

February 5, 2024
City Council Meeting

Agenda Item #1
Public Comment
Speaker's Cards & Written Comments Received

Speaker's Cards – *In order of receipt*

- **Speaker 1** – Michael Allen (*Included Written Comment*)

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Submission information

Form: [Request to Address City Council \(Speaker's Card\)](#) ^[1]

Submitted by Visitor (not verified)

Sat, 02/03/2024 - 9:50pm

35.132.165.39

Name

Michael Allen

City Council Meeting Date

Mon, 02/05/2024

Agenda Item Number

1

Please note if you are speaking as an proponent, opponent, or neutral party
proponent

Brief Overview of What You Wish to Discuss

A resource for coastal cities from the Urban Ocean Lab

Do you Represent an Organization?

Yes

Name of Organization

Florence Climate Emergency Campaign and Elders Climate Action - Oregon Chapter

Residence Address

87490 Rhodowood Drive

Email

mike.pat.allen@outlook.com

Phone Number

5054017762

Source URL: <https://www.ci.florence.or.us/node/17771/submission/30578>

Links

[1] <https://www.ci.florence.or.us/council/request-address-city-council-speakers-card>

To: Mayor Ward, Council members, City Manager Erin Reynolds
From: Michael Allen, Florence Climate Emergency Campaign
Date: February 5, 2024
Subject: A resource for coastal cities from the Urban Ocean Lab.

Over the years I have received lots of input from climate activists and organizations that highlight resources that can be used to address the threats and causes of climate change. As you know, I presented many of these resources to the City Council, your committees and the community at large.

One of the resources I shared was Lane County. They offered to collaborate with the city in going after state and federal dollars available to increase climate resilience through large impact infrastructure projects. To date I've not heard that anything has come of that partnership.

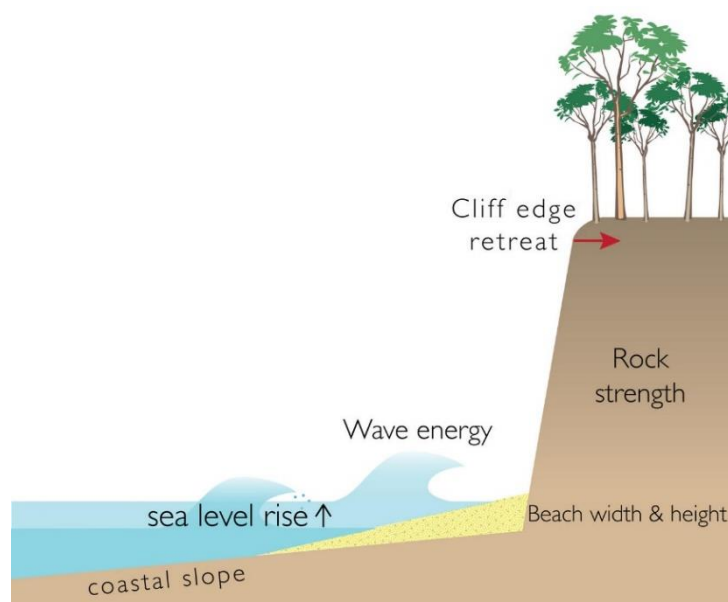
Another resource I offered was a program to provide ways community members can impact climate change and at the same time save money. Counselor Wantz supported that concept but the Council did not authorize it for the workplan.

However, all is not lost because the Federal government's ambitious efforts to provide cities with grant opportunities is ongoing. These historic investments are providing funding for coastal cities to adapt to the climate-induced threats they face. Coastal cities are unprepared for rising seas and storms. Our safety, economies, cultures, and communities are at risk.

With that in mind, one of our local climate activists shared with me a wonderful resource from a think tank called URBAN OCEAN LAB. The think tank provides a comprehensive guidebook for climate funding for coastal cities. I immediately thought of sharing it with the City Council and your talented staff.

In my attachment you will find a description of the mission of the URBAN OCEAN LAB and a link to their guidebook. Please take advantage of the grant opportunities provided, and if need be return to Lane County as a partner.

Attachment: URBAN OCEAN LAB *Think tank for the future of coastal cities*



URBAN OCEAN LAB *Think tank for the future of coastal cities*

<https://urbanoceanlab.org/>

Urban Ocean Lab cultivates rigorous, creative, equitable, and practical climate and ocean solutions for coastal cities.

One in five people in the U.S. live in coastal cities. The coastal economy supports 58.3 million jobs and contributes \$9.5 trillion to our total GDP, and the ocean has the potential to provide up to 35% of the climate solutions we need.

Coastal cities are unprepared for rising seas and storms, and historically disadvantaged communities are often hit first and worst. Our safety, economies, cultures, and communities are at risk.

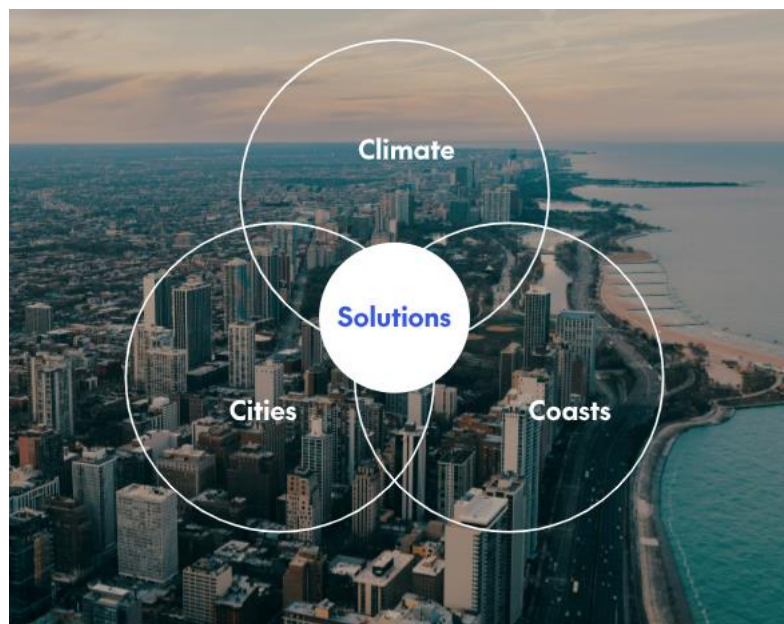
After years of advocacy by the ocean community, the federal government meaningfully invested in ocean climate action through passage of the **Infrastructure Investment and Jobs Act (IIJA)** in 2021 and the **Inflation Reduction Act (IRA)** in 2022. They became the biggest investments in climate solutions in U.S. history to boost clean energy, protect, restore ecosystems, and create climate-ready infrastructure.

Urban Ocean Lab has identified over \$21.7 billion in funds that cities are eligible to use in implementing ocean climate action projects, \$11 billion allocated from the IRA and \$10.7 billion allocated from the IIJA. Our guidebook is intended to be a concise directory to assist cities in accessing the remaining and ongoing funding opportunities afforded for ocean climate projects in these two laws.

Guidebook: Ocean climate funding for coastal cities

https://static1.squarespace.com/static/5aa2cbafe74940d214cccf35/t/64dba0db73dc45609089426f/1692115165398/UOL_Funding_Guidebook.pdf

The IRA and IIJA provide coastal cities throughout the country with unprecedented opportunities to adapt and become part of the solution to the climate crisis.



HIP Phase 2a Code Update Ordinance No. 1, Series 2024 Florence City Council Hearing

2/5/24



CITY OF FLORENCE
**COMMUNITY
DEVELOPMENT**

Introduction & Timeline

HIP Phase 1: Residential Code Update—2019

HIP Phase 2: C&O, Definitions, MFD—July 2023

HIP Phase 2b: Mission, Emergency Shelter & Transitional Housing. (& Medium Density SUDD lot dimension reductions)

- March-Dec. – PC/CC Work session & HIP Stakeholder Advisory Team meetings, subcommittee meetings
- December 12, 2023 – PC Initiated
- January 23, 2024 – PC evidentiary hearing
- February 5, 2024 – CC Final Public Hearing

HIP Phase 2c: Hazard & Coastal Goals C&O, housekeeping

Noticing

December 14, 2023 — DLCD PAPA Notice, On-line

January 10, 2024 — Siuslaw News publication (PC)

January 17, 2024 — Siuslaw News publication (Council)

Property owner notice – Not required

Applicable Criteria

Florence City Code, Title 10:

- Chapter 1: Zoning Administration
 - Section 10-1-3 Amendments and Changes, Section C Legislative Changes
 - Section 10-1-1-6-4 Type IV Procedure (Legislative)

Applicable Criteria

Florence Realization 2020 Comprehensive Plan

- Plan Adoption, Amendments, Review and Implementation
- Chapter 1 Citizen Involvement, Policies 2-6
- Chapter 2 Land Use, Policies 3 & 7
- Chapter 10 Housing Opportunities, Policies 7 & 10
- Chapter 12 Transportation, Policy 26

Applicable Criteria

Oregon Land Use Planning Goals

- Goal 10 Housing Chapter I Citizen Involvement

Oregon Revised Statutes (ORS)

- ORS 197.303
- ORS 197.307
- ORS 197.610(1) – (4)

Applicable Criteria

Oregon Administrative Rules (OAR)

- OAR 660-012-0060
- OAR 660-018-0020
- OAR 660-015-000

State legislation adopted:

- House Bills: 2916 (2019)
- Senate Bill: 8 (2021)

Summary of Changes

Exhibit B: Title 10 Chapter 11 Proposal

- Add scope and purpose sections Missions, Emergency Shelters and Transitional Housing
- Add siting standards for the uses.
- Add allowed structure types
- Add lot and yard dimension and site development standards
- Add operation and management standards

Summary of Changes

Exhibit B: Title 10 Chapter 11 Proposal PC Amendments--

- 1: Exclude hotel and motel conversions that comply with ORS 197.748 (not PC)
- 6-C: Reduce TH density from 1/1000 sq. ft. to 1/800 sq. ft.
- Replace “Homeless” with “those experiencing homelessness”
- Replace “housing” with “shelter”

Summary of Changes

Exhibit B: Title 10 Chapter 11 Proposal Legal Consult Amendments--

- Identify Exhibit “B” as a new chapter
- Replace “ft.” with “feet”
- Replace “Section” in FCC 10-11-6-L, 10-11-6-M, and 10-11-6-N with “Chapter”
- Add “Chapter” before “10-34” in section 10-11-6-O

Summary of Changes

Exhibit C: Title 10 Multiple Chapter Amendments

- 2: Add definitions for missions and emergency shelters, and amend the definition for transitional housing.
- 10: Amend Table 10-10-2-A related to Transitional Housing
- 14, 15, 16, 27, and 30 to permit Missions, Emergency Shelters, and Transitional Housing conditionally
- 20, 28, and 31 to permit Missions and Emergency Shelters conditionally
- 25 to permit Transitional Housing conditionally.
- 10 to reduce the lot width and size for single-unit-attached dwellings in the Medium Density District

Summary of Changes

Exhibit C: Title 10 Multiple Chapter Amendments PC Amendments--

- Chapter 2: Mission--Remove faith based, stable income, temporary, and housing. Replace “homeless” with “those experiencing” Add definitions for missions and emergency shelters, and amend the definition for transitional housing.
- Chapter 10: Amend Table 10-10-2-A related to Transitional Housing—Replace “E” in High Density with “C” and “E”

Summary of Changes

Exhibit C: Title 10 Multiple Chapter Amendments Legal Consult Amendments—

- Page 2: “additional Code change proposals” should read “additional code amendments”
- Beside each Chapter listed on page 2 add Section “3: BUILDINGS AND USES PERMITTED CONDITIONALLY”
- Remove “permitted conditionally” from the italicized lines
- After Chapter 25 add:
“The following uses may be permitted, subject to the procedures and conditions set forth in Chapters 1 and 4 in this Title, and are not required to contain a residential component: 7.”

Summary of Changes

Ordinance No. 1, Series 2024 Legal Consult Amendment—

- Replace language in Section 1 with the following:

“Exhibit A is adopted as findings in support of these Code amendments. A new FCC Chapter 10-11 is adopted as set out in Exhibit B. Amendments to Title 10 are adopted as shown or explained in Exhibit C.”

Testimony

Public Testimony

- Brenda Gilmer, 1-23-24, 2:24 pm (written)
 - Concerns: Code Enforcement Process, Understanding that this proposed code limits the opportunity to sleep in the public places, lack of input from those affected, emergency definition limited to disasters, capital expenditures to benefit the wealthy, limitation of citizen input.

This testimony was submitted thinking the public hearing was about camping and emergency shelter.

Testimony

Public Testimony

- Brenda Gilmer, 1-23-24, 5:25 pm (written and verbal)
 - Wording Adjusted: discrimination on the basis of religion, transitional housing use of “stable income”, Use of “temporary” in Emergency Shelter, Process for Transitional in High Density, underlying data inclusion,
 - Others: CUP process for ES, FOF edits Goal 1- Citizen involvement related to exclusions, publication of subcommittee meetings, and provision of housing and code enforcement practices.

Testimony

Public Testimony

- Kate McClellan, 1-23-24 (verbal)
- Wording Adjusted: temporary” in Emergency Shelter, density for TH
- Other: Decrease setbacks for unit separation from 5 ft. to 3 ft.

Testimony

Public Testimony

- Brenda Gilmer, 2-5-24, 3:30 pm (written)
 - Timing of CC notice and agenda
 - Timing of PC hearing
 - Citizen Involvement
 - Amendments do not support residential development (homelessness process exclusion, subcommittee notice and citizen involvement, minutes, industrial and commercial placement, residential standards for nonresidential uses, proposal do not meet the need.

Testimony

Public Testimony

- Brenda Gilmer, 2-5-24, 3:30 pm (written)
 - Work plan items for housing opportunities for wealthy only.
 - Special need housing numbers exceed the HNA.
 - Emergency Shelter definition accounts for disaster only, delay of this code consideration has caused additional suffering
 - Capital projects in workplan focus on wealthy



Staff Recommendation to CC

#4. Close the public hearing keeping the written record open for at least seven days (time and date certain) to allow for additional public review of the proposed changes. Deliberate on March 4, 2024.

CC Alternatives

1. Adopt Ordinance No. I, Series 2024, as presented; or
2. Adopt Ordinance No. I, Series 2024, as amended by Council; or
3. Recommend denial of the amendments through resolution with reasons for the recommendation; or
4. Continue the public hearing to a date certain or close the public hearing and leave the written record open for 7 days; or
5. Do not adopt Ordinance No. I, Series 2024 and provide direction to staff.



Questions?

February 5, 2024
City Council Meeting

Agenda Item #2
Housing Code Update
Speaker's Cards & Written Comments Received

Speaker's Cards – *In order of receipt*

- **Speaker 1** – Maggie Bagon- Proponent
- **Speaker 2**– Brenda Gilmer- Opponent (*Included Written Testimony*)
- **Speaker 3** – Mike Allen- Proponent

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Submission information

Form: [Request to Address City Council \(Speaker's Card\)](#) ^[1]

Submitted by Visitor (not verified)

Thu, 02/01/2024 - 5:53pm

174.247.179.102

Name

Maggie Bagon

City Council Meeting Date

Mon, 02/05/2024

Agenda Item Number

2

Please note if you are speaking as an proponent, opponent, or neutral party

Proponent

Brief Overview of What You Wish to Discuss

This is a positive step to reduce homelessness

Do you Represent an Organization?

No

Name of Organization

Residence Address

1956 16th street Apartment 206

Email

maggiabagon@gmail.com

Phone Number

5419916832

Source URL: <https://www.ci.florence.or.us/node/17771/submission/30574>

Links

[1] <https://www.ci.florence.or.us/council/request-address-city-council-speakers-card>

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Submission information

Form: [Request to Address City Council \(Speaker's Card\)](#) [1]

Submitted by Visitor (not verified)

Mon, 02/05/2024 - 12:10pm

172.56.152.66

Name

Brenda Gilmer

City Council Meeting Date

Mon, 02/05/2024

Agenda Item Number

2

Please note if you are speaking as an proponent, opponent, or neutral party

Opponent

Brief Overview of What You Wish to Discuss

History and lack of humanity, competence and substantive analysis of facts and issues surrounding housing needs for anybody except the wealthy. Due process and equal protection of the law.

Do you Represent an Organization?

NO

Name of Organization

Residence Address

3640 Ocean View Dr

Email

brendajgilmer@gmail.com

Phone Number

541-590-5060

Source URL: <https://www.ci.florence.or.us/node/17771/submission/30581>

Links

[1] <https://www.ci.florence.or.us/council/request-address-city-council-speakers-card>

Brenda Gilmer
3640 Ocean View Dr
Florence, OR 97539-9256
Telephone 541-590-5060
A Florence resident
brendajgilmer@gmail.com

Written Testimony for Agenda Item 2, titled "Housing Code Update," A. PUBLIC HEARING FOR ORDINANCE NO. 1, SERIES 2024, and B. HOUSING CODE ADOPTION AND IMPLEMENTATION

1. The City's Thursday, February 1, 2024, notice of this meeting and agenda and the posting of the voluminous documents comprising the meeting materials was far too short (intentionally?) to provide meaningful public participation or opportunity to respond.
2. The Planning Commission meeting and the actions of the City preceding this opportunity and hearing have not been sufficient to allow the people of the community, including me, to understand, much less knowledgeable address or respond to the legality of this proposal which fails to provide meaningful opportunity of those experiencing homelessness to obtain safe, legal shelter.
 - a. Neither the SAT advisory team nor the HIP subcommittee included a single person who has experienced or was experiencing homelessness.
 - b. The City did not seek out vibrant citizen input. Just the opposite.
 - i. It created an "advisory team" instead, with representatives of interests. Health represented by a hospital administrator who spoke only of the need for housing for doctors. No public health representation, no actual participation by the Lane Council of Governments. A chairperson who principally represents the interests of the local Chamber of Commerce, which wants the unsightly vermin gone. SOS, which has historically treated many of those experiencing homelessness with contempt and has honored important donor perspectives that a shower and clean clothes must be withheld lest their laziness or other bad characteristics be "rewarded" and which routinely sent people to Eugene by bus without any assurance that safety or help there was available. It limited all, most?, outreach to digital means which left those without computers and wifi any meaningful way to participate. It did not widely publish the input it did receive and, if it were shared with the committee, the committee did not engage in assessing or conveying any conclusions or wisdom or anything to be drawn from it.

- ii. Bob Teter, a SAT and HIP member, Executive Director of Siuslaw Outreach Services, has previously spoken of “them” to me as all “liars” and has shown an inability to comprehend the concept or practice of “trauma informed care.” In the SAT meetings the public was informed about that I was then able to attend, his emphasis was, consistently “**their**” need to “**show** respect”.
 - iii. Russ Pierson, the SAT chairman, from Lane Community College, oversaw an upgrade to the LCC campus during this time that resulted in closure of the building that contained bathrooms and stripped the wooded area of sheltering vegetation that provided shelter and protection, in tandem with the City’s upgrade of Miller Park, which had the similar “salutary” purpose and effect of clearing out the unsheltered, as noted by Public Works director Mike Miller (no toilets, no shelter).
 - c. I submitted a written list to the City of who was NOT on the SAT subcommittee who needed to be at my first opportunity to do so and I incorporate that previous written evidence by reference. I did not receive a response to that letter.
 - d. Several of my attempts at making online contact or comment did not happen because somehow there must have been an unidentified technical glitch.
3. The proposed amendments do not support residential development consistent with the Plan and the adopted Housing Needs Analysis:
- a. Those experiencing homelessness were excluded in all phases of the planning process. Some of the HIP SAT deficiencies are noted above.
 - b. While some formal city meetings were well publicized and there was some opportunity for citizen participation, subcommittees and meetings were held outside of that structure and no notice was given or participation invited, notwithstanding the mayor organization of participation at them.
 - c. Truncated minutes are all that are readily available to the public. Data and items such as response to my concerns about who was not represented or well represented at HIP were not even mentioned in meeting minutes.
 - d. Policy 3 is not met – the city is placing human beings in industrial and nonresidential areas and requiring residential standards for what should be temporary emergency and transitional housing.
 - e. With respect to Finding 7, the city is requiring residential standards for nonresidential emergency and temporary use, i.e., overkill.
 - f. The proposals do not meet the need for transitional and emergency housing.
4. On May 4, 2020 I submitted written evidence as Agenda item 1, for the Elks Lodge Zoning Change public hearing to the City Council and wish to incorporate that written testimony by reference; I did submit it as evidence in the Planning

Commission's January 23, 2024 meeting about Resolution PC 23 32 TA 06 – HIP Phase 2 Housing Code Implementation. It is still relevant to this issue of failure to

5. Since before 2018, the City engaged in restructuring that resulted in committees that notwithstanding nice sounding but absolutely empty words about housing, stated priorities and established work items that eliminated meaningful housing opportunities for any but the wealthy.
6. The City in the 2017 HNA- HIP Phase 2 Housing Code Update knowingly identified a need for 9 places for unsheltered (calling them “special needs individuals”) at a time when the need well exceeded 200 and that need was conveyed by Colin Morgan, now director of the Florence Food Share. The need - now is between 400-600 people.
7. The City, during the ensuing years has massaged and interpreted the word “emergency” to acknowledge only its governmental responsibility for “disasters” and has failed and continues to fail to clearly and reasonably define emergency to accurately and factually include and take responsibility for widespread human suffering. The City’s own actions and inaction since 2017 have increased the widespread suffering of human beings experiencing homelessness. Its tortured treatment in this proposal and difficulty stating things clearly evidence the City’s disingenuousness and lack of candor and truthfulness to the detriment of the rights of those experiencing homelessness to due process and equal protection.
8. In the ensuing years all major City efforts and all of its capital projects and expenditures have focused on accommodating the expansion of housing for the wealthy, including most recently, its plans for improving Rhododendron Drive, which was and continues to be a corridor of gated communities which few in Florence can afford. One only verbally stated goal of the more “public” Miller Park capital project, was to remove those experiencing homelessness from sleeping within its boundaries or using its toilets and sinks for their personal hygiene.

Statement and Evidence for the public hearing at 5:30 p.m. in the Florence Event Center on November 18 regarding the adoption and non-adoption of amendments to Ordinance No. 7, Series 2019 to Florence's Comprehensive Plan, Zoning Map, and City Code Titles 10 and 11 [BG-this document has been edited to correct typos that were included in the document submitted to the city].

Brenda Gilmer
3640 Ocean View Dr.
Florence, OR 97439-9256

November 18, 2019

I am a citizen of Florence who is adversely affected by the City's failure to honor its duty to respect my federal and state constitutional rights to receive the equal protection of the laws (including nondiscriminatory city ordinances) and to receive their guarantee of substantive and procedural due process by creating or participating in the creation of a materially false "record" in this land use matter that misstates facts and omits facts necessary to make its statements not misleading.

Although the "record" and city statements are replete with statements about conforming to the law and standards:

1. The definition of "family" particularly as it is wound into the various definitions of "dwellings" and housing types, discriminates against individuals based on marital status and familial status and injects the concept of "housekeeping unit," an undefined term, causing confusion and ambiguity. The requirement for excluding five or more individuals from the definition of "family" unless related by "blood" or "marriage" deprives people of the equal protection of the law and forecloses equal access to affordable, safe, legal shelter. The definition does not respect all families, continuing the concept of a restrictive sanctioned "family," with "dominant" "male" "husband" and "supportive" "female" "wife" with a "right" to unrestricted breeding for themselves (no limit on size number for families related by marriage or blood for them).
 - a. Both a boarding house and dormitory meet the definition of "Dwelling," but the proposed amendment to "Boarding House/ Dormitory" says they are "not occupied as a single family-unit." Neither definition has any basis in law or standards based on public health and safety.
 - b. The definitions of "Dwelling, Duplex," "Dwelling, Four-Plex/Quad" Dwelling, Multiple Multi-family," Dwelling, Single-Family, Detached," "Dwelling, Single-family Attached/Townhouse," and "Dwelling, Tri-Plex," all then include or were amended to include a requirement that they be occupied by a "family" or "families" all living independently of each other and having certain "separate facilities for each family as defined under 'DWELLING,'" whereas the definition of dwelling itself has only the requirement that there be permanent provision for living, sleeping, eating, food preparation, and sanitation." The latter definition accurately defines a dwelling, a place of safe habitation for people. With these provisions the permanent affordable housing needed for a large unhoused population in the United States, the state of Oregon, and the city of Florence, is not being provided.
 - c. **Needed housing** --- housing needed now, as a matter of fact --- is not being included in this zoning rewrite for those, particularly single individuals, unable to afford stand-alone dwellings with their SDUs, separate water and sewer connections and billing, and insurance and maintenance.
2. Using definitions not to describe a situation, but to limit and create voids, allows the city to function as a "seller" of itself, rather than the governing body responsible for the safety and welfare of its citizens. Take the definition of "emergency." Florence is a "city on the move" that does not have to deal with emergencies because an emergency exists only if it is actually a disaster (which is included as an emergency in the definitions); with the limited exception of a situation dealt with by the local emergency cold weather shelter. If the real, descriptive definition of emergency were included, the city would be required to declare a housing emergency. It is comparable to the city's treatment of needed housing. If only a total number needed over 20 years is identified or discussed, the number needed NOW disappears.
3. There is no clear and objective path for vitally needed permanent housing and this is coupled with a wholly inadequate, squalid provision for "transitional housing" which is not permitted in any zone under this draft and is a conditional use subject to the provider's property being taken without due process as one of the provisions for granting a conditional use permit under 10-4-12.
 - a. Allowing transitional housing **only** at churches as a conditional use (10-4-12) basically, 3 RVs to a church, hooked up to city sewer and water (with SDC charges), and a two-year limit for help - discriminates particularly harshly against LGBTQ youth who are homeless in large part because of religious based rejection or hate. They are at heightened risk of violence, abuse and exploitation. Forty

legislature
needed -
the city
still tried
to insert

this new
temp +
res
expand
and
classifications

percent of homeless youth served by agencies identify as LGBT according to the Williams Institute. Structuring things this way enables hate-based religions to discriminate **by just doing nothing!** No overt hate need be spoken of – all that is needed is to do nothing. It is not unlike like the secrecy that protects tax shelter purchasers – no one gets to know that the indignant rich man castigating the poor for impoverishing the public treasury is himself sucking it dry with a magic piece of paper he purchased.

b. Florence used the housing code in the past to “disappear” people, and is doing it again. Words are used to hurt people. They create a formula, a list of “permissible housing” that excludes people by offering them no words for their life or place they may dwell. If discrimination cannot be openly practiced based on income, then by golly, just make each “family” live “independently.” Make sure categories are made, not based on health and safety, but on SDCs, and expensive housing.

“family”
requirement
prohibited
by
state
legislation

4. The definitions of “Affordable housing and “Affordable Housing Unit,” are not inherently wrong, just not complete enough as used and referred to in other definitions.
5. No clear and objective path is provided for any housing but single-family dwellings, which are unaffordable to those making the Florence median income; ADUs with their temporarily waived SDCs cannot alone begin to meet the need of the over 1,000 existing commuters (Exhibit IV.5: Florence Housing Needs Forecast: Workforce Housing Scenario B, Housing Needs Analysis and Economic Opportunities analysis, page 29).
6. The city documents and web pages are replete with material misstatements. These overt misstatements and omissions include:

- a. understating pent up demand for needed affordable housing for all income levels, particularly those at or below the federal poverty level in the needs analysis (contrast the November “draft” 2017 and December 2017 Housing Needs Analysis and Economic Opportunities Analyses (https://www.ci.florence.or.us/sites/default/files/fileattachments/planning/page/5391/housing_needs_analysis_and_economic_opportunities_analysis_-_nov._2018.pdf); statements by Todd Chase and Erin Reynolds at December 12, HEOP 2017 open house.
- b. understating the number of individuals and families lacking safe and legal housing [BG where are they defined to exist – the 9 individuals in need of “special housing” that is projected to grow to 20 over the next 20 years?]
- c. by omitting the effect the lack of needed housing is having on Florence’s suicide rate (three times higher than that of Lane County), or the housing and food insecurity of local families and the effects they are having on our children and schools and hospitals (the Public Health Department and Peace Health’s Community Health Needs Assessments)
- d. representing CEDC is a fair cross-section. Whereas the City did appoint a cross-section of Florence residents to serve on the initial stage of the HEOP project, a majority appointed to serve on the CEDC appeared to embrace stereotypes and exhibit hostility toward “families,” non-binary individuals and any effort at providing a clear and objective path for anyone but married man and woman couples living in detached single-family dwellings, and as wholly unsupportive of affordable housing for any but the wealthy able to afford current market-rate single family dwellings, as shown by their participation in CEDC meetings on May 2, 2019, May 9, 2019 and June 20, 2019.

CEDC
is now
on
“hiatus”
and, I believe,
has been
since SAT
began. Hiatus,
not gone.

- i. HEOP’s termination and CEDC’s formation and membership are inconsistent with the City’s Application for 2018-2019 Oregon Housing Needs Planning Project application and funding and inconsistent with the city web-page statement (The project is funded by the Department of Land Conservation and Development (DLCD) though a grant provided to hire a consulting team, 3J Consulting and JET Planning. The consulting firms are charged in developing code amendments which seek to further the goals of the City to remove regulatory barriers to the construction of a greater variety of housing types and affordable housing options). Neither affordability nor needed housing for all income levels was pursued by CEDC. See attached Exhibits 1 and 2 (the city’s application for the 2018-2019 Oregon Housing Needs Planning Project), and 3 and 4 (the “project description” change between CEDC’s February 28, 2019 and March 21, 2019) and CDEC’s entire record.
- ii. With HEOP, the city had an informed, engaged citizen participation; with CEDC the public engagement was limited and not at all designed to educate or elicit educated input, asking for “votes” without providing those voters with the means of obtaining or understanding the facts.
 1. The formation of CEDC appears to have been motivated by a desire to erase HEOPs wide-spread and engaged public input and record (an unprecedented 700

participants) with its significant subscriber list and create a "new" record of public participation by creation of a replacement entity to which the HEOP subscription list was not carried over, with a quick series of meetings gutting the HEOP work followed by a curated, superficial meeting for an invited crowd on May 23, 2019, at which the mayor noted "the right people are here" (I understood his words to mean "not the hoi polloi who had participated in HEOP and were on that notice list"). That open house included an odiferous "homeless" man who, I surmised after sitting next to him (and I may be wrong that an elderly decrepit man I'd never seen in town before, walked into town and that meeting with his long tree branch of a walking stick, was other than he appeared to be), had been hired to attend to create a negative image of the "homeless," mentally ill individual from whom the town needed to be saved.

- iii. That committee does not in any manner reflect "multi-cultural, multi-generational, alternative abilities or low income level" participation.
 - e. by representing to the Department of Land Conservation and Development in its application for the 2018-2019 Oregon Housing Needs Planning Project that the code updates have a focus on increasing housing supply and/or improving housing affordability.
 - f. by claiming that housing is its number one priority, when all the documents and committee work plans clearly show it is not. *that history continues.*
7. A clear and objective path for housing suitable for all income levels- is vitally needed because the city treats land use applicants differently. Contrast the treatment of and attitude of the Planning Commission with respect to the temporary conditional use permit requests of Hyak Siuslaw Broadband at its August 13, 2019 meeting (fawning and "no problem," you shouldn't even have to ask us, when there was no clear compliance with any standard, no sewer hookup was required and the company's plan for a port-a-potty was AOK; "he's one of us"), with First Step, a nonprofit providing three park model trailers on Presbyterian church property at its September 24, 2019 Commission hearing and the subsequent October 8, 2019, Planning Commission meeting (disrespect and contempt notwithstanding having provided solid, sanitary sewage disposal options – "make them pay SDCs," make them "rip it out;" they're one of THEM").
 8. The proposed code fails to comply with required siting of manufactured homes provided in ORS 197.314. The failures are replete throughout the Title 10.
 9. By omitting applicable Constitutional, statutory, and regulatory standards, and omitting material facts such as HEOP's dismantling and erasure, the city has created an at best, murky materially false record of this land use procedure and at worst, an intentionally materially false record. If the City does not conform to federal housing standards that forbid discrimination in the rental, sale or financing of housing based on race, sex, color, religion, national origin, age, or marital status, federal funding cannot be obtained and an important avenue for obtaining affordable housing for its low income residents cannot be pursued. If nothing is done, as in the past, the default is discrimination and disenfranchisement of a large segment of Florence's population. In this regard it would not be unlike the theft of Native American land when in 1855 the Coos, Lower Umqua, and Siuslaw tribes of Oregon negotiated rights and signed the Empire Treaty, and the government simply did not ratify it. The government set things up so that by doing nothing, they got what they wanted.
 10. By omitting applicable Constitutional, statutory, and regulatory standards, no barriers to development were effectively identified and addressed, much less solved. An opportunity for clarity and simplicity and fairness and equity were and are in danger of being lost. But clarity and simplicity and standards applicable to all do not enable the city to continue to govern by invitation, to "choose" who makes it and who does not, likely holdovers and habit from the bygone days of overt racism and Jim Crow law.

Published on *City of Florence Oregon* (<https://www.ci.florence.or.us>)

[Home](#) > [Request to Address City Council \(Speaker's Card\)](#) > [Webform results](#) > Request to Address City Council (Speaker's Card)

Submission information

Form: [Request to Address City Council \(Speaker's Card\)](#) ^[1]

Submitted by Visitor (not verified)

Mon, 02/05/2024 - 2:28pm

35.132.165.39

Name

Michael Allen

City Council Meeting Date

Mon, 02/05/2024

Agenda Item Number

2

Please note if you are speaking as an proponent, opponent, or neutral party
proponent

Brief Overview of What You Wish to Discuss

priorities for housing and grant opportunities

Do you Represent an Organization?

Yes

Name of Organization

Florence Climate Emergency Campaign

Residence Address

87490 Rhodowood Drive

Email

mike.pat.allen@outlook.com

Phone Number

5054017762

Source URL: <https://www.ci.florence.or.us/node/17771/submission/30582>

Links

[1] <https://www.ci.florence.or.us/council/request-address-city-council-speakers-card>



Participation in Lane County Community Change Grant Application

City Council

2/5/2024



EPA's Community Change Grant

- Environmental Protection Agency Community Change Grant Program
- Allocated \$2 billion from the Inflation Reduction Act
- Focus on projects that reduce pollution, increase community climate resilience, and build community capacity.
- These place-based investments will be focused on community-driven initiatives to be responsive to community and stakeholder input.
- Eligibility:
 - A partnership between two community-based non-profit organizations (CBOs).
 - A partnership between a CBO and one of the following: a Federally-Recognized Tribe, a local government, or an institution of higher education.



Lane County Application

Lane County will partner with a community-based organization and submit a County-wide application to create resilience hubs throughout Lane County.

Resilience Hubs are community-serving facilities augmented to support residents, coordinate communication, distribute resources, and reduce carbon pollution, while enhancing quality of life.

Lane County's strategy for these grants is as follows:

- Fund retrofits to improve resilience of publicly owned buildings (4-6 across Lane County);
- Support and collaborate with a local community-based organization to bolster emergency preparedness through education, supplies, programming, and otherwise working to build the resilience of the communities they serve; and
- Community engagement and collaborative planning.

What did Lane County request?

Shovel-Readiness

Retrofits to provide services during an emergency – such as clean air, electricity, water and food, shelter, etc.

What did City identify?

Florence Senior & Activity Center
Expansion Project



About the Senior and Activity Center

Owned by the City of Florence.

Constructed in 2010 through funding from a Community Development Block Grant.

Operated by a Management Agreement with Senior Center Boosters.

Boosters have been fundraising for the facility expansion since 2015.

About the Project

Existing Scope – 1,800 SF Facility Expansion

- Addition of 32x21 ft. Cardroom
- Shift Pool Room to the West
- Addition of an Office, Conference Room, and Storage Closets
- Addition of 2 Single Occupancy ADA Restrooms

Expanded Scope – Addition Items

- Emergency Generator
- HVAC System Upgrade for Smoke Grade Filtration
- Solar Panels
- Parking Lot Expansion to East – Including Lighting (solar and wind considered)
- Electric Vehicle Charging Stations



Aerial View (Looking North East)



Street View (Looking North East)

How would the Senior and Activity Center be used as a Resilience Hub?

Cascadia Subduction Zone Event

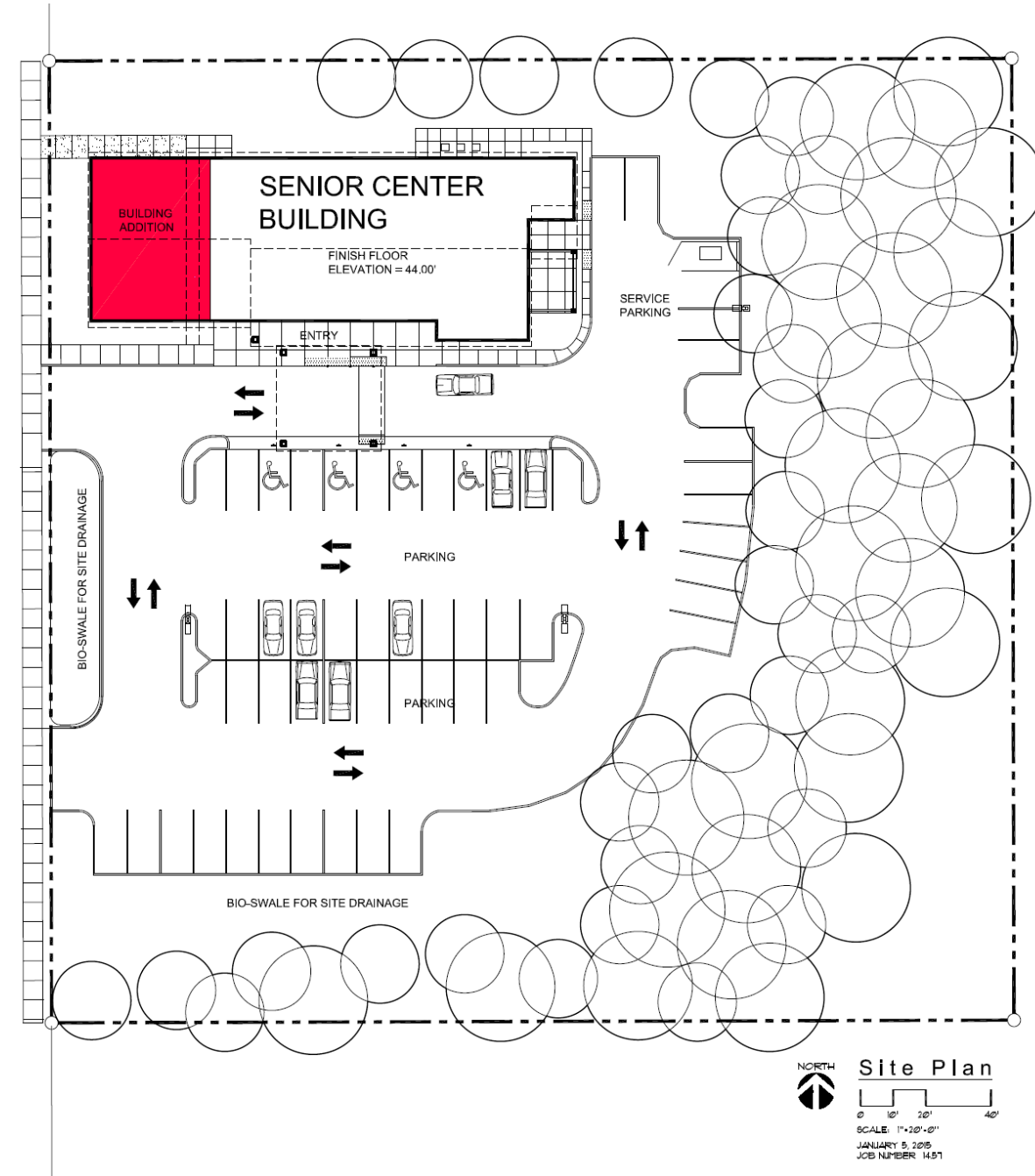
Smoke/Clean Air Events

High Heat Events

Extreme Cold Events

Emergency Response Facility

KINGWOOD STREET



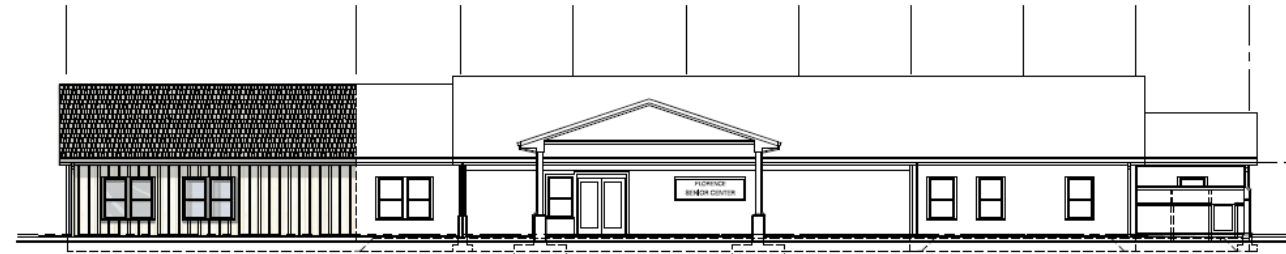
Site Plan

0 10' 20' 40'

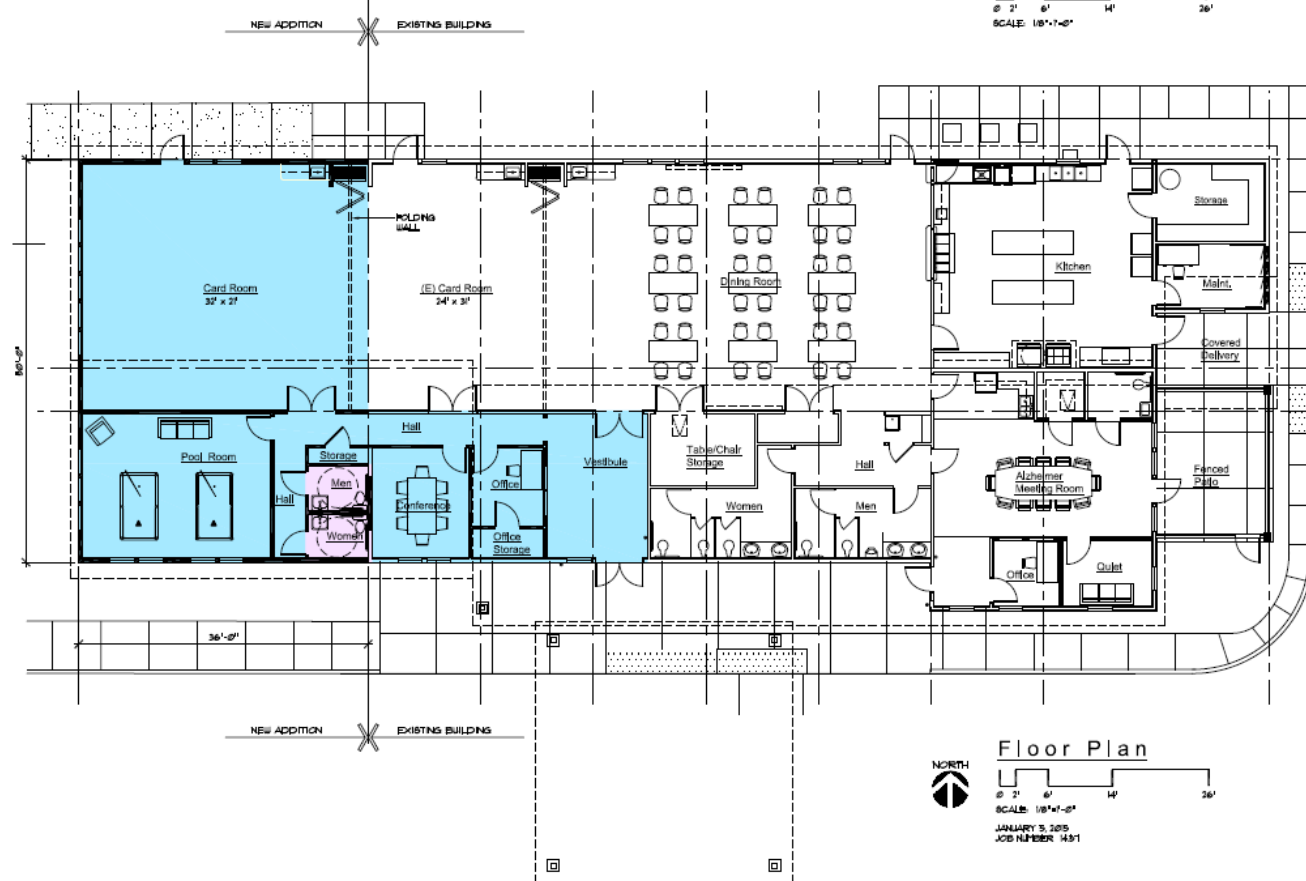
SCALE: 1" = 20'-0"
JANUARY 5, 2015
JOB NUMBER 1457

Estimated Project Costs

Item	Estimate
Site Work & Construction Costs	
Site Work	68,000
Additional Parking, Stormwater	250,000
Building Construction	891,000
Building Contingency	121,000
Site Work & Construction Total	1,330,000
Development Costs	
Design, Bidding, & Construction Administration	160,000
Preliminary Design (completed)	(3,500)
Permitting & Fees	20,000
Special Inspection	7,500
Fixtures, Furniture, & Equipment	18,000
Owner Contingency	133,000
Development Costs Total	335,000
Total Project Estimate	1,665,000



South Elevation
 0' 2' 6' 14' 26'
 SCALE: 1/8"=1'-0"



Floor Plan
 NORTH
 0' 2' 6' 14' 26'
 SCALE: 1/8"=1'-0"
 JANUARY 3, 2015
 JOB NUMBER 1431



If Lane County Receives the Grant:

The City would negotiate a contract with Lane County to receive the funds and manage the capital project.

The City would need to process a supplemental budget to receive the revenue from the grant and expend the funds for the project.

Recommendation

City Council adopt Resolution No. 2, Series 2024, a resolution establishing approval to participate in the Lane County grant application for the EPA's Community Change Grant Program to include the Senior Center expansion project and delegating authority to the City Manager or designee to submit the project to Lane County for inclusion in the countywide grant application.



THE BRIDGEWATER RESTAURANT DBA BRIDGEWATER FISH HOUSE CHANGE OF LOCATION LIQUOR LICENSE

- MOVING LOCATION:
 - OLD – 1297 BAY STREET
 - NEW – 1341 BAY STREET
- TYPE OF LICENSES:
 - FULL ON-PREMISES COMMERCIAL LICENSE – May sell and serve by the drink at retail, on your premises, distilled spirits, malt beverages (beer), wine and cider.
 - OFF-PREMISES LICENSE – May sell at retail to consumers for consumption off your licensed premises
 - Malt beverages, wine, cider in factory sealed containers
 - Malt beverages, wine, cider in securely covered container (growler)
 - Cocktails (mixed drinks) and servings of wine by the drink

Council Action Items:

OPTION 1: Recommend ratification for the liquor license approval.

OPTION 2: Recommend denial to OLCC for the liquor license.

OPTION 3: Request staff research further and bring back additional information to a future Council meeting.

Staff Recommendation:

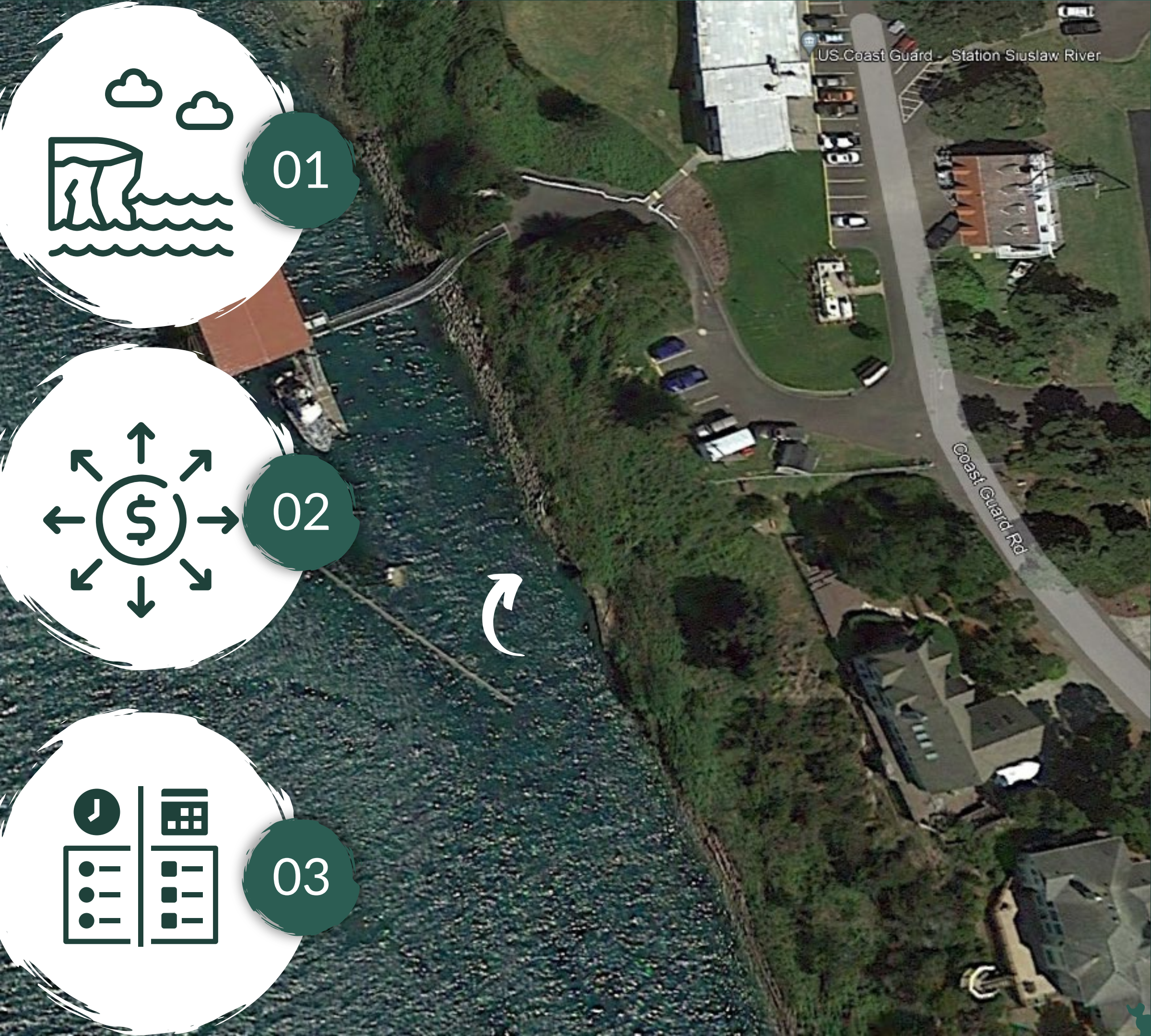
Recommend ratification for the liquor license approval.





SIUSLAW RIVER SLOPE STABILIZATION PROJECT UPDATE

Mike Miller
Director of Public Works



01

02

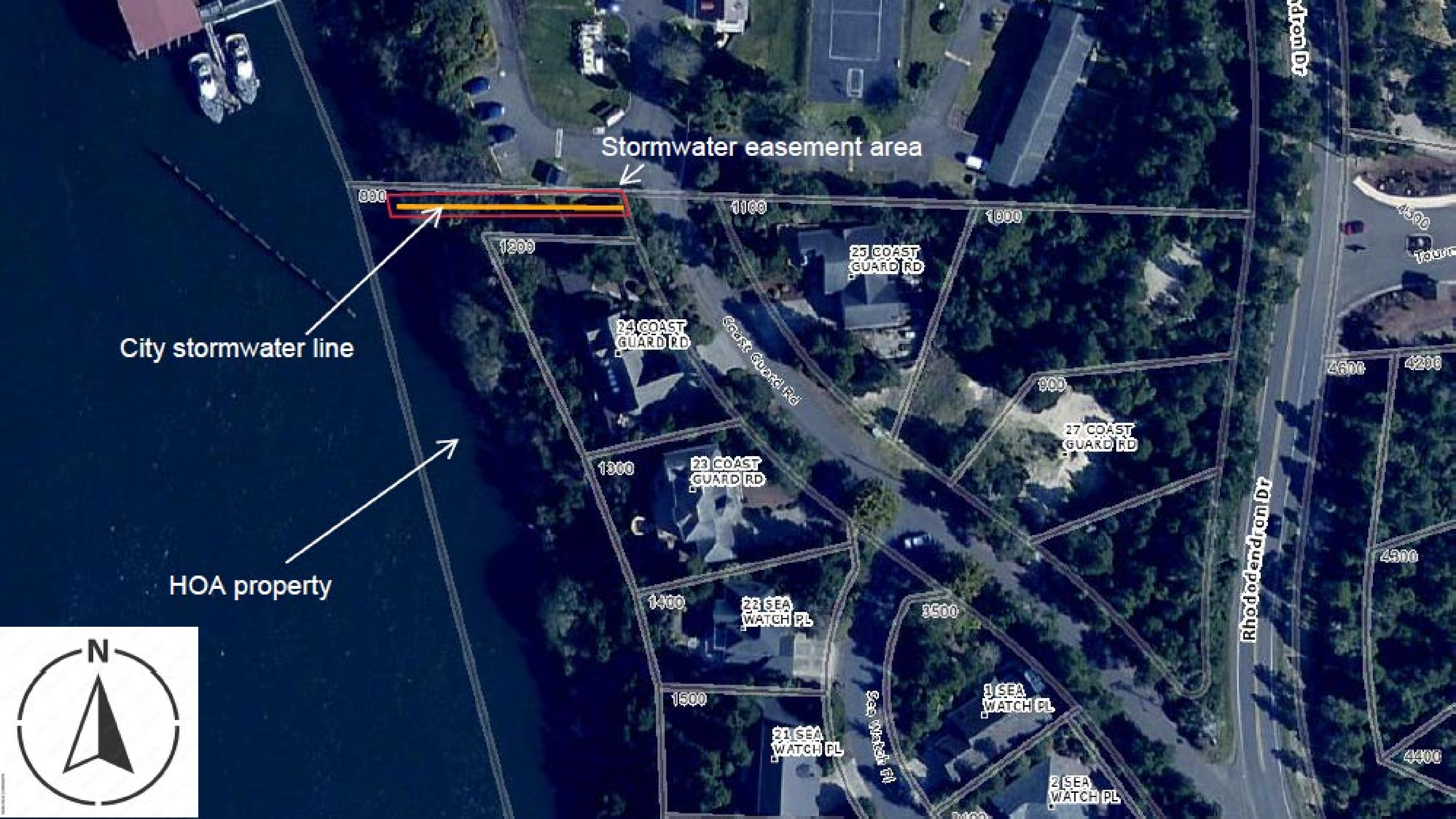
03

UPDATE

01 *Current Slippage Rate and Impact from Winter Storms*

02 *Potential Funding Sources*

03 *Short and Long Term Projects*



Stormwater easement area

City stormwater line

HOA property



Coast Guard Station Siuslaw River

Area of slippage

Private residence
threatened by slippage





01/17/24



1/9/24 - 1/17/24



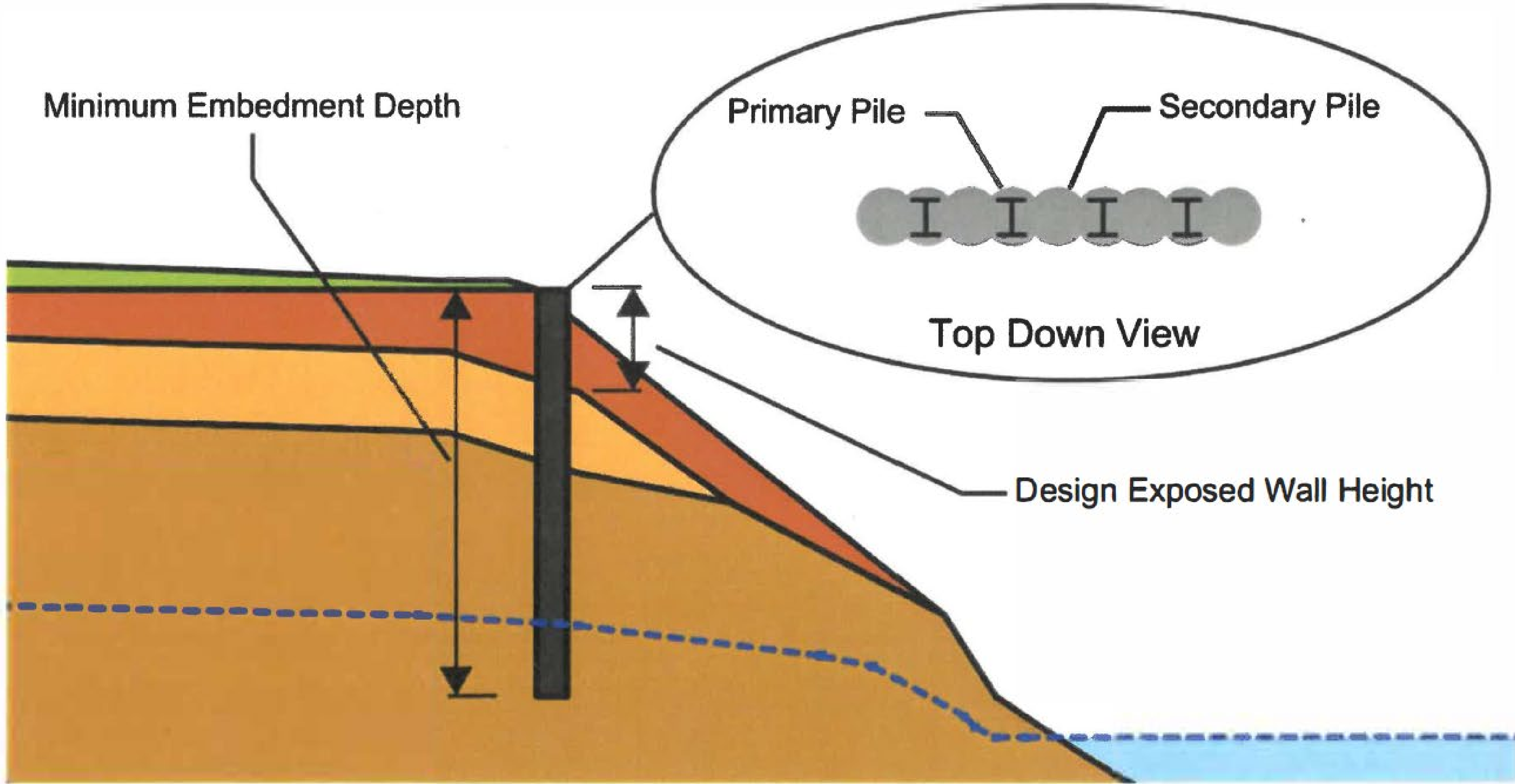


Exhibit 7-2: Conceptual rendering of secant pile wall system implemented at the site.



FEMA



Congressionally Directed Spending (CDS) and
Community Initiated Project (CIP) Appropriations



Fiscal Impact

Description	Cost
Preliminary engineering and geology investigation	\$36,995
Design engineering and permitting	\$165,000
Slope monitoring services	\$20,000
Secant Pile Wall construction	\$750,000
Inspection Services, including specialty Geotech inspection	\$28,000
Project estimated total	\$999,995



Short and Long Term Projects





Siuslaw River

Dept of Homeland Security

US Coast Guard - Station Siuslaw River

Rhododendron Dr

Rhododendron Dr

Short Term

Long Term

Coast Guard Rd

Sea Watch Pl

Siuslaw River

RELEVANCE TO ADOPTED CITY WORK PLAN:

*Siuslaw River Slope Stabilization Project is related to the City work plan objectives of:
Plan and completion of the Coast Guard Road stormwater redesign and slope stabilization project.*



City Service Delivery



Livability & Quality of Life



Economic Development



Communication & Trust



Financial & Organizational Sustainability



CITY OF
FLORENCE

QUESTIONS

Mike Miller

Director of Public Works