutes = 43 hours annually
3. Change in passing periods by one minute
 - Middle school = 17 hours
 - High school = 14 hours

Discussion

Typically, the superintendent will seek board approval to apply allowable instruction time credits when there is a projected or actual shortfall in the number of instruction hours, and the district’s schools would not otherwise meet state requirements.

While future events are yet unknown, the available allowances may be needed for this purpose in the 2023-24 school year. For example, there may be impacts on instruction time from environmental events such as wildfires, hazardous weather, and school-level events such as power outages.

Although it is uncertain that all credits will be needed during the 2023-24 school year, one option would be for the board to authorize the credits now so that the district could claim the hours if it became necessary, without the board having to revisit the issue later this year. The superintendent does not anticipate that an authorization of credit hours would or should result in a new school schedule that reduces instruction time for students. Additionally, schedule changes must be feasible given transportation constraints, and should go through the conferral process provided in the CBA.

Options to recoup the instruction hours if desired include extending the school day by 15 minutes, adding days to the end of the school year, and/or converting existing non-instruction days (such as teacher planning, professional development or grading days) to instructional days and would require following other processes. As provided in the EEA contract, changing the school calendar requires advance notice to, and conferral between the superintendent and EEA prior to board action. Changes to the amount of instructional minutes to be provided in standard schedules is a matter for the board, after following the process in the EEA contract, which includes notice to EEA, conferral and a superintendent recommendation. As required by law, changes that impact the length of the teacher contract year or contractually-guaranteed planning days require contract negotiations and agreement with EEA. Changes to the bell schedule (i.e., student arrival and release time) are within the authority of the superintendent.

A sustained change to daily instruction time requires notice to EEA, recommendation of the superintendent, compliance with state minimum requirements and compliance with maximum hours limitations in the EEA contract. Additionally, notice to and comment from the public should be sought.

Summary:

Approval of this action item will allow district administration to report to ODE in its Division 22 report that the district is complying with state requirements to provide students with no less than the state-mandated minimum instruction hours.

The law: OAR 581-022-2320 requires that districts provide a minimum number of instructional hours to be received by Oregon students as follows:

- 900 Grades K-8
- 990 Grades 9-11
- 966 Grade 12

State law also provides that with the approval of a district school board, the district may include certain non-instructional activities in its calculations of instructional time if those activities occurred, including up to 30 hours for staff professional development time.

Given the academic calendars approved by the board and changes in school schedules, the number of instructional hours 4J students will receive in 2023-24 is up to twenty-one (21) hours below the legally mandated minimum, depending on the grade level. Middle schools are actually above the legally mandated minimum by 7.6 hours.

In order for the district to report to ODE that it has provided instructional hours in compliance with OAR 581-022-2320 for the 2023-24 school year, the board will need to approve an instructional time allowance of twenty-one (21) professional development hours.

Options and Alternatives

Not approving the use of professional development hours will result in the district reporting to ODE that it is out of compliance with ODE's instructional hours requirements and informing ODE of its corrective action plan for the 2023-24 school year.

The board may take action to change instruction time and school schedule parameters, without staff consideration and vetting, without the opportunity for public input and without following the process in the EEA contract. This is not recommended.

The board may take action to approve certain instructional time allowances to be available for 2023-24 if needed due to later circumstances or at the discretion of the superintendent, such as up to 30 hours of professional development time for all grades, or up to 60 hours for recess for grades K-3.

The board may take action to change instruction time and school schedule parameters by identifying its desired goal and allowing the superintendent the opportunity to identify ways to achieve that goal, which would include conferring with the association. Should the board be so inclined it will be critical for the superintendent to receive clear guidance from the board about its goal and rationale, and to have the opportunity to evaluate the feasibility of different options.

Recommendation

The superintendent recommends that the board approve the use of twenty-one (21) hours of staff professional development in the district's calculation of instruction hours at all grade levels for the 2023-24 school year.



RESOLUTION No. 2018-04

Resolution on Standard Schedules by Level

RECITALS

WHEREAS:

1. State law establishes annual minimum hours of instruction time to be received by Oregon K-12 students;
2. Article 10.2.4.f of the collective bargaining agreement between the Eugene Education Association (EEA) and Eugene School District 4J establishes maximum annual instruction hours and provides that the board will approve standard schedules by level upon the recommendation of the Superintendent;
3. Providing enough, fair and equal instruction time is in the best educational interests of district students;
4. Having consistent and predictable school schedules is in families' best interests;
5. Allowing coordinated time for staff collaboration and professional development is a wise investment in teacher quality;
6. Each district school currently offers different calendars and schedules, which has led to unequal and insufficient instruction time; and
7. The board has received the recommendation of the Superintendent and feedback from stakeholders.

RESOLUTION

SO BE IT RESOLVED THAT:

1. Early release day shall occur on the same day, regardless of level or school.
2. The standard schedule for elementary schools shall consist of three hundred and thirty (330) minutes of instruction on regular school days, and two hundred and sixty five (265) minutes of instruction on early release day;
3. The standard schedule for middle schools shall consist of three hundred and forty one (341) minutes of instruction on regular school days, and two hundred and eighty-one (281) minutes of instruction on early release day. This instruction time may include up to 100 minutes per week for advisory;

1. The standard schedule for comprehensive high schools shall consist of three hundred and sixty three (363) minutes of instruction on regular school days, and three hundred and three (303) minutes of instruction on early release day.
2. The Superintendent or designee shall establish the schedule for the ECCO alternative high school program within the parameters of state law and the district's collective bargaining agreement with EEA.
3. In providing annual minimum instruction hours, offsets allowable under OAR 581-022-1620 may not be granted without Board approval.
4. The Superintendent shall establish bell times and take other actions he deems appropriate to achieving the objectives of this resolution.
5. The schedules described in this resolution shall take effect with the 2018-19 school year.

Adopted this 6th day of June, 2018



CLERK



CHAIR OF THE BOARD

Instructional Time in 4J in 2023-24

Legal Minimum Number of Instructional Hours in Oregon

- As determined by OAR 581-022-2320 (changed in 2015):

GRADE	MINIMUM NUMBER OF INSTRUCTIONAL HOURS
K-5	900
6-8	900
9-11	990
12	966

Oregon Has Minimum Instructional Times below the National Average

State	Minimum Instructional Hours in Grades 9-11	State	Minimum Instructional Hours in Grades 9-11	State	Minimum Instructional Hours in Grades 9-11	State	Minimum Instructional Hours in Grades 9-11
Texas	1260	Oklahoma	1080	Massachusetts	990	Arkansas	NA
Maryland	1170	Rhode Island	1080	New Hampshire	990	District of Columbia	NA
Wisconsin	1137	Washington	1080	New York	990	Georgia	NA
Wyoming	1100	Kentucky	1062	Oregon	990	Hawaii	NA
Michigan	1098	Louisiana	1062	Pennsylvania	990	Illinois	NA
Kansas	1086	Delaware	1060	Utah	990	Indiana	NA
Alabama	1080	North Dakota	1050	Virginia	990	Maine	NA
California	1080	Mississippi	1044	South Dakota	963	Nevada	NA
Colorado	1080	Missouri	1044	Alaska	900	New Jersey	NA
Iowa	1080	North Carolina	1025	Connecticut	900	South Carolina	NA
Montana	1080	Minnesota	1020	Florida	900	Tennessee	NA
Nebraska	1080	Ohio	1001	Arizona	720	Vermont	NA
New Mexico	1080	Idaho	990			West Virginia	NA

Source: National Center for Educational Statistics (https://nces.ed.gov/programs/statereform/tab1_1-2020.asp)

What Determines the Amount of Instructional Time?

THE ACADEMIC CALENDAR

THE BELL SCHEDULE

Eugene School District 4j 2023-24 School Calendar

KINDERGARTEN SMART START SCHEDULE

All kindergarten students
Kinders with last names A-L only
Kinders with last names M-Z only
All kindergarten students
Parent/teacher conferences
Regular school schedule resumes
Learn more: eugene.k12.or.us/4j/program

SEPT 6 First day Kindergarten, grades 6 & 9
6-45 Kindergarten Smart Start. See details below
7 First Day Grades 1-5, 7-8, 10-12
OCT 13 No school - Professional development
NOV 9 No school - Veterans Day
20-22 No school - Parent teacher conferences (varies by school)
23-24 No school - Thanksgiving break
DEC 18-20 No school - Winter break
JAN 1 No school - Winter break
2 No school - Professional development
15 No school - Martin Luther King Jr. Day
FEB 1 No school - Teacher day
2 No school - Teacher day
5 Second semester begins
19 No school - Presidents Day (varies by school)
MAR 25-29 No school - Spring break
APR 1 No school - Professional development
12 No school - Midterm grading
MAY 27 No school - Memorial Day
JUN 7 Back to school only No school - grading
13 Possible hazardous weather make-up day*
17-18 Possible hazardous weather make-up day*
19

September 2023
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

October 2023
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

November 2023
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30

December 2023
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29

January 2024
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

February 2024
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

March 2024
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29

April 2024
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30

May 2024
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

June 2024
3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28

FIRST/LAST DAY OF SCHOOL
 STARTS/ENDS STUDENT
 NO SCHOOL
 NO SCHOOL - Emergencies only
 NO SCHOOL - Parent/teacher conferences
 NO SCHOOL - Professional development (varies by school)
 POSSIBLE MAKEUP DAY

Make-up days: Days in which schools are closed for reasons such as hazardous weather (Tornado, etc.), emergency days may be scheduled and/or there may be calendar format and/or more work calendar.

Note: For other calendar formats please see: eugene.k12.or.us/4j/program

A DAY	B DAY	C DAY	A DAY	B DAY
CLASS 1 (90 MINUTES)	CLASS 5 (90 MINUTES)	CLASS 1 (30 MINUTES)	CLASS 1 (90 MINUTES)	CLASS 5 (90 MINUTES)
		CLASS 2 (30 MINUTES)		
		ADVISORY (45 MINUTES)		
CLASS 2 (90 MINUTES)	CLASS 6 (90 MINUTES)	CLASS 3 (30 MINUTES)	CLASS 2 (90 MINUTES)	CLASS 6 (90 MINUTES)
		CLASS 4 (30 MINUTES)		
		CLASS 5 (30 MINUTES)		
CLASS 3 (90 MINUTES)	CLASS 7 (90 MINUTES)	CLASS 6 (30 MINUTES)	CLASS 3 (90 MINUTES)	CLASS 7 (90 MINUTES)
		CLASS 7 (30 MINUTES)		
		CLASS 8 (30 MINUTES)		
CLASS 4 (90 MINUTES)	CLASS 8 (90 MINUTES)	COLLABORATION TIME (70 MINUTES)	CLASS 4 (90 MINUTES)	CLASS 8 (90 MINUTES)
360	360	285	360	360

Instructional Time in 4J in 2023-24

- For the fourth year in a row (since the beginning of the pandemic), some students in 4J did not receive the legal minimum number of instructional hours:

167

GRADE	INSTRUCTIONAL HOURS IN 4J	LEGAL MINIMUM	DIFF.
K-5	885	900	(15.0)
6-8	907.6	900	7.6
9-11	969	990	(21.0)
12	946.25	966	(19.75)

Instructional Time Allowances

- OAR 581-022-2320 also allows School Boards to reclassify a certain amount of time as instructional (allowances):

GRADE	RECESS	STAFF PROFESSIONAL LEARNING	PARENT-TEACHER CONFERENCES (ACTUAL HOURS IN 4J)
K-3	60	30	30 (28)
4-5		30	30 (28)
6-8		30	30 (24)
9-12		30	30 (24)

Superintendent Recommendation

- Reclassifying 21 hours of staff professional development time as instructional time:

169

GRADE	INSTRUCTIONAL HOURS IN 4J	ALLOWANCE	TOTAL INSTRUCTIONAL TIME	LEGAL MINIMUM	DIFF.
K-5	885	21	906	900	6.0
6-8	907.6	21	928.6	900	28.6
9-11	969	21	990	990	0.0
12	946.25	21	967.25	966	1.25



ITEM FOR ACTION AT A FUTURE MEETING

Date of Meeting

October 18, 2023

Title

2-year academic calendar

Presenter

Andy Dey, Superintendent

Background

Annually the district moves through an established process to present the board an academic calendar for the upcoming year.

A prescribed activity in this process includes providing the licensed association an opportunity for review and feedback.

Last year the district expanded engagement to include all staff along with families in reviewing and providing feedback into a calendar that moved up the first day of school in advance of Labor Day in September.

This change was met with diverse opinions from supportive to concerned primarily around the short timeline for the adjustment and the various summer programming, trips and pre scheduled commitments. The district incorporated the feedback into the calendar that was prepared and presented and ultimately adopted by the school board.

This item for future action is to notify the school board and out community that, in response to the community input, it is the district's intention to propose two academic calendar years for approval at a future meeting following community feedback.

Ultimately, the district believes this will provide greater stability for our staff and families as they will be afforded a greater look into future years as they plan around school calendars and breaks.

Recommendation

It is recommended that the school board consider adopting a 2-year academic calendar at a future meeting.



ITEM FOR ACTION AT A FUTURE MEETING (First Read)

Date of Meeting

October 18, 2023

Title

Approve revisions to Board Policy BDDH–Public Comment at Board Meetings

Presenter

Jenna McCulley, Chief of Staff

Background:

House Bill 2560 (2021) updated law governing public attendance and comment at public meetings of the board. When public meetings are held and access is made available in-person, the board must provide, to the extent reasonably possible, an opportunity to access and attend meetings by telephone, video or other electronic or virtual means; if in-person oral testimony is allowed during a meeting, allow the public to submit oral testimony by telephone, video or other electronic or virtual means; and if in-person written testimony is allowed, written testimony must be allowed by email or other electronic means.

The Eugene School District 4J Board of Directors encourages public engagement and values hearing from the 4J community. Public comment time at board meetings provides an opportunity for community members to address the Board. The district website provides information on how community members can sign up to speak at a board meeting. (Link: [Speak at a Board Meeting](#))

Options and Alternatives:

To be discussed.

Recommendation

The superintendent recommends the board approve revisions to Board Policy BDDH–Public Comment at Board Meetings

Eugene School District 4J

Code: BDDH
Adopted: 10/03/18; XX/XX/XX
Orig. Code: BDDH

Public Comment at Board Meetings

All Board meetings, with the exception of executive sessions, will be open to the public. The Board invites the district's community members to attend Board meetings to become acquainted with the program and operation of the district. ~~Members of the public also are encouraged to share their ideas and opinions with the Board when appropriate~~ has a right to attend public meetings held in open session, and may be invited to share comments, ideas and opinions with the Board during designated times on the agenda. The Board may conduct a meeting without public comment.

~~It is the intent of the Board to ensure communications with individuals with disabilities are as effective as communications with others.~~ Individuals with hearing, vision or speech impairments will be given an equal opportunity to participate in Board meetings and submit written comments to the Board. ~~Primary consideration will be given to requests of qualified individuals with disabilities in selecting appropriate auxiliary aids⁴ and services~~ Individuals requesting assistance, aids or accommodations are encouraged to notify the district at least 48 hours prior to the board meeting with the request, consistent with Board Policy BD/BDA – Board Meetings.

~~Auxiliary aids and services for persons with disabilities will be available at no charge to the individual. All auxiliary aids and/or service requests must be made with appropriate advance notice. Should the Board demonstrate such requests would result in a fundamental alteration in the service, program or activity or in undue financial and administrative burdens, an alternative, equally effective means of communication will be used.~~

Audience

~~During a session of a Board meeting open to the public, members of the public may be invited to present comments during the designation portion of the agenda. At the discretion of the Board chair, further public comment may be allowed.~~

Request for an Item on the Agenda

~~A member of the public may request an item for the superintendent's consideration for the agenda of a regular Board meeting.~~

~~Procedures for Public Comment at Meetings~~ Procedures for Oral Public Comment

~~The Board will establish procedures for public comment in open meetings~~ establishes the following procedures for public comment at board meetings held in open session. ~~The purpose of these procedures will be to inform the public how to effectively participate in Board meetings for the best interests of the individual, the district and the patrons. The information will be easily accessible and available to all patrons attending~~ accessing or attending a public such a board meeting.

- ~~1. Discussion or presentation concerning a published agenda item is limited to its designated place on the agenda, unless otherwise authorized by the Board chair. Public comment is limited to its designated place on the agenda and while time allows.~~

2. A person wishing to provide public comment, in a board meeting, should submit a request form online by 5 p.m. on the Monday before the meeting. Request forms can be accessed on the district website. Public comment, like meeting attendance, is available either virtually or in person. Up to 10 community members will be scheduled to provide public comment at each meeting, with a 3-minute time limit per speaker. If more than 10 people request to speak, priority will be given to residents who have not provided public comment during the previous two meetings, then the selection of speakers will be determined randomly.¹ A request to give public comment in-person or electronically does not guarantee time will be available.
3. A person speaking during the public comment portion of the meeting may comment on an agenda item or other topic not on the published agenda.
4. A person speaking during the public comment portion of the meeting should state their name and, if speaking for an organization, the name of the organization. A spokesperson should be designated to represent a group with a common purpose.
5. A person giving public comment is limited to an established time limit of three (3) minutes. Statements should be brief and concise. The Board chair has discretion to waive time limits or extend the overall time allotted for public comment. Additional time will be allocated in a fair and equitable manner. Time limits will be determined based on the number of commenters and the amount of time available for public comment. If a person has more comments than time allows or is unable to comment due to time constraints, the person is encouraged to submit additional written comments to the Board through the district office as directed.
6. Inquiries from the public during the designated portion of the agenda will not generally be responded to immediately by the Board chair, and may be referred to the superintendent for reply at a later date.

The Board will not hear public comment at Board work sessions.

Procedures for Written Comment

Members of the public may submit written comments or materials to the Board at any time at the district office, by mail or electronically. Materials or comments submitted at least 48 hours in advance of a board meeting will be provided to the Board before the board meeting, but will not be read at the board meeting. Written materials or comments submitted may not warrant action by the Board.

Comments Regarding Staff Members

A person speaking during the designated portion of the agenda for public comment may offer objective comments or criticism about district operations and programs. For complaints about individuals, the district has a board policy (KL-Public Complaints) and complaint process. A commendation involving a staff member should be sent to the superintendent's office.

END OF POLICY

Legal Reference(s):

¹ When in-person attendees are allowed to provide oral comment, virtual attendees will be afforded the same opportunity.

[ORS 165.535](#)
[ORS 165.540](#)

[ORS 192.610 - 192.690](#)
[ORS 332.057](#)

[ORS 332.107](#)

Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12101-12213 (2018); 29 C.F.R. Part 1630 (2020); 28 C.F.R. Part 35 (2020).

Americans with Disabilities Act Amendments Act of 2008, 42 U.S.C. §§ 12101-12133 (2018).

Baca v. Moreno Valley Unified Sch. Dist., 936 F. Supp. 719 (C.D. Cal. 1996).

Leventhal v. Vista Unified Sch. Dist., 973 F. Supp. 951 (S.D. Cal. 1997).

Oregon House Bill 2560 (2021).

PROPOSED



ITEM FOR ACTION AT A FUTURE MEETING (First Read)

Date of Meeting

October 18, 2023

Title

Approve the adoption of Board Policy BI–Board Legislative Program

Presenter

Jenna McCulley, Chief of Staff

Background

The Eugene School District 4J does not currently have a policy that addresses the Board’s possible involvement in pending legislation.

The Oregon School Board Association (OSBA) highly recommends the adoption of Policy BI–Board Legislative Program.

The 4J Board of Directors will represent the district in legislative action by promoting the investment in public education in the State of Oregon.

Options and Alternatives

To be discussed.

Recommendation

The superintendent recommends the Board adopt board policy BI–Board Legislative Program.

Eugene School District 4J

Code: BI
Adopted: XX/XX/XX

Board Legislative Program

The Board will represent the district's interests in legislative action to promote the welfare of public education in the state of Oregon or will direct those interests to be represented through the superintendent or designee.

The Board will periodically study, discuss and weigh the merits of pending legislation for the purpose of determining its official position through Board action.

Board members, individually or as members of professional organizations, will not seek to represent any other positions on legislative matters unless it is made clear that such representation is not the official stand of the district.

END OF POLICY

Legal Reference(s):

[ORS 332.107](#)