From: JOHNSON Sarai
To: FREED Brooke A; HANSEN Alissa H; GEPPER Jeffrey A
Subject: Hilyard Super Site Application
Date: Monday, September 28, 2020 8:18:05 AM
Attachments: Hilyard Emergency Shelter Super Siting Application Final.docx
Hilyard Property Report.pdf

[EXTERNAL]

Hi all –

Getting this in under the deadline – I know we still need to work through all the details (specifically on building code for modular units, which is still an ongoing research project), but here's the paperwork! Another to follow for Naval Reserve shortly.

Sarai Johnson

EMERGENCY SHELTER SUPER SITING APPLICATION: 34TH & HILYARD

THE EMERGENCY SHELTER:

Lane County requests that the City of Eugene-owned site located at 34th and Hilyard, tax lots 18030824 1100 / 11200 / 11300 / 11400 (referred to hereafter as "The Facility") to be utilized as an Emergency Shelter as allowable under HB 4212.

The Emergency Shelter Facility will include sleeping and restroom facilities, will comply with applicable building codes including fire marshal approval, is located in the City's urban growth boundary, is not within a hazard area, has adequate transportation access to medical and commercial services, and will not pose any unreasonable risk to public health or safety. The facility will be operated by a local government and a nonprofit or public benefit corporation.

The information below and attached demonstrate its compliance with the requirements of HB4212.

SLEEPING AND RESTROOM FACILITIES

The Emergency Shelter Facility will include sleeping and restroom facilities. The proposed Emergency Shelter facilities are to be determined in partnership with City of Eugene and may include modular units that meet building code. Some modular units can be deployed onsite and moved later to make way for future development, or stackable modular units can be placed on the site for longer-term use.

Depending on input from City of Eugene and the Neighborhood Association, this site may house approximately 30 people pending modular selection.

Full plans will be submitted to the City of Eugene planning department prior to building and any other permit applications.

COMPLIANCE WITH APPLICABLE BUILDING CODES

The Facility will comply with all applicable building codes. All plans and construction activity will be in accordance with City of Eugene Planning and Development requirements and code.

URBAN GROWTH BOUNDARY

The Facility is located within the City of Eugene Urban Growth Boundary. See attached Tax Map for specific location information.

STATEWIDE LAND USE COMPLIANCE

The Facility will not result in new building/s that is/are sited within an area designated under a statewide land use planning goal relating to natural disasters and hazards unless the development complies with regulations directly related to the hazard.

TRANSPORTATION ACCESS TO MEDICAL AND COMMERCIAL SERVICES

The Facility has adequate transportation access to medical and commercial services. The Facility is located on a well-used bus line and is a little over a half mile from LTD's Amazon Station, which allows quick and easy access to major transit hubs throughout the metro area. The site is within walking distance of several grocery stores and nearby PeaceHealth and Nova Health clinics, and only an 8 minute drive to the PeaceHealth University District hospital.

NO UNREASONABLE RISK TO PUBLIC HEALTH OR SAFETY

The Facility will not pose any unreasonable risk to public health or safety. The Facility will be operated as an Emergency Shelter site with Navigation services, adapting a model that has been successfully deployed in San Francisco, Seattle, and Portland, among other large cities. The Facility will be by referral only, which will preclude individuals congregating on or near the property. The model includes a Good Neighbor Agreement that ensures that the operator and all emergency shelter guests limit any disruptions that may concern the surrounding neighbors, which will be informed by the Neighborhood Association. The Facility will have professional staff with training in de-escalation and case management onsite 24 hours a day. The Facility will be operated to support people who have barriers to housing as they stabilize, identify goals, and work toward reaching housing and employment goals in partnership with Housing Navigators and Case Managers.

EMERGENCY SHELTER OPERATIONS

The facility will be operated by a local government and a nonprofit or public benefit corporation.

The Emergency Shelter/Navigation Center will be operated in partnership with:

- Lane County Human Services Division
- City of Eugene
- A nonprofit organization (to be selected via RFP process closer to opening)

Additionally, this Emergency Shelter will provide:

- Personal property storage
- Food service
- Recreation areas for pets
- Case management and housing navigation services

PUBLIC ENGAGEMENT PLANS

While HB 4212 does not require public engagement for siting, the County will work with the Neighborhood Association and local businesses and residents who live nearby to create a responsive and respectful relationship with the surrounding community.

CONTACT

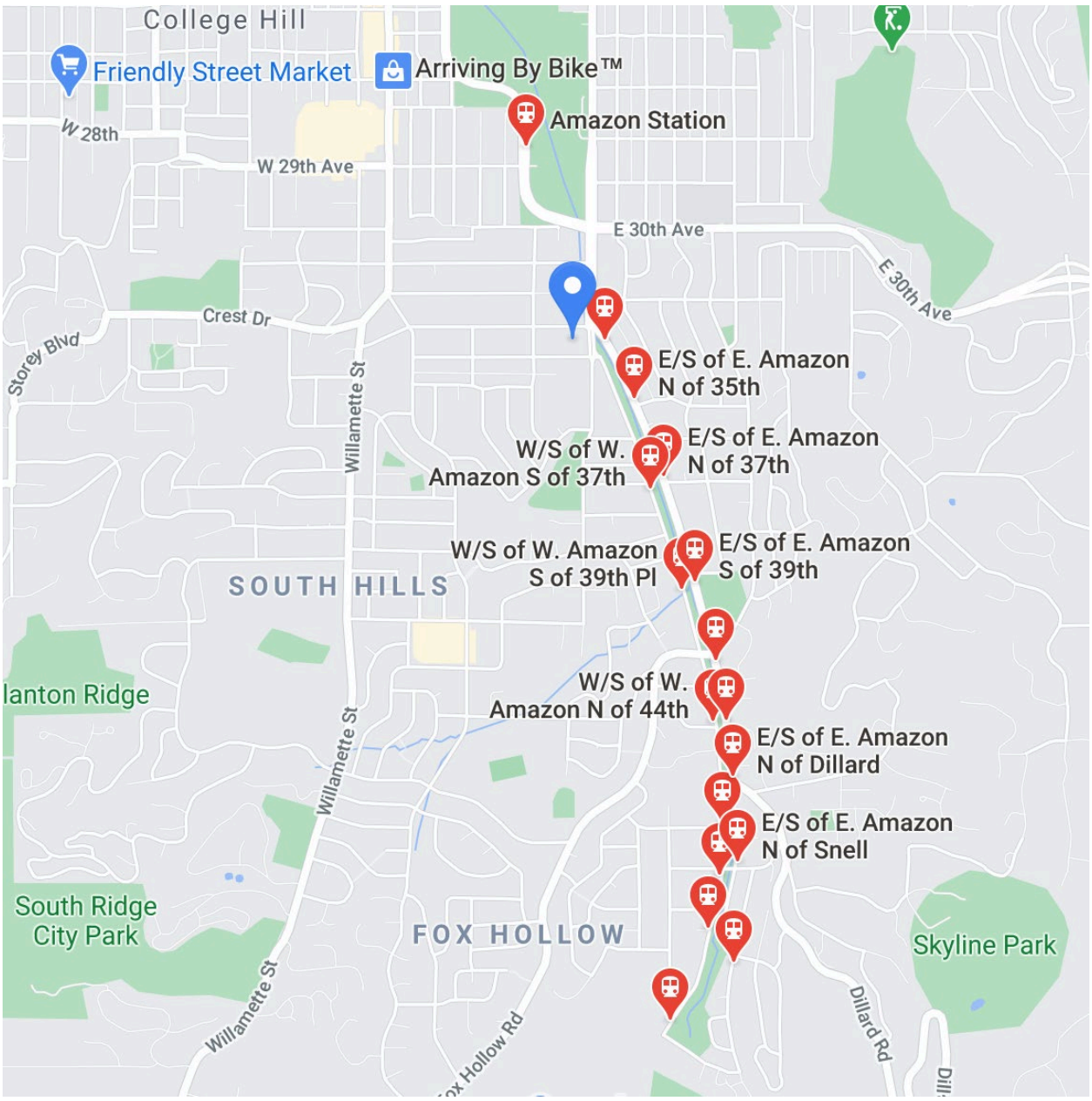
For questions or inquiries regarding this application please contact Sarai Johnson, Joint Shelter and Housing Strategist at sarai.johnson@lanecountyor.gov or 541.514.5244.

TAX MAPS

PROPERTY DETAILS

Attached in PDF via email

BUS ROUTE MAP



Detailed Property Report

Site Address N/A
Map & Taxlot# 18-03-08-24-11600
SIC N/A
Tax Account# 0652121

Property Owner 1
City of Eugene
City Hall
Eugene, OR 97401

Tax account acreage 0.37
Mapped taxlot acreage† 0.37

† Mapped Taxlot Acreage is the estimated size of a taxlot as derived from the county GIS taxlot layer, and is not to be used for legal purposes.

Map & Taxlot # 18-03-08-24-11600

Business Information

RLID does not contain any business data for this address

Improvements

No assessor photos, assessor sketches or building characteristic information is available for this tax account.

Site Address Information

No site address associated with this tax account number

General Taxlot Characteristics

Geographic Coordinates
X 4242211 **Y** 868638 (State Plane X,Y)
Latitude 44.0213 **Longitude** -123.0818

Zoning

Zoning Jurisdiction Eugene
Eugene

Parent Zone	PL	Public Land
Overlay	WR	Water Resource

Land Use

General Land Use

Code	Description
data not available	data not available

Detailed Land Use

Code	Description
data not available	data not available

Taxlot Characteristics

Incorporated City Limits	Eugene
Urban Growth Boundary	Eugene
Year Annexed	1948
Annexation #	N/A
Approximate Taxlot Acreage	0.37
Approx Taxlot Sq Footage	16,117
Plan Designation	Metro Plan Map
Eugene Neighborhood	Southeast Neighbors
Metro Area Nodal Dev Area	No
Septic	data not available
Well	data not available
Landscaping Quality	Average
Historic Property Name	N/A
City Historic Landmark?	No
National Historical Register?	No

Service Providers

Fire Protection Provider	Eugene Fire & EMS Department
Ambulance Provider	Eugene Fire & EMS
Ambulance District	WC
Ambulance Service Area	West/Central
LTD Service Area?	Yes
LTD Ride Source?	Yes

Environmental Data

FEMA Flood Hazard Zone

Code	Description
FW	Floodway areas inside the 100-year flood, base flood elevations determined.
X	Areas determined to be outside of 500-year flood.

FIRM Map Number	41039C1139F
Community Number	410122
Post-FIRM Date	09/29/1986
Panel Printed?	Yes

Soils

Soil Map Unit#	Soil Type Description	% of Taxlot	Ag Class	Hydric %
9	Bashaw-Urban land complex	100%	4	63

Schools

	Code	Name
School District	4J	Eugene
Elementary School	503	Adams
Middle School	528	Spencer Butte
High School	539	South Eugene

Political Districts

Election Precinct	1231	State Representative District	8	Emerald PUD Board Zone	N/A
City Council Ward	E2	State Representative	Paul Holvey	Heceta PUD Board Zone	N/A
City Councilor	Betty Taylor	State Senate District	4	Central Lincoln PUD Board Zone	N/A
County Commissioner District	3 (South Eugene)	State Senator	Floyd Prozanski	Soil Water Cons. Dist/Zone	Upper Willamette / 3
County Commissioner	Pete Sorenson				
EWEB Commissioner	N/A				
LCC Board Zone	5				

Census Information

The information provided below is only a small sampling of the information available from the US Census Bureau. The links at the end of each section below will take you to source tables at American Fact Finder, with additional details. Those links will take you to the most current estimates, but estimates for several previous years will also be available.

To view more Census detail about this tract, visit **Census Reporter**.

Demographic Characteristics	Tract 5100		Eugene		Lane County		Oregon	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total Population	3,145	+/-288	163,135	+/-66	363,471	*****	4,025,127	*****
Percent age 5 and Under	2.8%	+/-1.9	4.7%	+/-0.3	5.0%	*****	5.8%	+/-0.1
Percent Age 18 and Over	82.6%	+/-2.4	82.1%	+/-0.4	81.0%	*****	78.5%	+/-0.1
Percent Age 65 and Over	13.3%	+/-2.8	14.9%	+/-0.4	17.7%	+/-0.1	16.3%	+/-0.1
Median Age	35.8	+/-4.2	34.1	+/-0.5	39.4	+/-0.2	39.2	+/-0.2

For a complete breakdown of population by age, gender, race, ethnicity and more, visit **American Fact Finder**.

Housing Characteristics	Tract 5100		Eugene		Lane County		Oregon	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Occupied Housing Units	1,488	+/-89	67,335	+/-719	148,752	+/-787	1,571,631	+/-4,213
Vacant Housing Units	100	+/-74	4,481	+/-577	11,688	+/-774	161,410	+/-3,975
Percent Owner Occupied Housing Units	48.5%	+/-5.8	48.3%	+/-1.0	58.8%	+/-0.7	61.7%	+/-0.3
Percent Renter Occupied Housing Units	51.5%	+/-5.8	51.7%	+/-1.0	41.2%	+/-0.7	38.3%	+/-0.3
Homeowner Vacancy Rate	7.1%	+/-7.2	1.2%	+/-0.6	1.3%	+/-0.3	1.5%	+/-0.1
Rental Vacancy Rate	5.5%	+/-5.8	3.6%	+/-0.7	3.9%	+/-0.7	3.7%	+/-0.2
Median House Value (dollars)	248,800	+/-11,876	257,200	+/-3,619	232,800	+/-2,334	265,700	+/-1,159
Median Monthly Mortgage (dollars)	1,523	+/-216	1,614	+/-29	1,454	+/-16	1,594	+/-6
Median Monthly Rent (dollars)	839	+/-126	956	+/-14	921	+/-11	988	+/-4

For a complete breakdown of housing by tenure, number of bedrooms, year built and more, visit **American Fact Finder**.

Economic Characteristics	Tract 5100		Eugene		Lane County		Oregon	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Median Household Income (dollars)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
Unemployment Rate	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
Poverty Rate	20.2%	+/-5.5	21.7%	+/-1.2	18.8%	+/-0.7	14.9%	+/-0.3

For a complete breakdown of incomes, poverty, employment, commute patterns and more, visit **American Fact Finder**.

Social Characteristics	Tract 5100		Eugene		Lane County		Oregon	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Percent Bachelor Degree or Higher	50.6%	+/-5.9	41.1%	+/-0.9	29.6%	+/-0.6	32.3%	+/-0.2
Percent High School Graduate or Higher	91.8%	+/-4.4	93.4%	+/-0.7	91.5%	+/-0.5	90.2%	+/-0.2

For a complete breakdown of educational attainment, school enrollment, marital status, ancestry and more, visit **American Fact Finder**.

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

Explanation of Symbols:
An '*****' entry in the margin of error column indicates that the estimate is controlled, and a margin of error is not provided.

Liens

None. RLID displays liens issued by Cottage Grove, Florence, the City of Springfield and Springfield Utility Board. Additional liens can be found in Deeds and Records.

Building Permits

None

Land Use Applications

None

Petitions

None

Tax Statements & Tax Receipts

Account#: 0652121
View tax statement(s) for: **2019** **2018**

Tax Receipts

Receipt Date	Amount Received	Tax	Discount	Interest	Applied Amount
	$0.00	$0.00	$0.00	$0.00	$0.00

Data source: Lane County Assessment and Taxation

Owner/Taxpayer

Owners

Owner	Address	City/State/Zip
City of Eugene	City Hall	Eugene, OR 97401

Taxpayer

Party Name	Address	City/State/Zip
City of Eugene	Finance Department 100 W 10th Ave Ste 400	Eugene, OR 97401

Data source: Lane County Assessment and Taxation

Account Status

Status Active Account Current Tax Year

Account Status	none
Remarks	none
Special Assessment Program	N/A

Data source: Lane County Assessment and Taxation

General Tax Account Information

Tax Account Acreage	0.37
Fire Acres	N/A
Property Class	010 - Misc, residential, unbuildable
Statistical Class	N/A
Neighborhood	411503 - Urban Mixed Low South Area SE
Category	Land and Improvements

Data source: Lane County Assessment and Taxation

Township-Range-Section / Subdivision Data

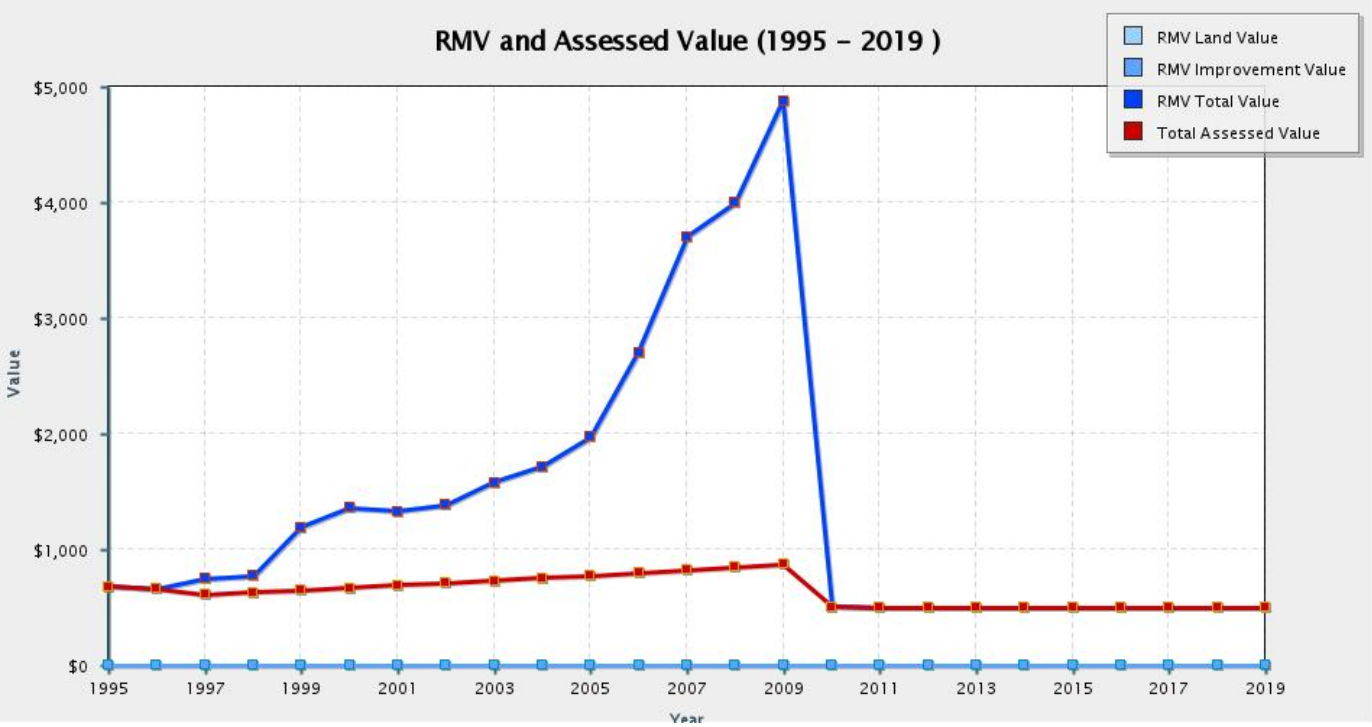
Subdivision Type	N/A	Subdivision Name	N/A	Subdivision Number	N/A
Phase	N/A	Lot/Tract/Unit #	TL 11600	Recording Number	N/A

Data source: Lane County Assessment and Taxation

Property Values & Taxes

The values shown are the values certified in October unless a value change has been processed on the property. Value changes typically occur as a result of appeals, clerical errors and omitted property. The tax shown is the amount certified in October. This is the full amount of tax for the year indicated and does not include any discounts offered, payments made, interest owing or previous years owing. It also does not reflect any value changes.

	Real Market Value (RMV)			Total Assessed Value	**Tax**
Year	**Land**	**Improvement**	**Total**		
2019	$498	$0	$498	$498	$ 0.00
2018	$498	$0	$498	$498	$ 0.00
2017	$500	$0	$500	$500	$ 0.00
2016	$498	$0	$498	$498	$ 0.00
2015	$499	$0	$499	$499	$ 0.00
2014	$500	$0	$500	$500	$ 0.00
2013	$500	$0	$500	$500	$ 0.00
2012	$494	$0	$494	$494	$ 0.00
2011	$494	$0	$494	$494	$ 0.00
2010	$501	$0	$501	$501	$ 0.00
2009	$4,880	$0	$4,880	$872	$ 0.00
2008	$4,000	$0	$4,000	$847	$ 0.00
2007	$3,704	$0	$3,704	$822	$ 0.00
2006	$2,704	$0	$2,704	$798	$ 0.00
2005	$1,974	$0	$1,974	$775	$ 0.00
2004	$1,717	$0	$1,717	$752	$ 0.00
2003	$1,576	$0	$1,576	$730	$ 0.00
2002	$1,383	$0	$1,383	$709	$ 0.00
2001	$1,330	$0	$1,330	$688	$ 0.00
2000	$1,360	$0	$1,360	$668	$ 0.00
1999	$1,190	$0	$1,190	$649	$ 0.00
1998	$770	$0	$770	$630	$ 0.00
1997	$750	$0	$750	$612	$ 0.00
1996	$660	$0	$660	$660	$ 0.00
1995	$680	$0	$680	$680	$ 0.00



Current Year Assessed Value	$498
Less Exemption Amount *	($498)
Taxable Value	**$0**

* Frozen Assessed Value

Exemption Type Cities and Towns

Data source: Lane County Assessment and Taxation

Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current tax year 00400

Taxing Districts for TCA 00400	City of Eugene Eugene School District 4J Eugene Urban Renewal Downtown Lane Community College Lane County Lane Education Service District

****NOTE** Lane County Assessment and Taxation Tax Code Area & Taxing Districts reflect the current certified year. The **Billing Rate Document** may still reference the prior year's rates and details until we receive the current report from Lane County.

Data source: Lane County Assessment and Taxation

Sales & Ownership Changes

No sales or ownership change data available.

Data source: Lane County Assessment and Taxation